

Plat Of Survey

Property Address: W1959 Itsa Little Road, East Troy, Wisconsin

Property Description: Parcel 1: Lot 4 in ITSA LITTLE SUBDIVISION, located in the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 4 North, Range 18 East, in the Town of East Troy, Walworth County, Wisconsin.

Parcel 2: Ingress and egress easement as shown on the Plat of Itsa Little Subdivision.

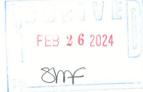
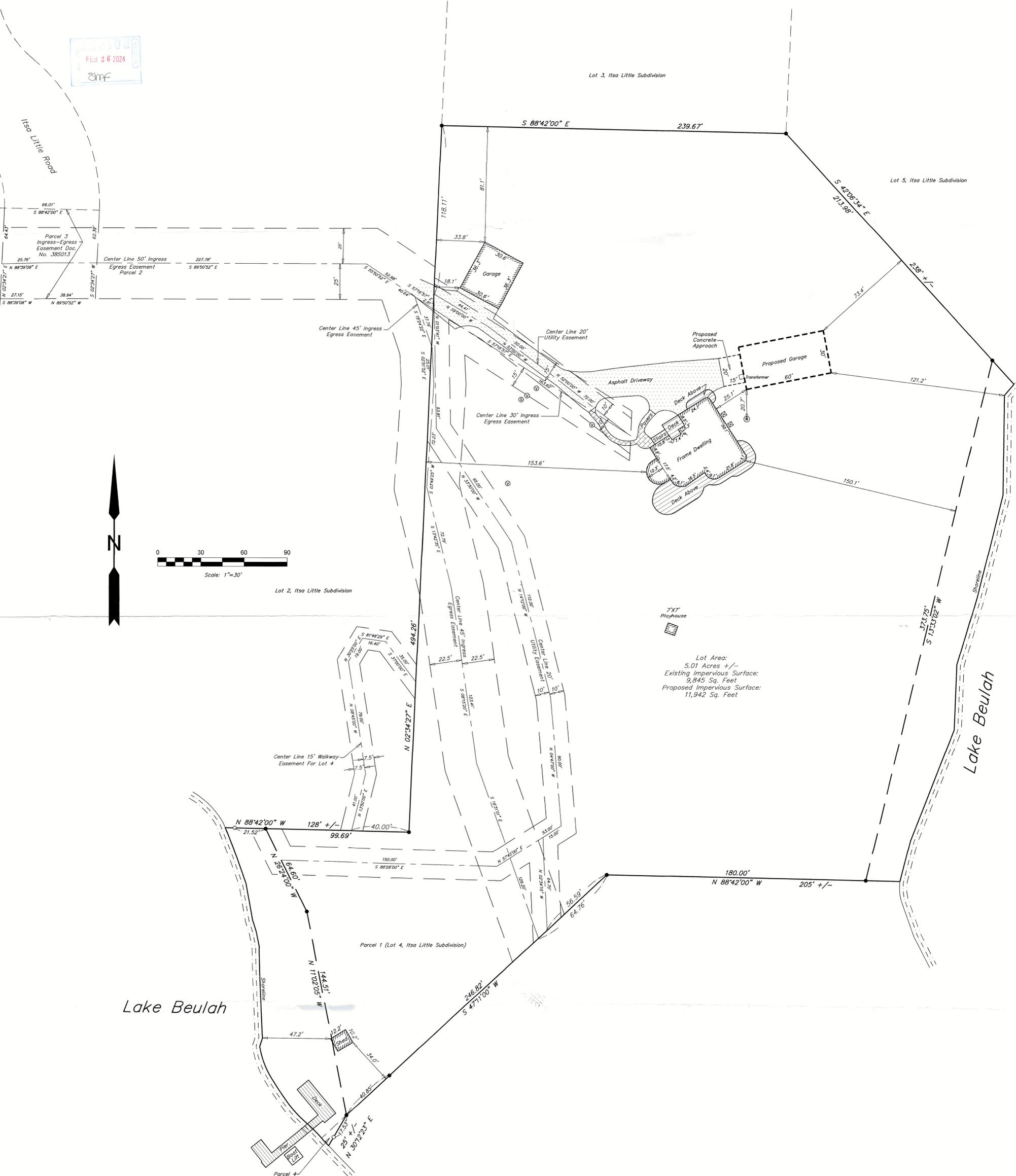
Parcel 3: Ingress and egress easement as recorded June 18, 1998 in Volume 655 of Records on Page 3843 as Document No. 385013.

Parcel 4: Part of Lot 1 of Certified Survey Map No. 979, recorded in Volume 4 of Certified Survey Maps of Walworth County on Page 242, located in the Southwest 1/4 of Section 8, Township 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, described as follows: Begin at an iron rod on a Southerly line of Lot 4 of Itsa Little Subdivision, said rod recorded on the plat of Itsa Little Subdivision as being approximately 15.6 feet N 47°11'00" E of the shore of Lake Beulah; thence S 47°12'22" W, along said Southerly line of Lot 4, approximately 14.7 feet to the shore of said Lake Beulah; thence Southeasterly along said shoreline to a point that is 4.00 feet Southeast at right angles, of said Southerly line of Lot 4 of Itsa Little Subdivision; thence N 30°12'23" E approximately 13.7 feet to the point of beginning.

March 30, 2021

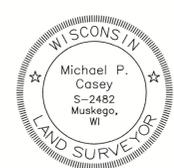
Survey No. 21032

Prepared For:
Kutsch Construction



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Notes
Bearings Shown On This Plat Of Survey Are Based On The North Line Of Lot 4 of recorded subdivision plat "Itsa Little Subdivision" With A Bearing Of S 88°42'00" E.
Proposed Garage Is 155' From Septic Tank



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY 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 PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

Signed: *Michael P. Casey*
Michael P. Casey
Professional Land Surveyor S-2482