

7-12-91 BOARD ADVISOR'S RECOMMENDATION CLOSE 90LSR 16 & 18 FOR NO VIOLATION  
 I BELIEVE WE PREVIOUSLY CLOSED 90LSR 11, 17, 19, 20

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RECEIVED #  
 FILED #  
 Onida County Surveyor's Office  
 Date: AUG 27 1991  
 By: [Signature]  
 OCS Area #

ANALYSIS OF CROSBY SUBDIVISION ON BIRCH LAKE  
 BY PAVE SCHMIDT  
 REG # 62 BOARD ADVISOR

SCALE 1" = 200' signed July 18, 1922 RECORDED August 1, 1922  
 SCALE 600' = 203.4 TO INCH  
 SCALE 2.95" = 203.4 TO INCH

THE MAP SHOWS ALL OF GOVERNMENT LOT 9 WITH 8 LOTS

ONE ROAD & A COVE IN LOT 8 SCALE AT LOTS USE 1" = 191.5'  
 FOR MAP SCALE

THE LOTS ARE LISTED AS 1 @ 220' & 2-8 @ 160' = TOTAL 1340  
 SCALE 7.00 INCHES OR  $\frac{1340}{7}$  OR 1" = 191.5'

CHECK SOME OF THE OTHER LOT DIMENSIONS

WEST LINE LOT 7  $\frac{322}{1.62} = 198.8$  / INCH  
 WEST LINE LOT 1  $\frac{312}{1.60} = 193.8$  / INCH  
 WEST LINE LOTS 5  $\frac{306}{1.49} = 205.4$

CROSBY SCALE CHECK

N/S ON USE REIN SURVEY August 17, 1987 & JANUARY 21, 1991 TO  
 EAST LINE CALCULATE GOVERNMENT LOT 9

EAST LINE G.L. 9 REIN 10,751.66 MEASURE CROSBY SUB 6" x 191.5 = 1149  
 OR 6" x 203.4 = 1220.4

CROSBY SCALE CHECK

WIDTH E-W REIN POINT # 120 TO # 70 AT RIGHT ANGLES  
 TO N02° 34' 47" E ON EAST LINE CROSBY SUB CALCULATES  
 AT 1342.40' IN FIELD

CROSBY MEASURES 6.4" x 191.5 = 1225.60 OR 116.8' SHORT

CROSBY ANGLE CHECK

CHECK ANGLE OF CROSBY DEFLECT NORTHERLY FROM EAST  
 REIN = 40° 30' +  $\frac{52}{87.2513}$  SCALE ON PLAT 25°

THIS 15° 30' AMOUNTS TO AN ADDITIONAL 424.85'  
 MEASURED ALONG SHORE

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SCALE ON CROSBY SUBDIVISION

FROM EAST LINE ON SOUTH LINE: TO ROAD  $\&$   $0.38'' \times 191.5'$   $73'$  FROM SOUTH LINE  
 $4.18'' \times 191.5'$   $800.47'$   
 TO COVE (EAST LINE)  $6.38'' \times 191.5' = 1222' \pm$

REIN EAST LINE: TO ROAD  $\&$   $1030.8$   $\&$   $93'$  FROM SOUTH LINE  
 ; TO COVE (EAST LINE)  $6.4 \times 191.5$   $1270' \pm$

IT APPEARS THAT THE ORIGINAL CROSBY SUB. WAS POORLY LAID OUT. THE COVE  $\&$  ROAD LOCATION DOESN'T MATCH. THERE IS AN  $\approx 15^\circ 30'$  ANGLE ERROR SHOWING THE LOTS TO THE N-S SECTION LINES. THE EAST  $\&$  WEST LINES OF THE SUBDIVISION  $\&$  SHORE LINE SHOW THE  $15^\circ 30'$  ANGULAR ERROR  $\&$  THE ROAD ON THE PLAT DOES NOT MATCH THE ROAD ON THE REIN SURVEY BY  $182'$

422' CROSBY SUB.

239 REIN

EITHER THE ROAD IS MOVED OR IT WAS NOT PROPERLY MEASURED IN DOING CROSBY SUB

SURVEYS  
DATE

1950 W.L. FREDRICK SURVEYED PART OF CROSBY SUB.  $\&$  GOVERNMENT LOT 9

THIS SURVEY MATCHES THE ROAD TO LOT 5 AS SHOWN ON THE PLAT

THIS SURVEY WAS USED BY GRIFFEN 1966, LOTS 5  $\&$  6  
 IMMICH 1977 LOT 7

THE REIN 1991 SURVEY LISTS STREET #'S  $\&$  SHOWS IRONS AT PROPERTY CORNERS

- DATE SURVEY RECORD & NOTES
- 1922 CROSBY SUB. BAD ANGLE TO N-S SEC. LINE ROAD, COVE & SEC. LINES N/S DON'T WORK
- 1950 SURVEYOR WL. FREDERICK FOR HARRISON McNOWN HELD ROAD IN LOTS 5, SET ON FOUND CEDAR POSTS - NO PART OF PLAT SOUTH OF COVE
- 1953 SURVEYOR JA. CARLSON RESURVEY OF ALL OF CROSBY FOR CL. DURKEE & H.E. McNOWN CALLS OF CEDAR POSTS AS 15 YEARS OLD SO POSTS WERE FOUND BY FREDERICK IN 1950 HAS ROAD IN LOT 6. BAD ANGLE OF LOTS 1-8 TO SHORE. WHY DID FREDERICK'S MAP SAY PRELIMINARY & WHY DID H. McNOWN PAY FOR SURVEYS IN 1950 & 1953? NO PART OF PLAT SOUTH OF SHORE OF COVE

IT APPEARS THAT THESE OWNERS McNOWN PETERS & DURKEE AGREED ON SOME SURVEY LINES IN OR AFTER 1953. THESE 3 OWNERS HELD LOTS 1-8 IN 1953 PER CARLSON'S SURVEY

1966 SURVEYOR JAMES G. GRIFFEN REVISED 1968 LOT 5 & 30' OF LOT 6 AT RIGHT ANGLE'S TO SHORE & S/L PLAT USED FREDERICK'S SURVEY

1973 SURVEYOR ED McNOWN SURVEYED PARCEL A-D SOUTH & EAST OF FREDERICK'S & CARLSON'S PLACEMENT OF LOTS 8

6-29-77 SURVEYOR IMMICH LOT 7 FOR KEN MILHOUSE

7-1-77 RICHARD MILHOUSE BOUGHT LOTS 6 & 8 ACCORDING TO RICHARD'S LETTER HE WANTS LOT 6 & 8 ON CROSBY PLAT RATHER THAN LAND IN FIELD AS OCCUPIED & SURVEYED

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1978

SURVEYOR  
IMMICH

LETTER TO KEN MILHOUSE

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IMMICH SAID WAY STAKED & OCCUPIED DON'T  
MATCH PLAT AT ALL REGARDING COVE

REFERENCE TO SURVEYORS

WL FREDERICK	SURVEYOR FROM	WAUSAU
J.A. CARLSON	" "	WAUSAU
IMMICH	" "	GENISOT & ASSOC.
KEIN	" "	WILDERNESS LAND SURVEYING
NOWACZYK	" "	SURVEYING SPECIALIST
		F.R.A. VALLEY CARTOGRAPHERS
GRIFFIN	" "	NORTHWOOD SURVEYORS

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THE STREET #'S, COUNTY TAX LIST & FOUND IRONS  
ALL MATCH. THESE SURVEYS BY FREDRICK, GRIFFIN & IMICH

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IT APPEARS THAT A 1953 SURVEY BY  
J. AUGUST CARLSON MADE FOR CL. DURKEE &  
H. E. MCNOWN HAS NOT BEEN USED. IT ALSO  
APPEARS THAT PART OF THE LAND LEFT TO THE  
EAST OF LOT 1 CRUSBY HAS BEEN DEEDED  
OFF & COMBINED WITH LOTS IN PLAT OF  
POTTOWATOMIE PARK TO THE EAST. IT ALSO  
APPEARS THAT LAND EAST OF THE COVE SHOWN ON  
LOT 8 CRUSBY'S PLAT HAS BEEN DEEDED OFF  
BY CERTIFIED SURVEY MAP.

I BELIEVE THAT THE 15°30' ERROR & EXTRA  
425' ± MEASURED ALONG THE SHORE IN THE  
ORIGINAL PLAT HAS CAUSED THESE PROBLEMS. IT  
APPEARS THAT FROM THE 1950 & 1953 SURVEYS  
THERE IS NO LAND IN LOT 8 SOUTHERLY OF  
THE COVE TO THE WEST LINE OF GOVERNMENT LOT 9