



MUELLER LAND SURVEYING

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CERTIFIED SURVEY

FOR:
THE VILLAGE OF ESTRAL BEACH
7194 Lakeview Blvd.
Newport, MI 48166

Part of Luttermoser's Point
Swan Subdivision in
Section 16, T6S - R10E,
Village of Estral Beach,
Monroe County, Michigan.

SURVEY OF:

LAKE SHORE DRIVE RIGHT-OF-WAY

over the Easterly 20 feet of Lot 19, Luttermoser's Point Swan Subdivision according to the plat recorded in Liber 4 of Plats, Page 36, Monroe County, Michigan records.

NOTE:

*Bearings and distances shown are from field observations except those indicated (R) which were previously recorded by others. Bearings, measured by angles, were established from G. B. Warnke & Associates, Inc. job no. 04-0168 (part of Lot 23, Stevens Estral Subdivision). Bearings are relative to G. P. S. 2/28/2005.

The bearing of the easterly line of Luttermoser's Point Swan Subdivision is recorded as North 34 degrees West (10/16/1922) and measured this date as North 34 degrees 15 minutes 01 second West.

SURVEYOR'S CERTIFICATE

I certify that the map included herein correctly represents a survey of the described land made under my supervision in compliance with the requirements of P. A. 132 of 1970 as amended. This survey was performed with an error of closure no greater than a ratio of 1 in 5000.



Thomas J. Mueller
Thomas J. Mueller
Professional Surveyor
License # 25861

REPORT

The original plat of Luttermoser's Point Swan Subdivision as recorded (10/16/1922) in Liber 4, Page 36 of Plats, Monroe County Michigan records (surveyed by H. L. Russell) does not dedicate a road right-of-way at the location shown on the included map of survey, dated 1/25/2006. However, a second map of survey by H. L. Russell dated 5/19/1931 shows a road right-of-way over the Easterly 20 feet of Lots 1, 20 & 19, Luttermoser's, at a time when additional divisions occurred and is at the same location shown here. Also more recent survey maps by Angelo Marino and George Warnke show the right-of-way at the same location as the 5/19/1931 Russell survey; these documents show the right-of-way extending to the edge of the shore at the Northerly side of Lot 19, Luttermoser's Point Swan Subdivision.

The location of the right-of-way shown here, 1/25/2006, is in my opinion, based on the best available evidence found on the ground relative to written records. The lines staked here are also in harmony with improvements constructed within and along the right-of-way.

At station 0+00 the existing railroad spike is at the correct location from the fence on the northerly side of residence # 6800 as shown on the 4/3/1986 Warnke survey map. The southwesterly corner of Lot 19 (2+98.72, 70.00' left) can be verified by measurements from the cabin at # 6807 as shown on the 7/15/1969 Marino survey.

As shown on the included map of survey dated 1/25/2006, there are a number of points found that contradict the location of the right-of-way lines staked here. However, by using various combinations of these other points, an alignment that is consistent with existing occupation and the 7/15/1969 Marino survey cannot be obtained.

The included map of survey, this date, shows physical features that are relative to the location of the road right-of-way as supplemental information and for identification purposes. However, this map is not intended to represent a complete and comprehensive topographical survey and many existing features are not shown. The purpose of this survey dated 1/25/2006, is for the re-establishment of the road right-of-way at the location of the existing boat ramp on Lot 19, Luttermoser's Point Swan Subdivision.

DATE DRAWN: 1/25/06
BY: tjm
JOB # 509028B
REVISIONS:
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