

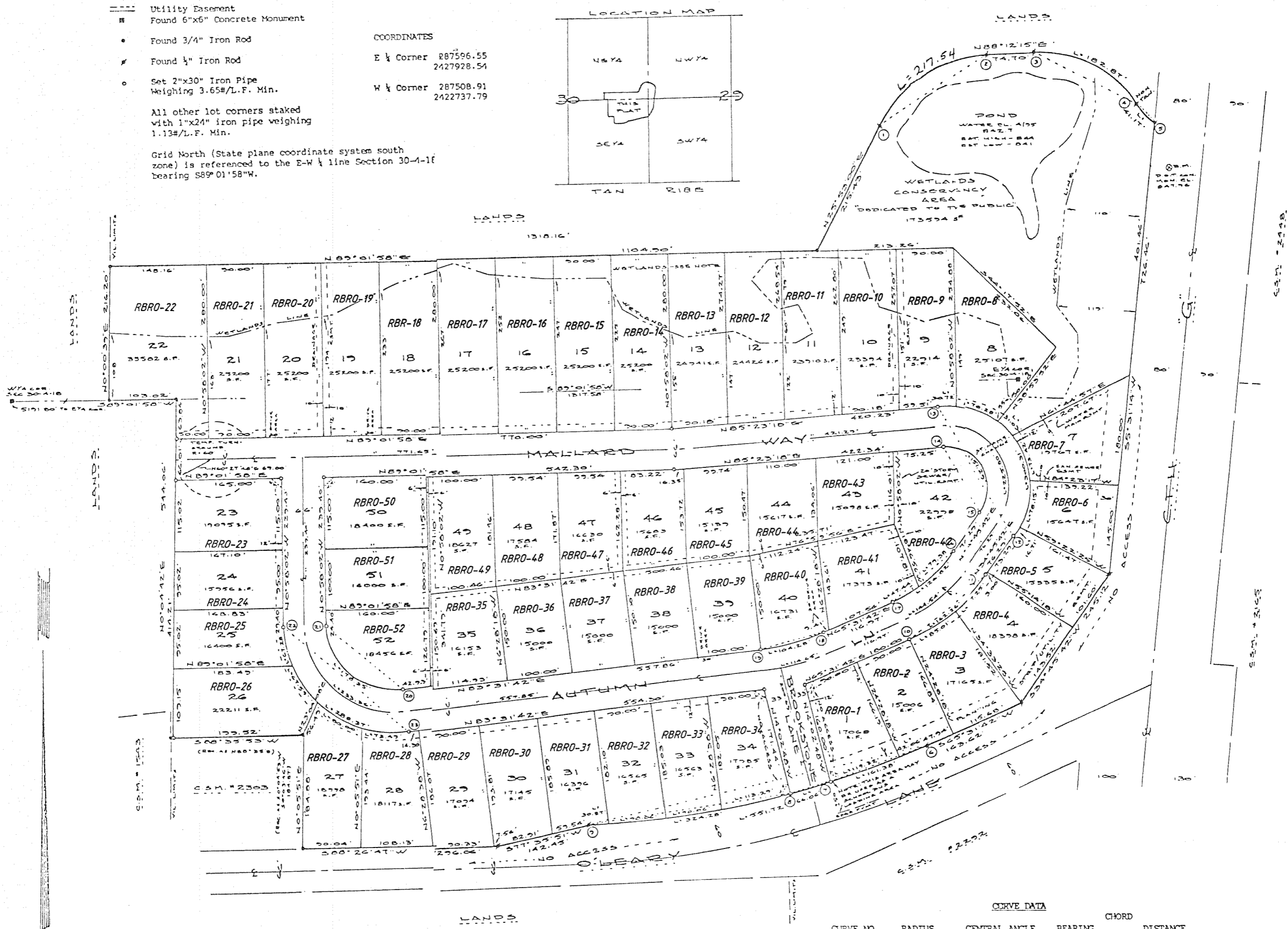
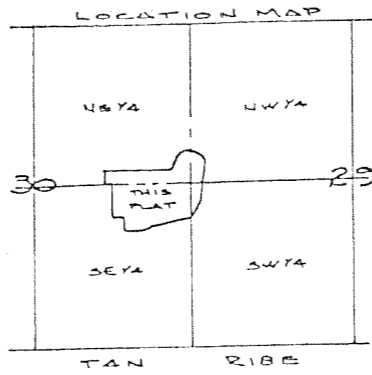
BROOKSTONE HILLS - PHASE I

a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29 and part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, T4N, R18E, Village of East Troy, Walworth County, WI

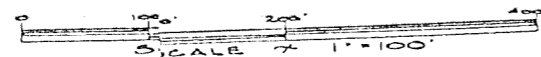
- Utility Easement
 - Found 6"x6" Concrete Monument
 - Found 3/4" Iron Rod
 - Found 1/2" Iron Rod
 - Set 2"x30" Iron Pipe Weighing 3.65#/L.F. Min.
 - Set 1"x24" Iron Pipe Weighing 1.13#/L.F. Min.
- All other lot corners staked with 1"x24" iron pipe weighing 1.13#/L.F. Min.
- Grid North (State plane coordinate system south zone) is referenced to the E-W line Section 30-4-1f bearing S89°01'58"W.

COORDINATES

E & Corner 887596.55
2427928.54
W & Corner 287508.91
2422737.79



Building Setbacks (R-1-B Zone)
Front - 30'
Rear - 25'
Side - 10' - 25' Total
Wetlands - 20'



MAPPING DATE: 10/16/95

REVISIONS:

There is no access to C.T.H. "G" or O'Leary Lane to Lots 1-7 and 27-34. No filling, building or disturbance of vegetation is allowed in the wetlands area.

There is a 20' building setback from the wetlands line. Utility easements as set forth are for the use of public bodies and private public utilities having rights to serve the platted area. There shall be no digging on utility easements nor shall their final grades be altered more than six (6) inches without the written consent of the utilities involved.

"No obstructions, such as parking or vegetation shall be permitted between the heights of 2.5' and 10' above the plane through the mean curb grades within the triangular space formed by intersecting streets and a line joining points on such lines a minimum of 15' from their intersection."

The 30' planting strip/utility easement on Lots 1-7 is reserved for planting trees and shrubs. No structures are permitted.

All lots are a minimum of 90' at the building setback line.

THE VILLAGE OF EAST TROY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR SANITARY SEWER, WATER MAIN, STORM SEWER, DITCHES AND APPURTENANCES WITHIN THE EASEMENTS AS SHOWN ON THIS PLAT.

CURVE DATA

CURVE NO.	RADIUS	CENTRAL ANGLE	BEARING	CHORD DISTANCE
1-2	200.00'	62° 19' 15"	N57° 02' 37.5"E	206.97'
3-4	175.00'	59° 52' 16"	S61° 51' 37"E	174.66'
4-5	100.00'	23° 35' 20"	S43° 07' 56"E	40.88'
6-9	1372.39'	23° 02' 00"	S77° 02' 42"W	518.01'
6-7	"	6° 44' 14"	S68° 53' 49"W	161.29'
Lot 2	"	1° 45' 22"	S66° 24' 23"W	42.06'
Lot 1	"	4° 58' 52"	S69° 46' 30"W	119.28'
7-8	"	2° 45' 28"	S73° 38' 40"W	66.05'
8-9	"	13° 32' 18"	S81° 47' 33"W	323.52'
Lot 34	"	4° 43' 46"	S77° 23' 17"W	113.25'
Lot 33	"	3° 45' 36"	S81° 37' 58"W	90.05'
Lot 32	"	3° 45' 36"	S87° 23' 34"W	90.05'
Lot 31	"	1° 17' 20"	S87° 55' 02"W	30.87'
10-11	302.18'	30° 46' 00"	N50° 08' 42"E	160.32'
Lot 3	"	16° 07' 06"	N57° 28' 09"E	84.73'
Lot 4	"	17° 38' 54"	N42° 05' 09"E	77.05'
12-13	133.00'	129° 22' 24"	N29° 55' 30"W	240.46'
Lot 5	"	7° 11' 54"	N31° 09' 45"E	16.70'
Lot 6	"	33° 40' 00"	N10° 43' 48"E	77.03'
Lot 7	"	31° 37' 50"	N21° 55' 07"W	72.49'
Park	"	13° 22' 06"	N47° 25' 05"W	30.96'
Lot 8	"	30° 16' 28"	N66° 14' 22"W	69.46'
Lot 9	"	13° 14' 06"	N87° 59' 39"W	30.65'
14-15	67.00'	129° 22' 24"	S29° 55' 30"E	121.13'
16-17	236.18'	30° 46' 00"	S50° 08' 42"W	125.30'
Lot 42	"	19° 15' 28"	S47° 23' 26"W	79.01'
Lot 41	"	11° 30' 32"	S59° 46' 26"W	47.36'
18-19	331.94'	18° 00' 00"	S77° 31' 42"W	103.85'
20-21	107.00'	9° 30' 16"	N48° 43' 10"E	158.41'
22-23	173.00'	9° 30' 16"	S48° 43' 10"E	256.12'
Lot 25	"	22° 17' 02"	S12° 06' 33"E	66.86'
Lot 26	"	22° 23' 12"	S37° 26' 40"E	67.17'
Lot 27	"	26° 29' 42"	S58° 53' 07"E	79.29'
Lot 28	"	24° 20' 20"	S84° 18' 08"E	72.94'

TANGENT BEARINGS

- ① S31° 55' 29"E
- ② S31° 20' 16"E
- ③ S57° 55' 36"E
- ④ S72° 15' 56"W
- ⑤ S75° 01' 24"W
- ⑥ S88° 33' 42"W