

# LAND-MARK SURVEYING

Mark L. Miritz

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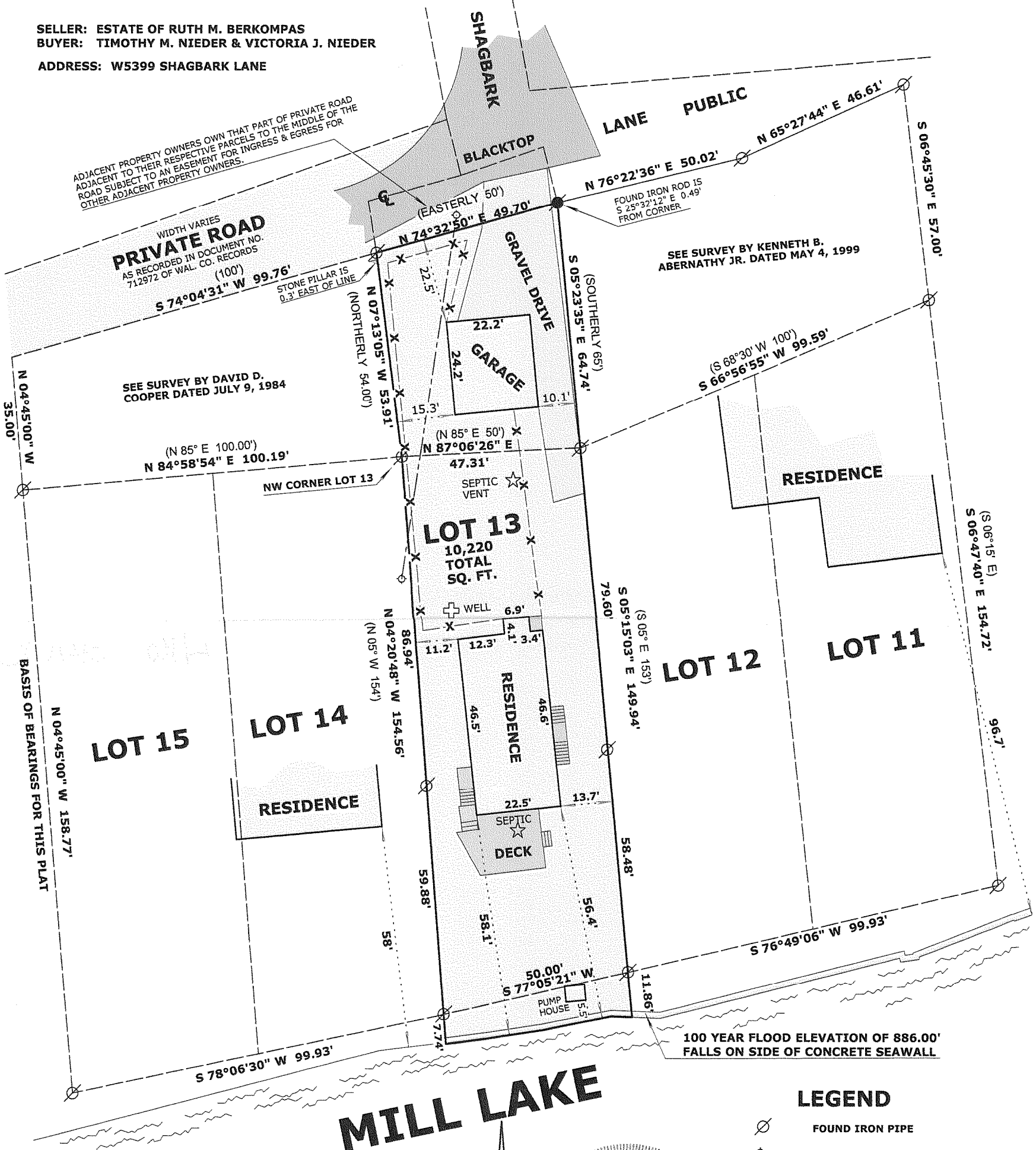
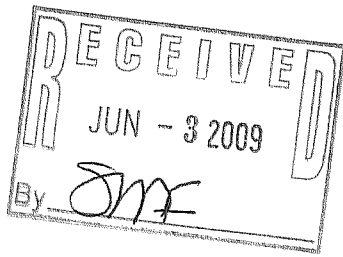
## PLAT OF SURVEY

LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE CO. COMMITMENT NO. 431398

PARCEL 1: LOT 13 OF BLOCK 3 IN CARSWELL'S PARK SUBDIVISION IN SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN.

PARCEL 2: THAT PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 4 NORTH, RANGE 16 EAST, TOWN OF LAGRANGE, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13 AS DESCRIBED IN PARCEL 1 ABOVE; THENCE NORTHERLY 54.00 FEET ON THE EXTENSION OF THE WEST LINE OF SAID LOT, THENCE EASTERLY 50.00 FEET, THENCE SOUTHERLY 65.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT TO THE PLACE OF BEGINNING.

SELLER: ESTATE OF RUTH M. BERKOMPAS  
BUYER: TIMOTHY M. NIEDER & VICTORIA J. NIEDER  
ADDRESS: W5399 SHAGBARK LANE



### AVERAGE SHOREYARD SETBACK FOR LOT 13

LOT 14 & 15 58'  
LOT 11 & 12 (96.7') 75'

133' / 2 = 66.5'

### SURVEYOR'S NOTES:

DUE TO ICE & SNOW COVER AT THE TIME OF THIS SURVEY, THE GRAVEL DRIVE & BLACKTOP ROAD ARE APPROXIMATE LOCATIONS. LANDSCAPE TIMBERS & STONE RETAINING WALLS WERE NOT LOCATED DUE TO ICE & SNOW. I RETRACED A SURVEY OF LOT 13 BY JAMES F. BIAGI DATED AUGUST 26, 1963. BIAGI SHOWS THE NORTHERLY LINE OF LOT 13 AS 48' LONG (PLATTED AS 50'). I RETRACED A SURVEY OF LOTS 14 & 15 BY DAVID D. COOPER DATED JULY 9, 1984 WHICH WAS A RETRACEMENT OF LLOYD L. JENSEN DATED JUNE 1953. I RETRACED A SURVEY OF LOTS 11 & 12 BY KENNETH B. ABERNATHY JR. DATED MAY 4, 1999, WHICH WAS A RETRACEMENT OF THOMAS P.A. JENSEN DATED AUGUST 4, 1979. THE PLATTED BEARINGS & DISTANCES DISAGREE WITH THE ABOVE MENTIONED SURVEYS. IN MY OPINION, THE FOUND IRONS REPRESENT THE BEST POSSIBLE EVIDENCE OF THE TRUE BOUNDARIES OF LOT 13.

# MILL LAKE



### LEGEND

- FOUND IRON PIPE
- UTILITY POLE WITH OVERHEAD WIRES
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- FOUND IRON ROD
- RECORDED AS DIMENSION
- CHAIN LINK FENCE

SCALE: 1 INCH = 30 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any."  
"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

Mark L. Miritz  
MARK L. MIRITZ  
WISCONSIN REGISTERED  
LAND SURVEYOR S-2582

DATE: JANUARY 28, 2009 JOB NO. 09.104