

PLAT OF SURVEY

OF LOT 13 OF BAYWOOD ESTATES SUBDIVISION LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 1, TOWN 3 NORTH, RANGE 16 EAST, TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN

surveyed for - Mildred Dessent
Rt. 5 Box 206
Elkhorn, Wis. 53121

ordered by - Keefe Real Estate
Elkhorn, Wis.

note - Baywood Estates Subd. is recorded in Vol. 16
of Plats, page 6, Doc. No. 613922
Affidavit is recorded in Vol. 140, page 328

note - 1' wide concrete seawall
encroaches by 19.3'

note - 2 existing piers
(not located)

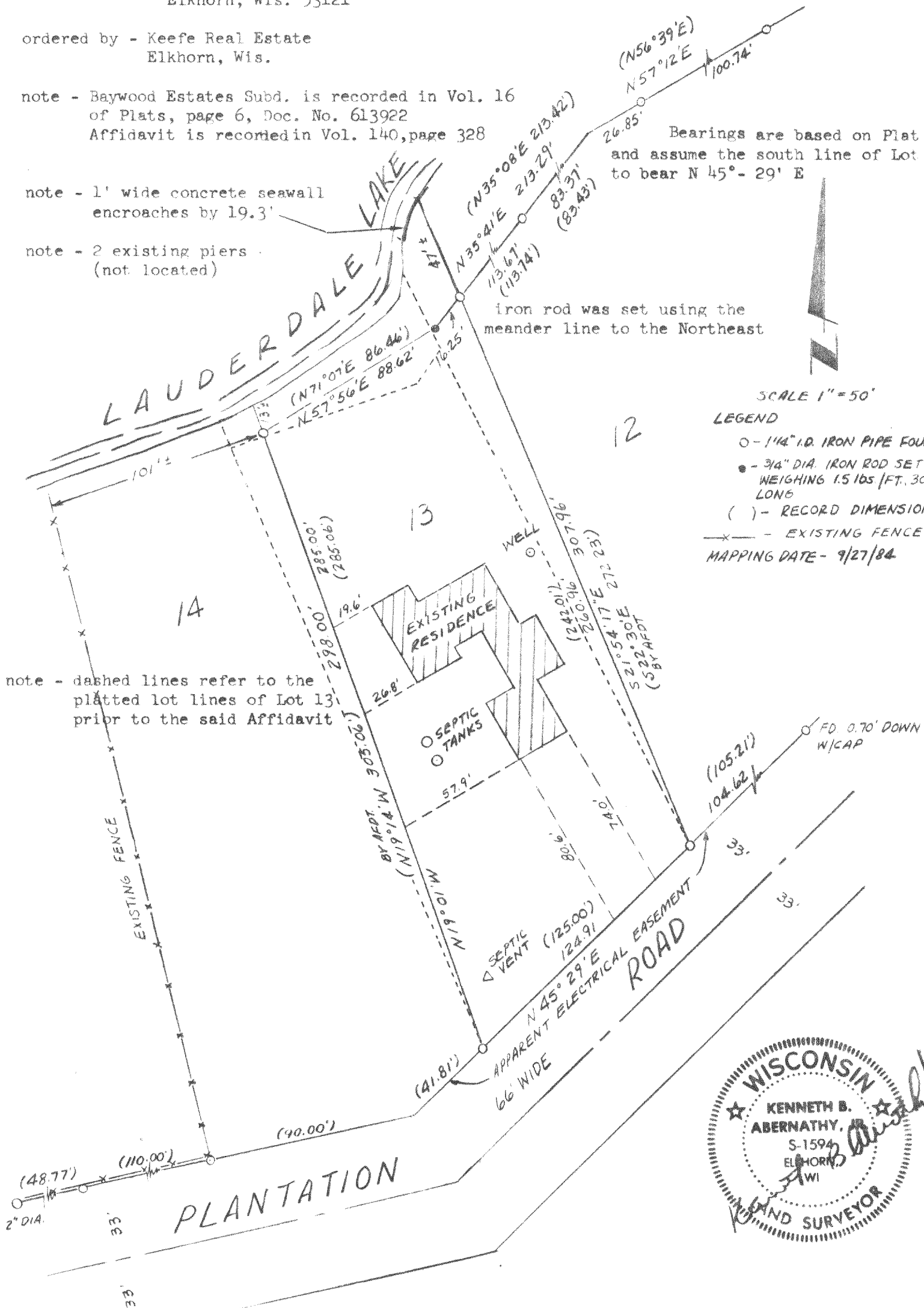
Bearings are based on Plat
and assume the south line of Lot 13
to bear N 45° - 29' E

iron rod was set using the
meander line to the Northeast

SCALE 1" = 50'

LEGEND

- - 1 1/4" I.D. IRON PIPE FOUND
 - - 3/4" DIA. IRON ROD SET
WEIGHING 1.5 LBS (FT. 30'
LONG
 - () - RECORD DIMENSION
 - x — - EXISTING FENCE
- MAPPING DATE - 9/27/84



SHEET 1 OF 2 SHEETS

SURVEYOR'S REPORT:

This resurvey of Lot 13 of Baywood Estates is based on the location of existing iron pipe found in the field and believed to be, by this surveyor and by the oral testimony of adjacent property owners, the original survey corners for Baywood Estates Subdivision.

Baywood Estates Subdivision was recorded on May 28, 1969 in the Register of Deeds Office for Walworth County, Wisconsin in Volume 16 of Plats, page 6 as document No. 613922. Subsequently, an Affidavit was recorded on August 1, 1975 in Volume 140 of deeds, page 328, in the same office by James F. Biagi, who was the original owner, subdivider and surveyor of Baywood Estates Subdivision. This instrument said, "That certain errors were made in the original subdivision plat and this affidavit is made for the purpose of correcting the erroneous bearings and distances contained in said plat." As a result of this affidavit, the bearing on the westerly line of Lot 13 was changed to read S 19°- 14' E and the bearing on the easterly line of Lot 13 was changed to read S 22°- 30' E. There were no other changes pertaining to Lot 13. As a result of these changes, the mathematical closure of Lot 13 was greater than a ratio of one in 3,000 which is beyond the limits set forth in Chapter 236.15 (2) of the Wisconsin State Statutes pertaining to the "Accuracy of Survey". This partially explains the difference between surveyed measurements and the recorded as measurements on the plat.

It is my opinion that these monuments as found and located in the field are undisturbed original monuments and express the intentions of the original parties of the conveyance.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed the described property, that the plat shown hereon is an accurate survey, a true representation thereof, correctly shows the exterior boundary lines, the principle structures thereon, and any visible encroachments of said property and the correct measurements thereof, to the best of my professional belief.

Dated this 27 day of September, 1984

Kenneth B. Abernathy Jr.
Kenneth B. Abernathy Jr. S- 1594
Abernathy and Associates
Rt. 3 Box 273
Elkhorn, Wis. 53121
723-4260

