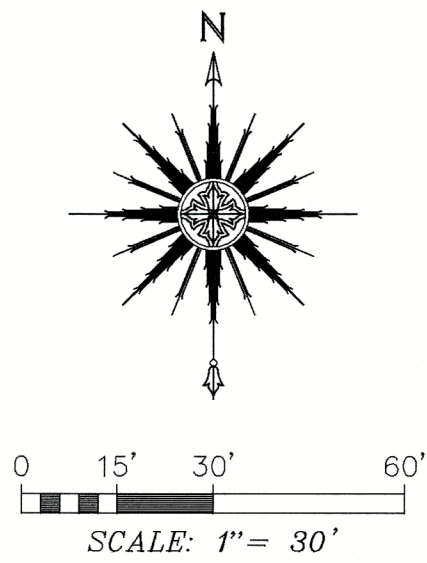


PLAT OF SURVEY
-OF-

LOTS 11 THROUGH 15, INCLUSIVE, BLOCK 3 AND LOTS 12 THROUGH 15, INCLUSIVE, BLOCK 4, IN WILMER GROVE BEACH SUBDIVISION, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.
ALSO THE VACATED DRIVE IN WILMER GROVE BEACH SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND BEING A PART OF A "DRIVE" AS DEPICTED ON THE PLAT OF WILMER GROVE BEACH SUBDIVISION AND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF EAST TROY, COUNTY OF WALWORTH, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 12 IN BLOCK 4 OF SAID WILMER GROVE BEACH; THENCE NORTH 88°51'31" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 12 IN BLOCK 4, 25.87 FEET TO A POINT ON THE WESTERLY LINE OF LOT 15 IN BLOCK 3 OF SAID WILMER GROVE BEACH; THENCE SOUTH 13°44'02" WEST (RECORDED AS SOUTH 13°30' WEST) ALONG THE WESTERLY LINE OF SAID LOT 15 IN BLOCK 3, 15.52 FEET; THENCE SOUTH 34°12'52" EAST (RECORDED AS SOUTH 37° EAST) ALONG THE SOUTHWESTERLY LINES OF LOTS 12 THROUGH 15 IN SAID BLOCK 3 181.42 FEET (RECORDED AS 183.50 FEET); THENCE SOUTH 68°12'09" EAST (RECORDED AS SOUTH 68°45' EAST) ALONG THE SOUTHERLY LINE OF LOT 11 IN SAID BLOCK 3, 29.23 FEET; THENCE NORTH 89°36'22" WEST (RECORDED AS WEST) ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN SAID BLOCK 4, 84.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 IN BLOCK 4; THENCE NORTH 09°36'07" EAST ALONG THE EASTERLY LINE OF SAID LOT 15 IN BLOCK 4, 41.00 FEET; THENCE NORTH 34°12'52" WEST (RECORDED AS NORTH 37° WEST) ALONG THE EASTERLY LINES OF LOTS 12 THROUGH 14 IN SAID BLOCK 4, 139.08 FEET (RECORDED AS 140.00 FEET); THENCE NORTH 13°44'02" EAST (RECORDED AS NORTH 13°30' EAST) ALONG THE EASTERLY LINE OF SAID LOT 12 IN BLOCK 4, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,031 SQUARE FEET OF LAND, MORE OR LESS.

SURVEY FOR: ROBERT M. HALLENBECK JR. AND LISA A. HALLENBECK

BEARINGS HEREON RELATE TO THE SOUTH LINE OF LOT 7 IN BLOCK 2 OF WILMER GROVE BEACH SUBDIVISION, ASSUMED BEARING OF NORTH 88°00'00" EAST AS PLATTED TO ORIENTATE WITH A PREVIOUS SURVEY BY THIS OFFICE DATED SEPTEMBER 7, 2013.



LEGEND

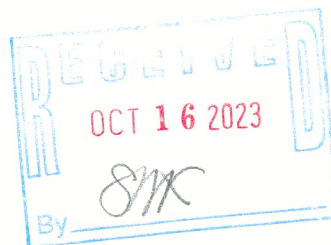
- FOUND 2-3/8" O.D. IRON PIPE
- FOUND 1-5/16" O.D. IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND 1" O.D. IRON PIPE
- u FOUND 5/8" DIA. IRON ROD
- FOUND 3/4" DIA. IRON ROD
- SET 1-5/16" O.D. IRON PIPE
- () RECORDED AS

NOTE: BUILDING SETBACKS ARE BASED ON THE R-1 ZONING DISTRICT REQUIREMENTS AND SHOULD BE VERIFIED WITH THE WALWORTH COUNTY ZONING AGENCY PRIOR TO NEW CONSTRUCTION DESIGN/LAYOUT WORK.

NOTE: THE IRON PROPERTY CORNER MONUMENTS OF THE SUBJECT PROPERTY WERE FIELD LOCATED. ALL OTHER IRON STAKES DEPICTED HEREON ARE FROM PREVIOUS SURVEY WORK PERFORMED BY THIS OFFICE AND WERE NOT RE-VERIFIED AS PART OF THIS SURVEY.

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

NOTE: LOT LINES WERE ESTABLISHED USING A COMBINATION OF THE BEARINGS AND DISTANCES FOUND ON THE EXISTING SUBDIVISION PLAT OF WILMER GROVE BEACH, BEARINGS AND DISTANCES FOUND ON PREVIOUS SURVEYS ON FILE WITH THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE AND ALSO EXISTING FOUND MONUMENTATION.

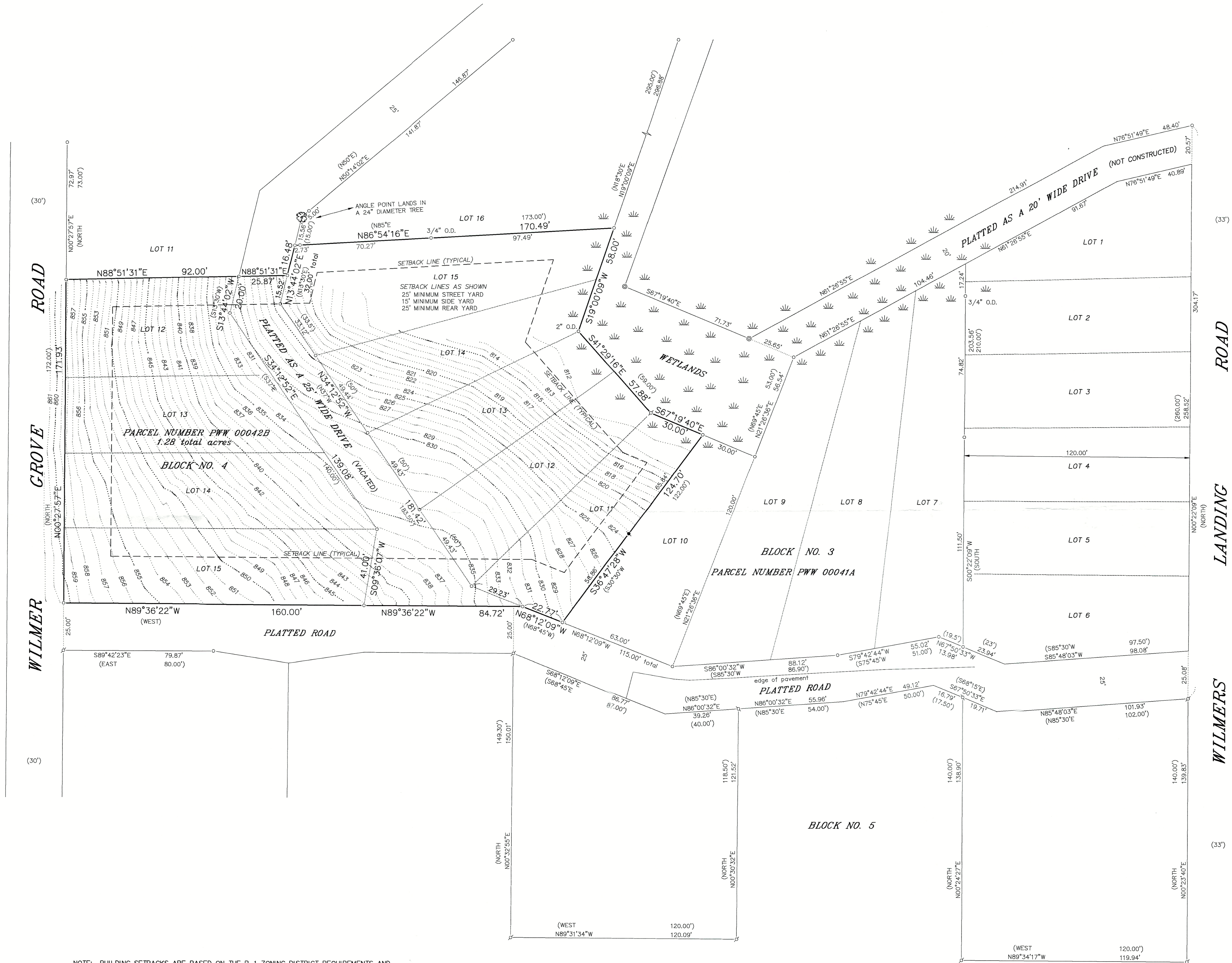


THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

JULY 19, 2023
DATE

052307
JOB NUMBER



SATTER SURVEYING, LLC

LAND SURVEYS, MAPPING AND PLANNING
272 ORIGEN STREET
BURLINGTON, WI 53105
262-661-4239

PWW-42B

4/8-2022