

PLAT OF SURVEY

LOT 48 OF TROY HILL ESTATES BEING PART OF THE NORTHWEST ¼, NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF TROY, WALWORTH COUNTY, WISCONSIN

UNPLATTED LANDS

247.46' N89°01'58"E

50.00' SETBACK

LOT 48
44,688 S.F.

50.00' SETBACK

213.62' S88°14'34"W

LOT 49

LOT 47

TROY HILL LN.
PUBLIC ROAD WAY

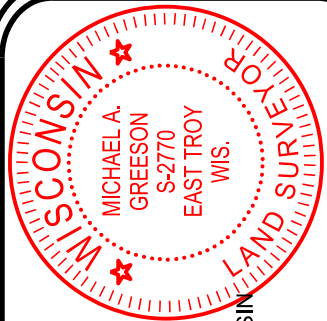


0' 20'
SCALE 1" = 20'

C1
ARC - 102.98
RADIUS - 75.00'
DELTA - 78°40'10"
CHORD - S37°34'39"W
95.08'

LEGEND:

- (100.00') RECORDED DISTANCE
- 100.00' MEASURED DISTANCE
- 1" FOUND IRON PIPE, UNLESS NOTED
- 3/4" x 18" IRON PIPE SET, 1.13 lbs./L.F.
- WELL
- SEPTIC TANK
- SEPTIC VENT
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL



THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.
I, MICHAEL A. GREESON P.L.S. #2770, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E 7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY MADE FOR:
REBECCA HAGEDORN
LOT 48 TROY HILL EST.
EAST TROY, WI

DATE	ITEM
10/12/2023	PLAT OF SURVEY



NOTES:

THIS PARCEL IS SUBJECT TO ALL AND ANY RESTRICTIONS, EASEMENTS AND NOTES SHOWN ON THE FINAL PLAT OF TROY HILL ESTATES SUBDIVISION RECORDED AT THE WALWORTH COUNTY REGISTER OF DEEDS.

PROPOSED GRADES PER GRADING PLAN OR ADJUSTED BY BUILDER. CONTRACTOR TO VERIFY ALL PROPOSED GRADES AND WALL HEIGHTS PRIOR TO EXCAVATION.