Joseph Scott Homes
Callison Residence

PLAT OF SURVEY

LOCATION: Wilmers Landing, East Troy, Wisconsin

LEGAL DESCRIPTION: Lots 11 through 15, in Block 3 and Lots 12 through 15 in 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.

May 13, 2025
May 20, 2025 Added Topography Overlay

May 27, 2025
Revised Proposed Dwelling Location

June 6, 2025
Rough Staked Prop. Dwelling

August 4, 2025
Added Prop. Septic Features

August 7, 2025
Staked Proposed Dwelling

August 13, 2025
Added Proposed Grading Plan

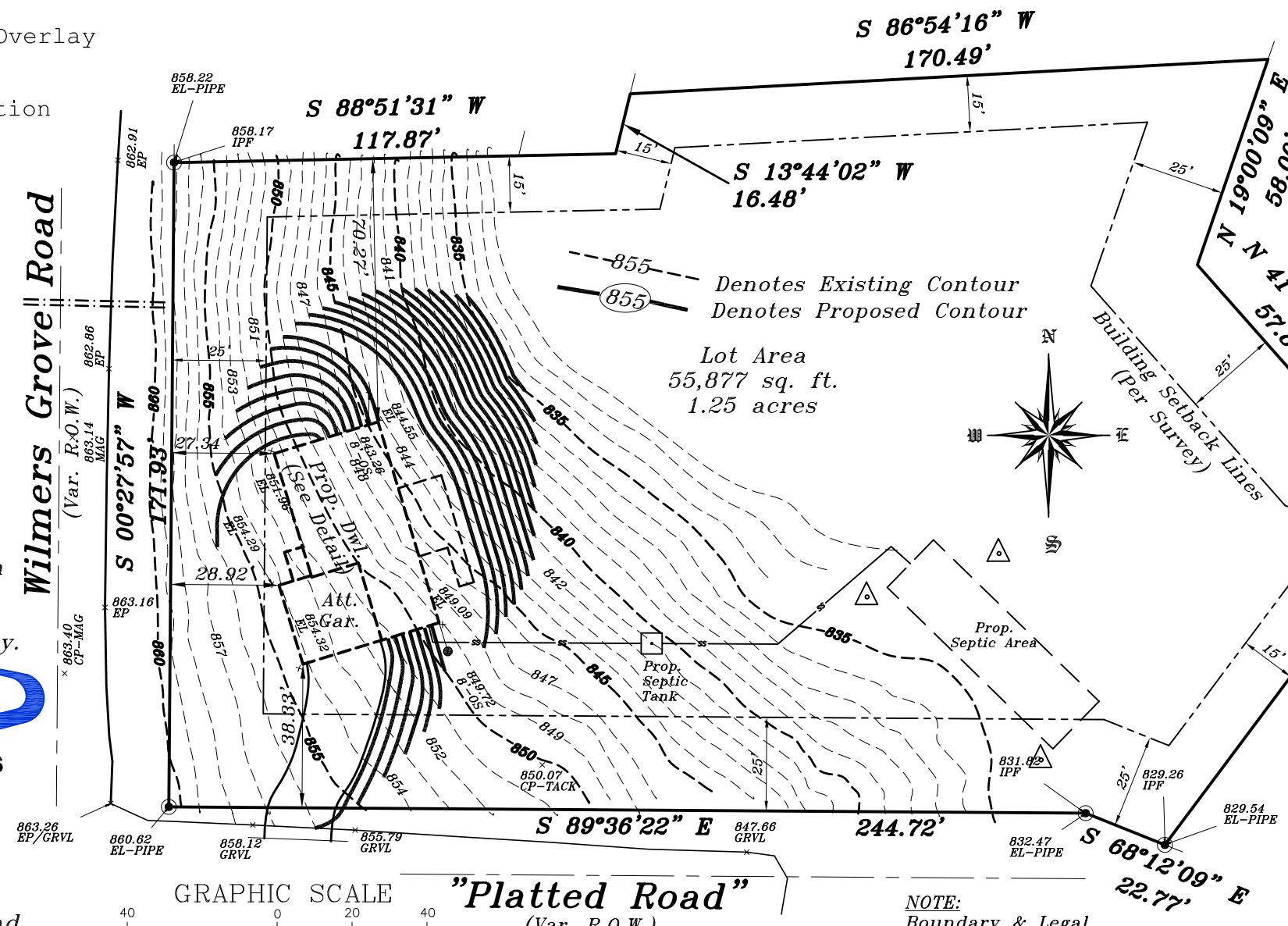
Prop. T.O.W.	*Prop. Fin. Yd. Gr.*	*Prop. Gar. Slab*
857.67'	*849.0'* / *857.0'*	*857.33'*

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality.

METROPOLITAN SURVEY SERVICE, INC.

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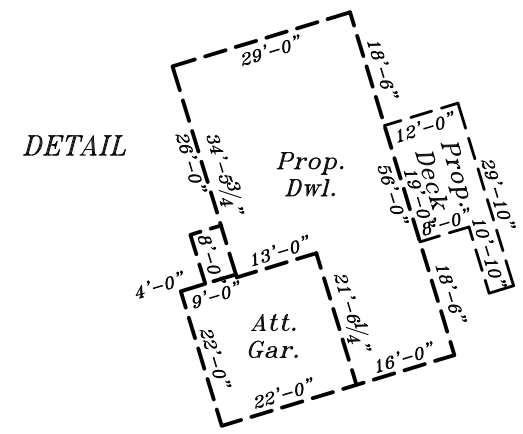
◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*
000.0 — *Denotes Proposed Grade*
—x—x—x— *Denotes Proposed Silt Screen*



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

NOTE:
Boundary & Legal Description Based Upon Plat of Survey by Satter Surveying, LLC., Dated July 19, 2023.

Survey No. 115943



WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

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 DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND 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 _____

Dennis C. Sauer
Professional Land Surveyor S-2421