

PLAT OF SURVEY

THE WEST 62' OF LOT 1 & ALL OF LOT 2 OF DROUGHTVILLE PARK
& ALSO A PORTION OF LOTS 23 & 24 OF SAID SUBDIVISION
LOCATED IN PART OF SW 1/4 OF SECTION 25 & THE NW 1/4 OF SECTION 36
TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

SURVEYORS NOTE:
THERE IS A CLEAR DISCREPANCY IN THE SURVEY OF THE NORTH PARCEL BETWEEN PRIOR SURVEYS BY JAMES BIAGI, DATED AUGUST 1972 AND LLOYD JENSEN DATED SEPTEMBER, 1976. THE BIAGI SURVEY WORK APPEARS TO HAVE BEEN BASED UPON FINDING 3 CORNERS IN RELATIVELY CLOSE AGREEMENT WITH EXPECTED DISTANCES, AND SIMPLY SETTING THE FOURTH CORNER BASED UPON THESE POINTS FOUND. LATER LLOYD JENSEN SURVEYED LOTS 3 THRU 10 OF THIS SUBDIVISION AND WENT TO THE SOUTHEAST TO RECREATE THE ORIGINAL LOTS FROM MANY MORE MONUMENTS FOUND. HE FOUND THE SAME PIPES AS JAMES BIAGI FOUND AND FELT BASED UPON THE ADDITIONAL MONUMENTS FOUND THE NORTHWEST CORNER OF LOT 2 WAS NOT AS SHOWN ON THE BIAGI SURVEY BUT WAS MORE ACCURATELY LOCATED 3.53 FEET TO THE SOUTHEAST. WE FOUND 3 POINTS FROM THE JENSEN SURVEY IN CLOSE AGREEMENT WITH THIS MAP. WE ALSO FOUND THE 4 CORNERS FROM THE BIAGI SURVEY AND ALL BUT THE NORTHWEST CORNER WERE IN GOOD AGREEMENT WITH HIS WORK. IT IS MY OPINION THE JENSEN SURVEY WORK REPRESENTS A MORE THOROUGH RESURVEY OF THE ORIGINAL SUBDIVISION AND HAVE SHOWN THE EXTENSION OF HIS WORK AS THE BEST RECREATION OF THE RECORD BOUNDARIES. I AM ALSO SHOWING THE LINES OF THE BIAGI WORK FOR REFERENCE.

LAUDERDALE

LAKE

PIER

23' +/- ALONG
THE SHORELINE

WESTERLY LINE OF SOUTHERN PARCEL
BEARS N 08°18'40" W
PER AUGUST 30, 1972 JAMES F. BIAGI SURVEY

LEGEND

- = IRON PIPE STAKE FOUND
- = IRON REBAR STAKE FOUND
- ⦿ = IRON REBAR STAKE SET

{XXX} = RECORDED AS SURVEYED BY JAMES F. BIAGI DATED AUGUST 30, 1972

[XXX] = BEARINGS & DISTANCES BETWEEN MONUMENTS AS SURVEYED ON THIS MAP

LEGAL DESCRIPTION FROM SURVEY OF RECORD BY JAMES F. BIAGI DATED AUGUST 30, 1972

DESCRIPTION:

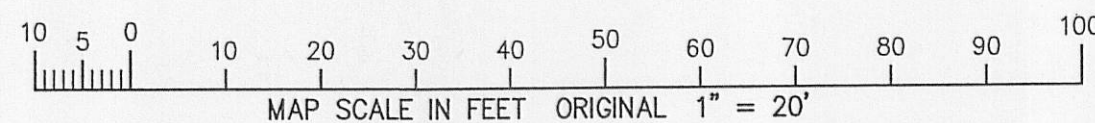
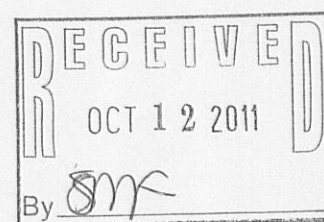
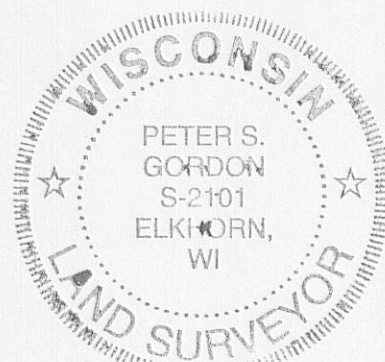
The West 62.00 feet of Lot number One (1) and all of Lot number Two (2) of Droughtville Park located in the SW 1/4 of Section 25 and the NW 1/4 of Section 36, T.4N., R.16E., Walworth County, Wisconsin; Also that portion of Lots number Twenty-Three (23) and Twenty-Four (24) of said subdivision which is described as follows to-wit: Commencing at a point in the North line of Lot 24 Droughtville Park that is 31.25 feet NW of the NE corner of said lot; thence N64°35'20"W 4.75 feet; thence S75°12'40"W 30.00 feet; thence S08°18'40"W 174.01 feet to an iron pipe; thence continue S08°18'40"W 4.0 feet more or less to the shore of Lauderdale Lake; thence Southeasterly along the shore of said lake 23.5 feet more or less; thence N11°05'40"E 3.0 feet more or less to an iron pipe, said iron pipe being S88°45'20"E 23.50 feet from the aforementioned iron pipe; thence continue N11°05'40"E 181.70 feet to the place of beginning.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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 THE DATE HEREOF.

DATED: SEPTEMBER 9, 2011

PETER S. GORDON R.L.S. 2101



LOT LINE PROJECTING
1976 SURVEY BY
LLOYD JENSEN

LOT LINE SURVEYED BY
JAMES F. BIAGI AUGUST 30, 1972

SEPTIC VENT

LOT LINE PROJECTING
1976 SURVEY BY
LLOYD JENSEN

WELL

EXISTING FOUNDATION

LOT LINE SURVEYED BY
JAMES F. BIAGI AUGUST 30, 1972

SET CHIZELED X
IN OLD CONCRETE FOUNDATION

WORK ORDERED BY -
KIM COLEMAN
728 MESA DRIVE
NAPERVILLE, IL 60565

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
8436
DATE:
9/7/2011
SHEET NO.
1 OF 1

HDP-11 HDP-24R

416-2551