

PLAT OF SURVEY

SITE PLAN PROPOSED HOUSE

Parcel 1:
Lots 1, 2 and 3 of Certified Survey Map No. 979, recorded November 14, 1979, in Volume 4 of Certified Survey Maps on Page 242, as Document No. 53482, located in the Southwest ¼ of Section 8, Town 4 North, Range 18 East, Town of East Troy, County of Walworth, State of Wisconsin.

ALSO, a parcel of land located in the Northwest ¼ of Section 8, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, described as follows:
Commence at the West ¼ corner of said Section 8; thence South 88° 42' East along the East West ¼ line of said Section 8, 1011.56 feet; thence North 2° 20' 53" East, 749.88 feet; thence South 88° 49' 58" East 290 feet; thence South 2° 40' 59" West 150 feet; thence South 88° 42' East 800.00 feet; thence South 2° 34' 27" West 456.14 feet to the point of beginning; thence continue South 2° 34' 27" West 143.44 feet to the East West ¼ line of said Section 8; thence North 88° 42' West, along said ¼ line, 144.71 feet; thence North 47° 11' East 206.01 feet to the point of beginning.

ALSO, a part of Lot 4 of Certified Survey Map No. 1651 recorded on December 14, 1987 in Volume 7 of Certified Survey Maps, on page 356, as Document No. 156420, located in the Northwest ¼ of Section 8, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, described as follows:
Begin at the Southwest corner of said Tax Parcel and Lot 4; thence North 2° 34' 27" East 143.44 feet; thence South 88° 42' 00" East 145.18 feet; thence South 01° 12' 34" West 143.41 feet; thence North 88° 42' 00" West 148.60 feet to the point of beginning.

ALSO, a part of Lot 4 of Certified Survey Map No. 1651 recorded on December 14, 1987 in Volume 7 of Certified Survey Maps, on page 356, as Document No. 156420, located in the Northwest ¼ of Section 8, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, described as follows:
Commence at the Southwest corner of said Tax Parcel and Lot 4; thence South 88° 42' 00" East 148.60 feet to the point of beginning; thence North 1° 12' 34" East 143.41 feet; thence South 88° 42' 00" East 293.32 feet; thence South 2° 09' 14" West 143.42 feet; thence North 88° 42' 00" West 290.95 feet to the point of beginning.

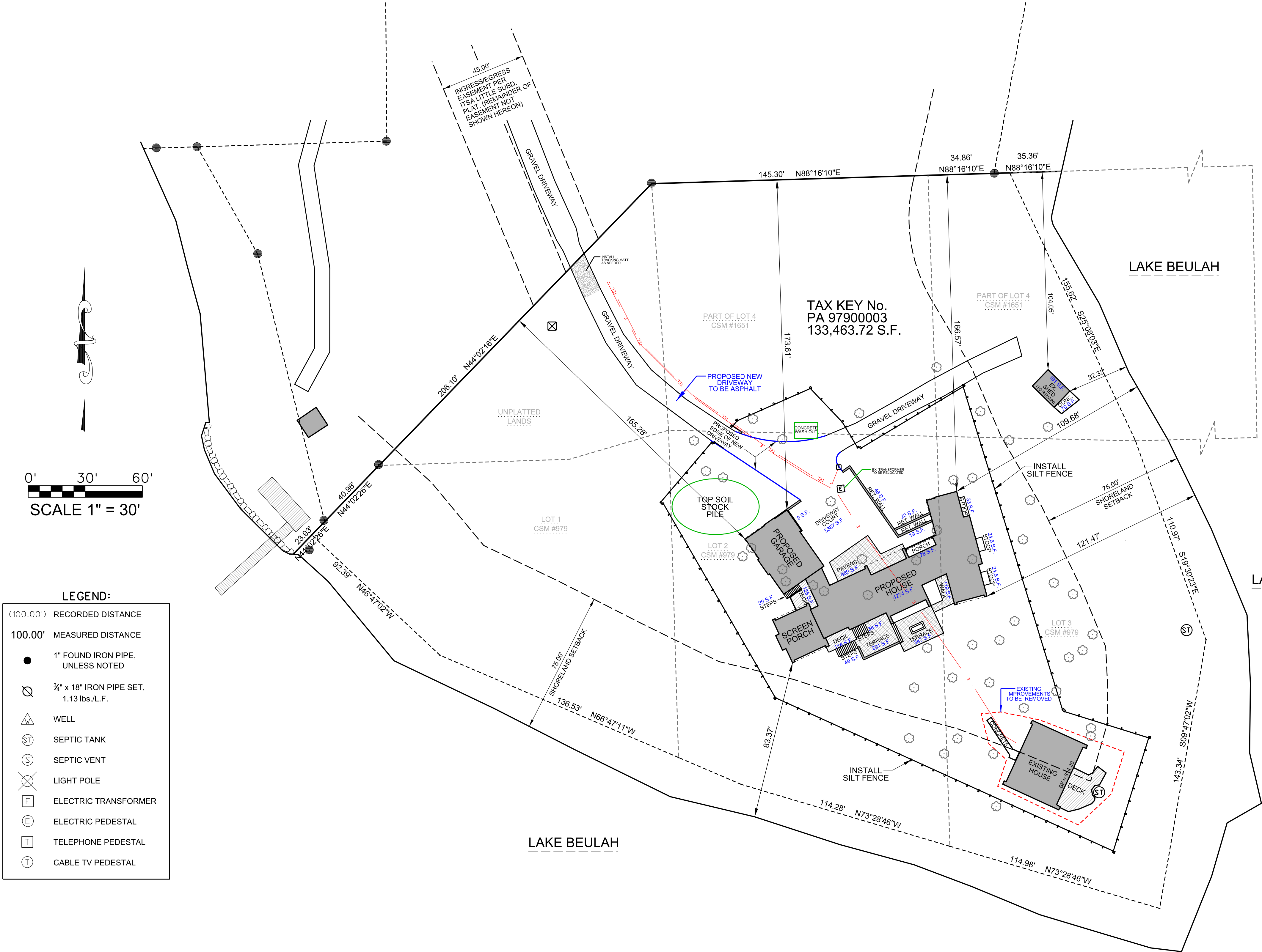
EXCEPTING THEREFROM a parcel of land being a part of Lot 1 of Certified Survey Map No. 979 recorded on November 14, 1979 in Volume 4 of Certified Survey Maps, Page 242, as Document No. 53482, located in the Southwest ¼ of Section 8, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, described as follows:
Begin at a point on the North line of said Lot 1, said point being on the meander line of Lake Beulah South 88° 42' East 16 feet, more or less from the shore of said Lake Beulah; thence South 43° 40' 39" East along said meander line, 50.00 feet; thence North 47° 11' East 50.81 feet to the North line of said Lot 1; thence North 88° 42' West along said North line 71.74 feet to the point of beginning. Also to include all the land between above-described meander line and the shore of Lake Beulah.

FURTHER EXCEPTING THEREFROM a part of Lot 1 of Certified Survey Map No. 979, recorded November 14, 1979 in Volume 4 of Certified Survey Maps, Page 242, as Document No. 53482, located in the Southwest ¼ of Section 8, Town 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 North 47° 11' 10" East of the shore of Lake Beulah; thence South 47° 12' 22" West, 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 North 30° 12' 23" East approximately 13.7 feet to the point of beginning.

Parcel 2:
A non-exclusive easement for ingress and egress referenced in Easement dated January 10, 1974 and recorded on January 16, 1974 in Volume 108 of Records, on Page 104, as Document No. 674289; and Amended by Easement dated January 14, 1995 and recorded on February 7, 1996 in Volume 639 of Records, on Page 928, as Document No. 322805; and amended by Plat of Itsa Little Subdivision recorded June 7, 1996 in Cabinet B, Slide 179, as Document No. 331324; and Amendment to Easement recorded October 24, 2013 as Document No. 873722.

LAKE BEULAH

IMPERVIOUS SURFACE	PRE CONSTRUCTION	POST CONSTRUCTION
DWELLING	1090	4274
GARAGE	0	0
ACCESSORY STRUCTURE 1	191	191
ACCESSORY STRUCTURE 2	0	0
ACCESSORY STRUCTURE 3	0	0
ACCESSORY STRUCTURE 4	0	0
ACCESSORY STRUCTURE 5	0	0
DRIVEWAY	4595	5387
SIDEWALKS	78	748
STAIRWAYS	0	116
PATIOS	70	708
DECKS	343	239
MISCELLANEOUS STRUCTURES	0	94
TOTAL S.F.	6367	11757
LOT SIZE	133463.72	133463.72
IMPERVIOUS %	4.77%	8.81%



LEGEND:

(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
●	1" FOUND IRON PIPE, UNLESS NOTED
⊗	¾" 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

FILE NAME: 2024-060 BRAD POLLOCK NS099 BAKAWAY SURVEY.DGN

V²G
SURVEYING, LLC

123 WOLF RUN - SUITE 4
MUKWONAGO, WI 53149
(262) 378-5097

SURVEY MADE FOR:
BRADLEY N POLLOCK
TARA L POLLOCK
726 KAY RD
WHEATON, IL 60187

DATE	ITEM
04/30/2024	PRELIM SURVEY
11/12/2025	P. SITE PLAN

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.

Michael A. Greeson

WISCONSIN
MICHAEL A. GREESON
S-2770
EAST TROY
WIS.
LAND SURVEYOR