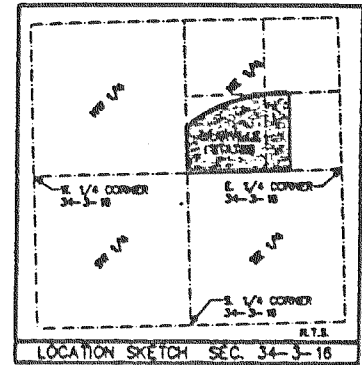
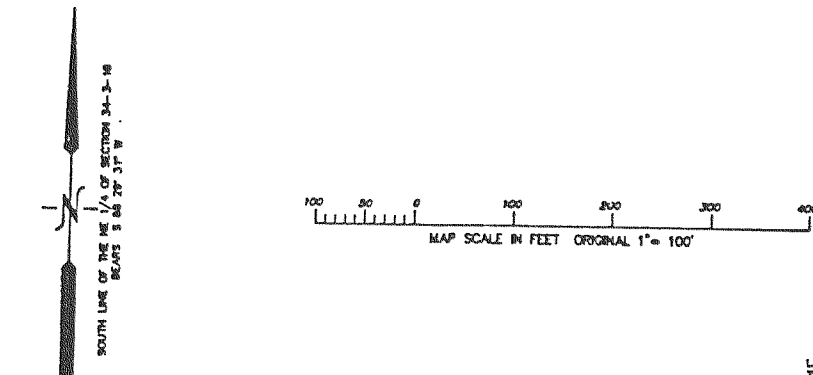
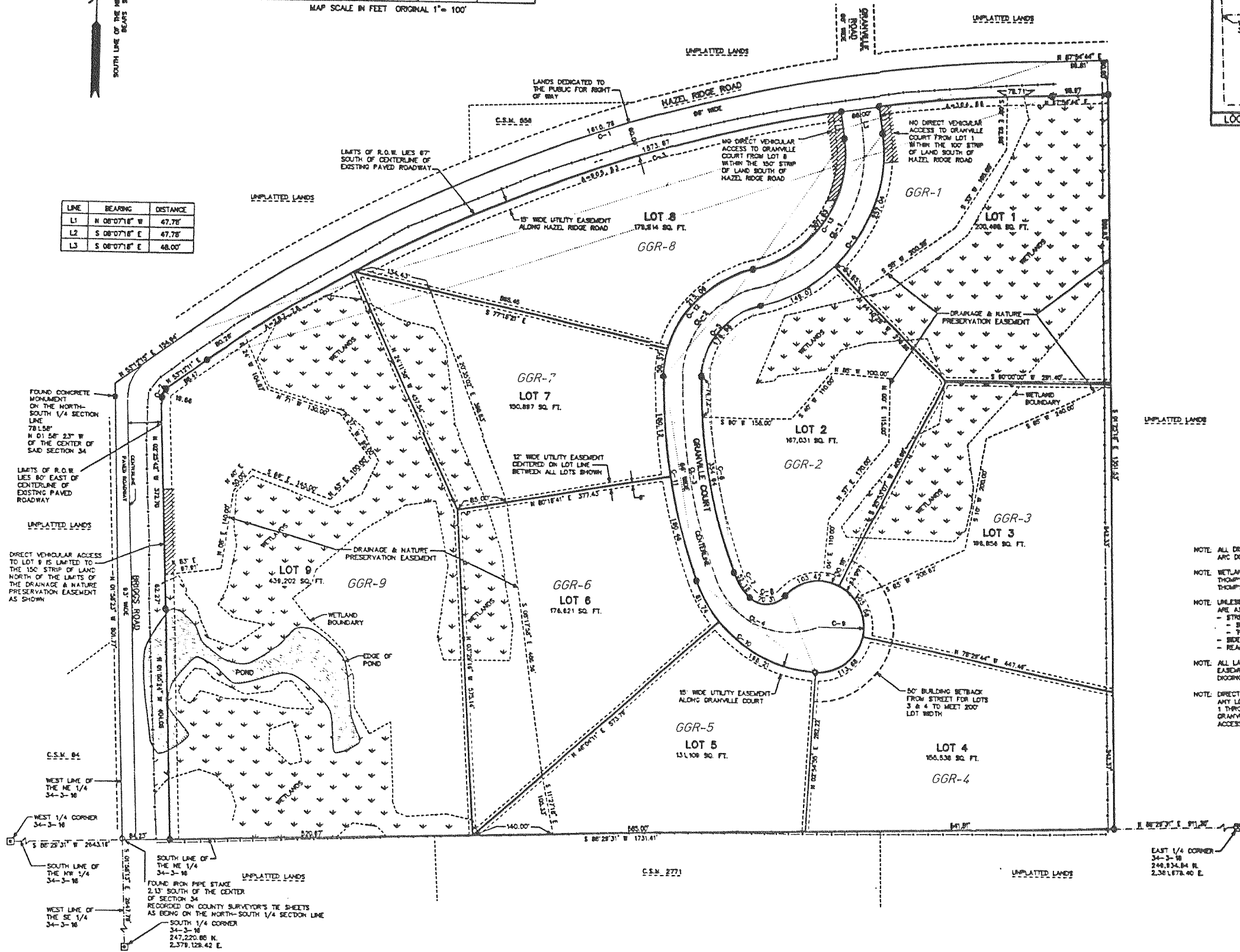


# GRANVILLE ESTATES, A SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 34, TOWN 3 NORTH, RANGE 16 EAST,  
TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L1	N 0°07'11" W	47.78'
L2	S 0°07'11" E	47.78'
L3	S 0°07'11" E	48.00'



- LEGEND**
- ⊠ = FOUND CONCRETE COUNTY MONUMENT 1/2" BRASS CAP
  - ⊡ = RECORD POSITION OF SECTION CORNER FROM COUNTY SURVEYORS RECORD SHEETS AND MONUMENTATION
  - = FENCE LINE LOCATED
  - ⊙ = SET BOLD IRON ROD BAR STAKE 1 1/2" DIA. x 20" x 4.80 lbs./ft.
  - (---) = RECORDED AS
- ALL OTHER LOT CORNERS ARE SET FROM REAR STAKE 3/4" x 24" x 1.50 lbs./ft.

NOTE: ALL DIMENSIONS SHOWN ALONG CURVES REPRESENT THE ARC DISTANCE. SEE SHEET 2 FOR OTHER CURVE DATA.

NOTE: WETLANDS SHOWN WERE IDENTIFIED AND FLAGGED BY THOMPSON & ASSOCIATES WETLAND SERVICES, ALICE THOMPSON M.S., AUGUST 1998.

NOTE: UNLESS OTHERWISE SHOWN ON PLAT, BUILDING SETBACKS ARE AS FOLLOWS:

- STREET YARD:
- SUBDIVISION ROAD: 20' MIN. SETBACK
- TOWN ROAD: 60' MIN. SETBACK
- SIDE YARD: 80' MIN. SETBACK
- REAR YARD: 50' MIN. SETBACK

NOTE: ALL LANDS WITHIN THE DRAINAGE & NATURE PRESERVATION EASEMENT SHALL BE PROTECTED FROM ANY BUILDING, FILLING, DITCHING, DREDGING, OR EXCAVATING.

NOTE: DIRECT VEHICULAR ACCESS TO HAZEL RIDGE ROAD FROM ANY LOT SHOWN ON THIS PLAT IS PROHIBITED. LOTS 1 THROUGH 8 SHALL HAVE DIRECT VEHICULAR ACCESS TO GRANVILLE COURT. LOT 9 SHALL HAVE DIRECT VEHICULAR ACCESS TO BROOKS ROAD AS SHOWN ON THE PLAT.

CURVE/LOT	TANGENT IN	RADIUS	CENT. ANG.	CHORD BRG.	CHORD DIST.	ARC	TANGENT OUT
C-1	N 53-45-01.0 E	2578.62	35-47-15.0	N 71-54-35.5 E	1594.70	1610.78	N 69-32-16.0 E
C-2	N 02-25-42.0 W	20.23	35-37-53.0	N 24-23-14.8 E	18.90	19.84	N 83-32-11.0 E
C-3	N 53-45-22.0 E	2518.62	35-48-03.0	N 71-59-23.8 E	1548.59	1573.87	N 69-33-25.0 E
C-3/LOT 9			0-46-25.0	N 57-06-34.5 E	297.81	297.78	
C-3/LOT 8			20-35-53.0	N 70-49-43.5 E	900.88	902.53	
C-3/R.O.W.			1-30-04.0	N 61-52-42.0 E	65.89	66.00	
C-3/LOT 1			0-55-41.0	N 62-05-34.0 E	304.38	304.57	
C-4	S 0-07-18.0 E	273.00	85-13-57.0	S 34-29-40.5 W	369.89	408.11	S 77-06-39.0 W
C-4/LOT 1			83-58-48.0	S 18-51-05.0 W	247.85	257.04	
C-4/LOT 2			91-17-11.0	S 61-28-03.5 W	147.23	149.07	
C-5	S 77-06-39.0 W	132.00	75-46-34.0	S 38-42-22.0 W	184.00	178.98	S 0-18-05.0 W
C-6	S 0-18-05.0 W	987.00	21-01-51.0	S 10-12-50.5 E	352.96	354.94	S 20-43-48.0 E
C-7	S 20-43-48.0 W	107.00	8-59-29.0	N 4-41-37.5 W	74.00	74.43	S 44-48-08.0 E
C-8	S 44-48-08.0 W	45.00	89-30-57.0	N 64-12-23.5 E	83.37	70.31	N 41-48-57.0 E
C-9	N 41-48-57.0 E	60.00	231-02-58.0	S 22-38-04.0 E	144.35	322.88	N 87-05-05.0 W
C-9/LOT 2			74-04-08.0	N 78-51-01.0 E	98.37	103.42	
C-9/LOT 3			75-50-57.0	S 20-18-26.0 E	98.08	105.58	
C-9/LOT 4			81-24-53.0	S 52-12-26.5 W	104.35	113.68	
C-10	N 87-05-05.0 W	240.00	66-49-55.0	N 53-40-07.5 W	264.34	279.94	N 20-15-10.0 W
C-10/LOT 5			47-19-08.0	N 63-25-31.0 W	192.82	198.21	
C-10/LOT 6			19-30-47.0	N 30-00-33.5 W	81.34	81.74	
C-11	N 20-15-10.0 W	1033.00	20-33-15.0	N 9-58-32.5 W	303.59	370.58	N 0-18-05.0 E
C-11/LOT 6			10-33-50.0	N 14-58-15.0 W	190.19	190.40	
C-11/LOT 7			8-59-29.0	N 4-41-37.5 W	74.00	74.43	
C-12	N 0-18-05.0 E	198.00	78-46-34.0	N 38-42-22.0 E	245.00	245.43	N 77-06-39.0 E
C-12/LOT 7			14-34-32.0	N 7-48-21.0 E	50.23	50.37	
C-12/LOT 8			62-14-02.0	N 45-52-38.0 E	204.85	215.08	
C-13	N 77-06-39.0 E	207.00	85-13-57.0	N 34-29-40.5 E	280.31	307.93	N 8-07-18.0 W
CL-1	S 8-07-18.0 E	240.00	85-13-57.0	S 34-29-40.5 W	325.00	357.02	S 77-06-39.0 W
CL-2	S 77-06-39.0 W	165.00	76-46-34.0	S 38-42-22.0 W	205.00	221.20	S 0-18-05.0 W
CL-3	S 0-18-05.0 W	1000.00	21-01-51.0	S 10-12-50.5 E	385.00	387.06	S 20-43-48.0 E
CL-4	S 20-43-48.0 E	140.00	81-10-10.0	S 68-18-81.0 E	200.00	222.77	N 62-05-04.0 E

CURVE DATA TABLE

REVISIONS: