

Wisconsin Professional Land Surveyor S-2582

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SURVEYOR'S NOTE:

A SURVEY BY WILLIAM E. YACH DATED 11-29-1979 SHOWS THE PERIMETER OF THE UNRECORDED PLAT OF TIMBER LAKE. YACH USED A FENCE CORNER FOR THE EAST 1/4 CORNER FOR HIS CALCULATIONS FOR SPLITTING THE NORTHEAST 1/4 OF SECTION 9. YACH IGNORED OR WAS UNAWARE OF THE CONCRETE MONUMENT SET FOR THE EAST 1/4 CORNER SET IN OCTOBER 1930, WHICH IS 10.95' NORTH OF YACH'S FENCE CORNER. YACH ALSO SHOWS THE WEST LINE AS FENCED INSTEAD OF USING THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9 CREATING AN OVERLAP WITH THE ADJOINER TO THE WEST. THE SURVEY OF LOT 14 MONUMENT LIES COINCIDENT WITH THE YACH SURVEY OF LOT 14, BUT HELD THE ALIQUOT LINES COMPUTED FROM THE 1930 EAST 1/4 CORNER.

LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE CO.-COMMITMENT NO. WA-8411 AMENDMENT 2

That part of the NE 1/4 of Section 9, T4N, R17E, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows: Commencing at the NE corner of said 1/4 Section; thence S 00° 35' 42" E (recorded as S 00° 02' 43" West) along the East line of said 1/4 Section, 1969.17 feet (recorded as 1977.38 feet) to a point in the South line of the North 1/2 of the SE 1/4 of said Section 9; thence N 89° 41' 06" W (recorded as N 88° 54' 48" West), along said South line, 890.97 feet (recorded as 880.71 feet) to the point of beginning; continuing thence N 89° 41' 06" W (recorded as N 88° 54' 48" West) along said South line, 395.22 feet (recorded as 395.00 feet) to a point; thence N 02° 57' 22" W (recorded as N 03° 07' 30" E), along a fence line, 639.73 feet (recorded as 644.19 feet) to an angle iron set in concrete; thence N 22°24'39" E (recorded as N 23° 34' 57" East), 572.67 feet to a point; thence S 21°10'00" E (recorded as S 19° 52' 39" East), 538.00 feet to a point; thence S 01° 20'17" E 668.95 feet (Recorded as S 01° 32' 26" East, 669.86 feet) to the point of beginning.

Also known as Parcel 14 of Unrecorded Plat of Timber Lake in Volume 245 of Records on page 642 as Document No. 54571.

EXCEPTING THEREFROM that part of the Northeast 1/4 of Section 9, Town 4 North, Range 17 East, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows:

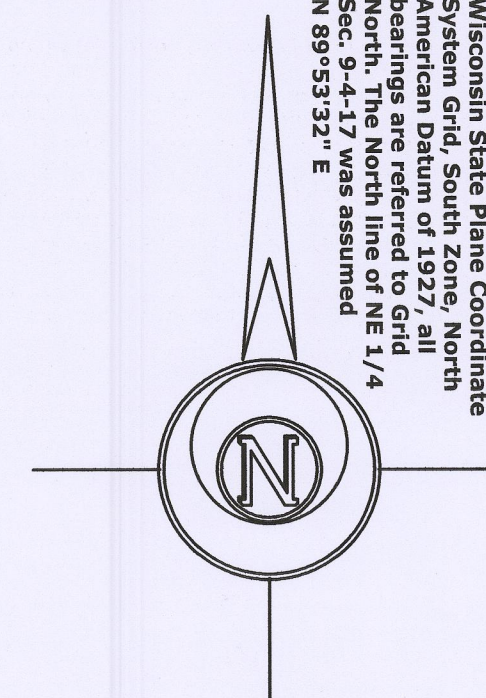
Commencing at the Northeast corner of said 1/4 Section; thence S 00° 35' 42" E along the East line of said 1/4 Section, 1969.17 feet to a point in the South line of the North 1/2 of the Southwest 1/4 of said Northeast 1/4 of Section 9; thence N 89° 41' 06" W along said South line 1286.19 feet to the Southwest corner of said North 1/2 and the point of beginning; THENCE N 02°57'22" W 639.73 feet to a angle iron set in concrete (a fence corner); THENCE N 22°24'39" E 15.50 feet to a point on the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 9; THENCE S 89°49'40" E along said north line 11.27 feet to the Northeast Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 9; THENCE S 01°23'11" E 653.37 feet along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 9 to the POINT OF BEGINNING, and containing 5,806 square feet or 0.1333 acre(s) of land, more or less.

**ADDITIONAL INGRESS & EGRESS EASEMENT
DOCUMENT NO. 94185-WALWORTH COUNTY RECORDS**

That part of the Northeast 1/4 of Section 9, Town 4 North, Range 17 East, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; THENCE S 00° 35' 42" E along the East line of said 1/4 Section, 1969.17 feet to a point in the South line of the North 1/2 of the Southeast 1/4 of said Northeast 1/4 of Section 9; THENCE N 89° 41' 06" W along said South line 890.97 feet to a point; THENCE N 01°20'17" W 423.80 feet to the POINT OF BEGINNING; THENCE continue N 01°20'18" W 10.00 feet to the southerly line of an existing ingress and egress easement found in Volume 2463 of Walworth County Records, page 106, recorded in the County Records of Walworth County, Wisconsin, on 05/24/1993; THENCE S 85°07'14" E along the southerly line of said easement 50.00 feet; THENCE S 83°23'31" W 49.92 feet to the POINT OF BEGINNING, and containing 249 square feet or 0.006 acre(s) of land, more or less.

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, North American Datum of 1927, all bearings are referred to Grid North. The North line of NE 1/4 Sec. 9-4-17 was assumed N 89°53'32" E



LEGEND

-  SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
 FOUND IRON PIPE
 ANGLE IRON IN CONC.
 CORNER POST OF FENCE
 FOUND COUNTY MONUMENT
 COMPUTED COUNTY MONUMENT
 (x x)
 RECORDED AS DIMENSION
 REMNANTS OF WIRE FENCE

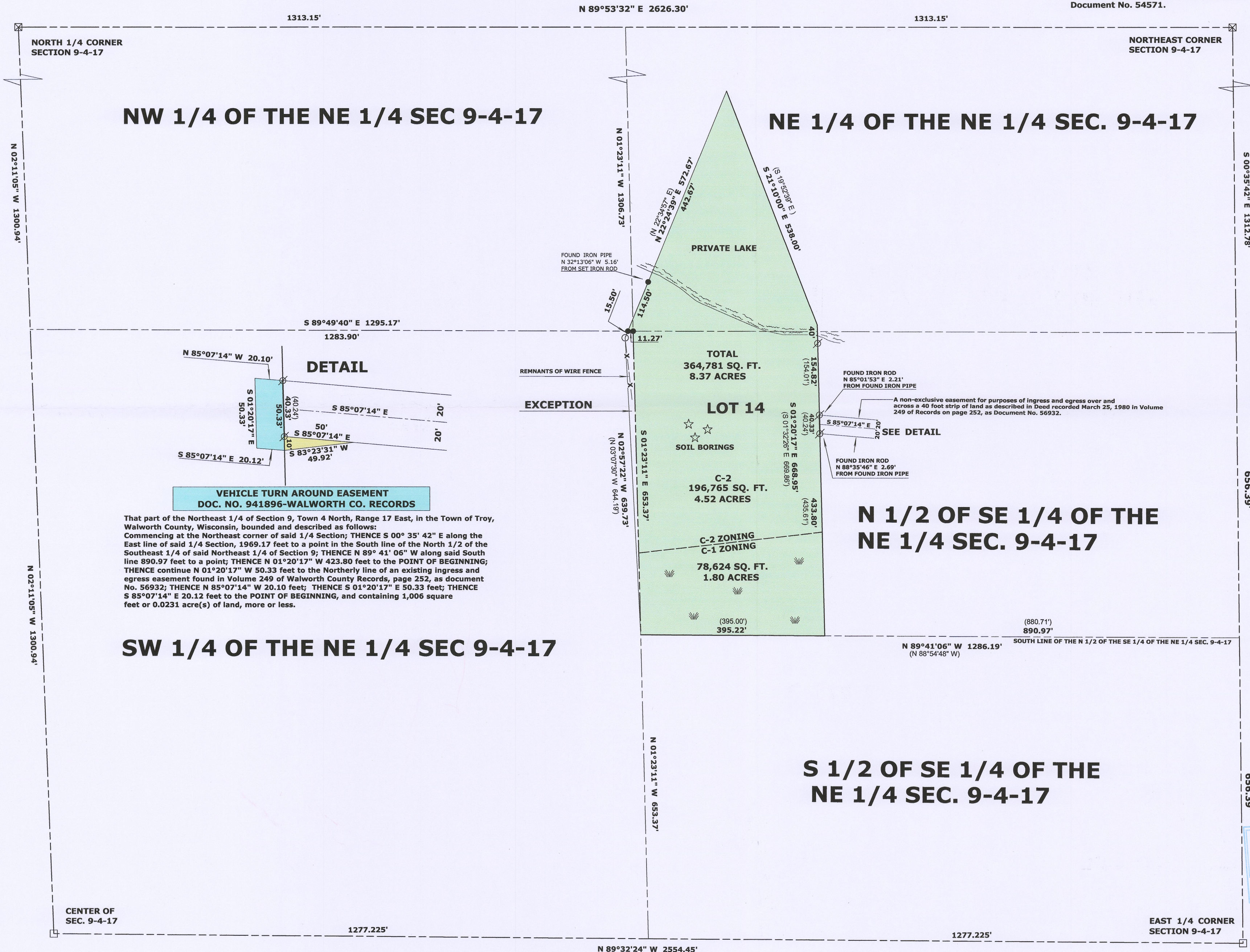
SCALE: 1 INCH= 150 FEET

"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 PROFESSIONAL
LAND SURVEYOR S-2582

REVISED MARCH 1, 2017 DATE: DEC. 31, 2016 JOB NO. 16.1204



LT-12

417-1042