

LAND-MARK SURVEYING

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PLAT OF SURVEY

OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 498, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 4 NORTH, RANGE 18 EAST, EAST TROY TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

OWNER: ROBERT W. SCHNICK
MARIA BURGOS
2608 S. 68TH STREET
MILWAUKEE, WI 53219

TAX KEY NO. PET 1800019C
ZONED C-4

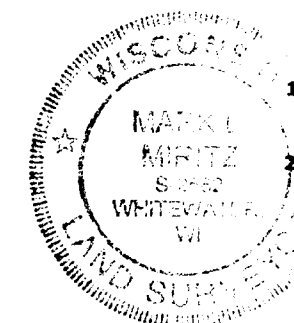
A PORTION OF OUTLOT 1 TO LOT 1

STATE OF WISCONSIN CIRCUIT COURT WALWORTH CO.- CASE NO. 10CV778

A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 498, RECORDED IN VOLUME 2 OF WALWORTH COUNTY CERTIFIED SURVEY MAPS, ON PAGE 327, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 4 NORTH, RANGE 18 EAST, EAST TROY TOWNSHIP, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHERLY CORNER OF LOT 1 AND THE WESTERLY CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 498, A SHARED CORNER ON THE CENTER-LINE OF STRINGERS BRIDGE ROAD; THENCE S 64°58'49" E 24.97 FEET ALONG THE SHARED LINE OF SAID LOT 1 AND OUTLOT 1 TO A FOUND IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID ROAD; THENCE CONTINUE S 64°58'49" E 3.71 FEET TO A SET IRON ROD AND THE POINT OF BEGINNING; THENCE N 25°15'53" E 10.00 FEET TO A SET IRON ROD; THENCE S 64°58'49" E 15.00 FEET TO A SET IRON ROD; THENCE N 18°17'25" E 26.58 FEET TO A SET IRON ROD; THENCE N 35°39'51" E 17.70 FEET TO A SET IRON ROD; THENCE N 54°59'36" E 19.78 FEET TO A SET IRON ROD; THENCE S 43°01'29" E 70.51 FEET TO A SET IRON ROD; THENCE S 24°57'10" W 29.59 FEET TO A FOUND IRON ROD; THENCE S 41°57'12" W 15.65 FEET TO A FOUND IRON ROD ON THE SHARED LINE OF SAID LOT 1 AND OUTLOT 1; THENCE N 64°58'49" W ALONG SAID SHARED LINE 85.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4,585 SQUARE FEET OR 0.105 ACRE(S) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) OUTLOT 1 IS RESTRICTED ON C.S.M. NO. 498 AS "NOT FOR BUILDING PURPOSES"
- 2) DUE TO EXTREMELY WET BOG THE SHORELINE WAS DIGITIZED FROM WALWORTH COUNTY INTERACTIVE MAPPING. THERE IS A SIGNIFICANT DISCREPANCY BETWEEN THE AERIAL PHOTO AND THE ORIGINAL C.S.M. NO. 498. THE STATE OF WISCONSIN OWNS ALL LAKE BEDS, THEREFORE, ONLY THE WI DNR CAN LOCATE THE ORDINARY HIGH WATER (SHORE BOUNDARY).



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- MARSH AND/OR BOG
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- RECORDED AS DIMENSION
- EXISTING FENCE

SCALE: 1 INCH = 40 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
WISCONSIN REGISTERED
LAND SURVEYOR S-2582

DATE: SEPT. 3, 2009 JOB NO. 09.709B

REVISED OCT. 7, 2009 TO SHOW EASEMENT
REVISED OCT. 1, 2011 TO SHOW ADVERSE
POSSESSION AWARD

PA498-2

418-2263

DEC - 6 2011

BM

POINT DESCRIBED AS S 6°49'36" W
1153.74' FROM THE NW CORNER OF
LOT 12, FREUCK'S SUBDIVISION

OWNER: LINDA ROSE (ZUERNER) KESSELHON
N8784 STRINGERS BRIDGE ROAD
EAST TROY, WI 53120

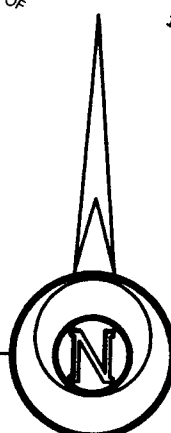
LOT 1

FOOT BRIDGE

VOL 144 P 697 DOC #697224 WAL CO RECORDS
10' WIDE INGRESS & EGRESS EASEMENT
(N 57°58'02" E 93.53' +/-
(N 58°13'04" E 95.35' +/-)

N 63°34'45" W 289.28'
(S 63°19'43" E)

FOUND BENT IRON PIPE
IS 14°06'52" E 0.88'
FROM CORNER



STRINGERS BRIDGE ROAD
49.5' WIDE
UTILITY POLE
LEAN-TO
TRAILER

ADVERSE POSSESSION
AREA 4,585 SQ. FT.

OUTLOT 1
34,288 SQ. FT. LESS RIGHT-OF-WAY
29,703 SQ. FT. LESS ADVERSE POSSESSION AREA

THE SHORE OF LAKE BEULAH AS SCALED FROM C.S.M. NO. 498

R-1 ZONING
C-4 ZONING

LAKE BEULAH