

**Certified Survey Map  
#3676**

A DIVISION OF LOT 12 OF SURREY RIDGE SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 4 NORTH, RANGE 17 EAST, TOWN OF TROY, WALWORTH COUNTY, WISCONSIN.

Owners: **Surrey Ridge Investments, LLC**  
c/o Robert Mann  
N6147 Hwy. 67 & 12  
Elkhorn, WI. 53121

Surveyor: *Kenneth B. Abernathy Jr.*  
Kenneth B. Abernathy Jr.  
Wi. Reg. No. S-1594  
Abernathy and Assoc.  
W4056 Bray Rd.  
Elkhorn, WI.  
(262) 723-4260  
723-7209 fax

Mapping Date: 1/19/04

Zoning: C-2, A-1  
Soil Types:

CrE2, FsC2,  
Whb, CeB2

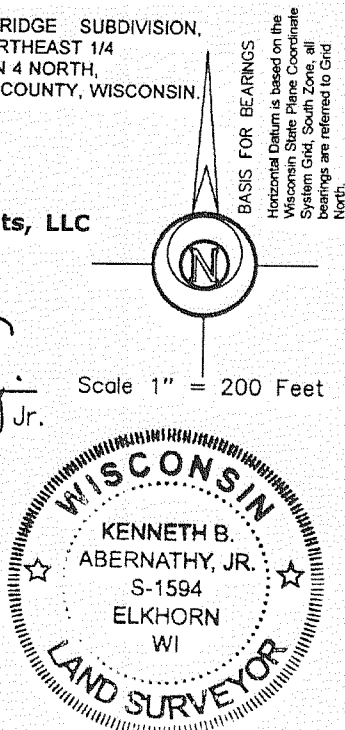
SLOPES DO NOT EXCEED 6% IN AND AROUND SOILS TEST AREA AND HAS MINIMUM SUITABLE SOILS AREA AS PER COMM 85.04 (4) 2 (b).

Existing Easement for Utilities, Ingress and Egress (42,315 s.f.)  
Doc. No. 0519598

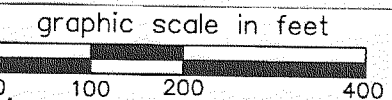
NOTE:  
LOTS 1 AND 2 ARE RESTRICTED FROM FURTHER DIVISION

WEST 1/4 CORNER SEC. 31-4-17  
N = 281,903.65  
E = 2,391,025.76

SOUTHWEST CORNER SEC. 31-4-17  
N = 279,277.90  
E = 2,391,067.37

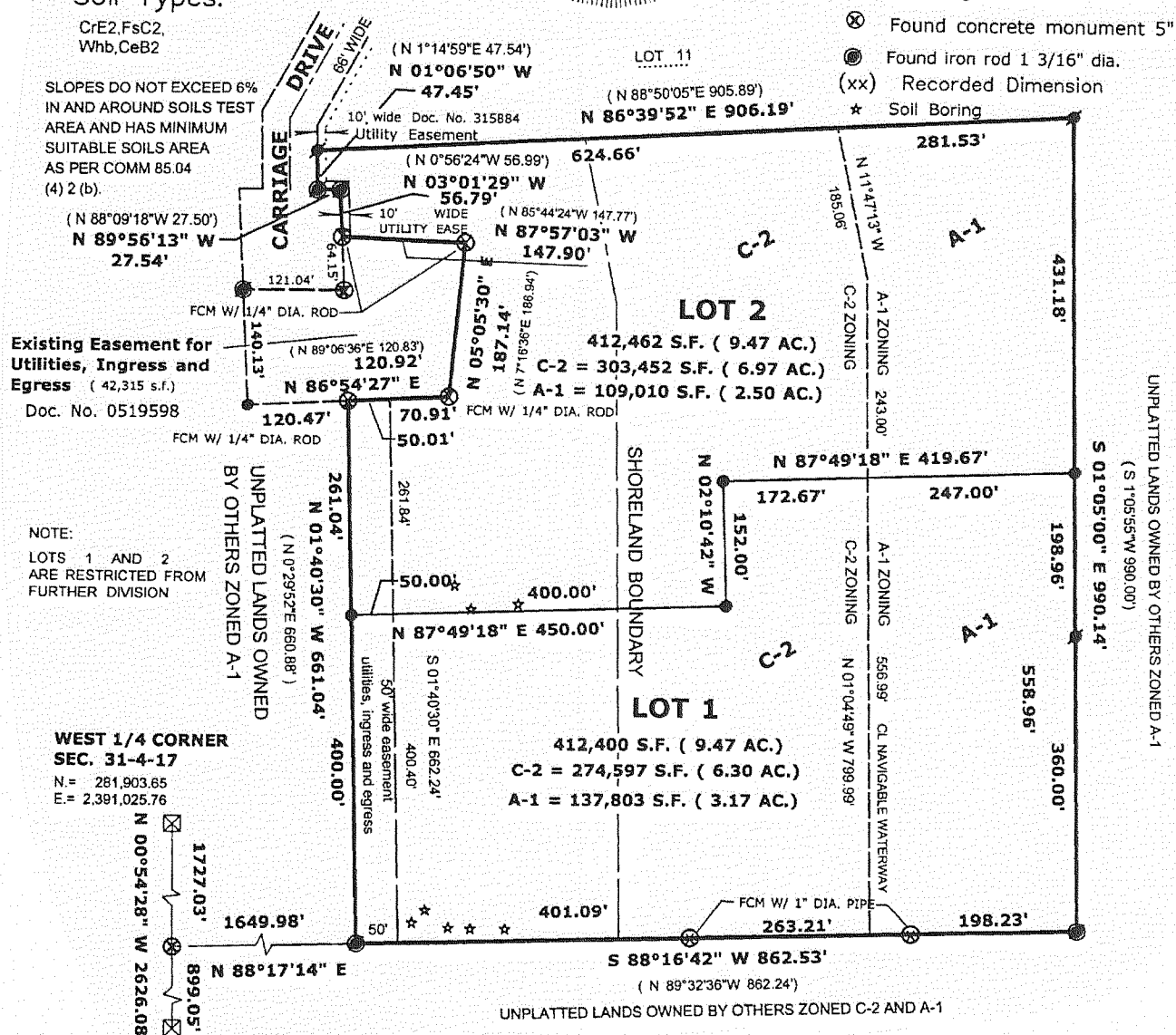


Scale 1" = 200 Feet



**Legend**

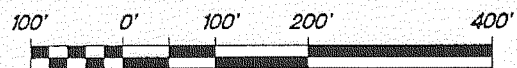
- ☒ Found County Section Corner Concrete Mon. with Brass Cap
- Found iron rod 3/4" dia.
- Set 3/4" dia. iron rod, 24' long weighing 1.13 lbs./ lin. ft.
- ⊗ Found concrete monument 5" dia.
- Found iron rod 1 3/16" dia.
- (xx) Recorded Dimension
- ★ Soil Boring



**Certified Survey Map  
#3679**

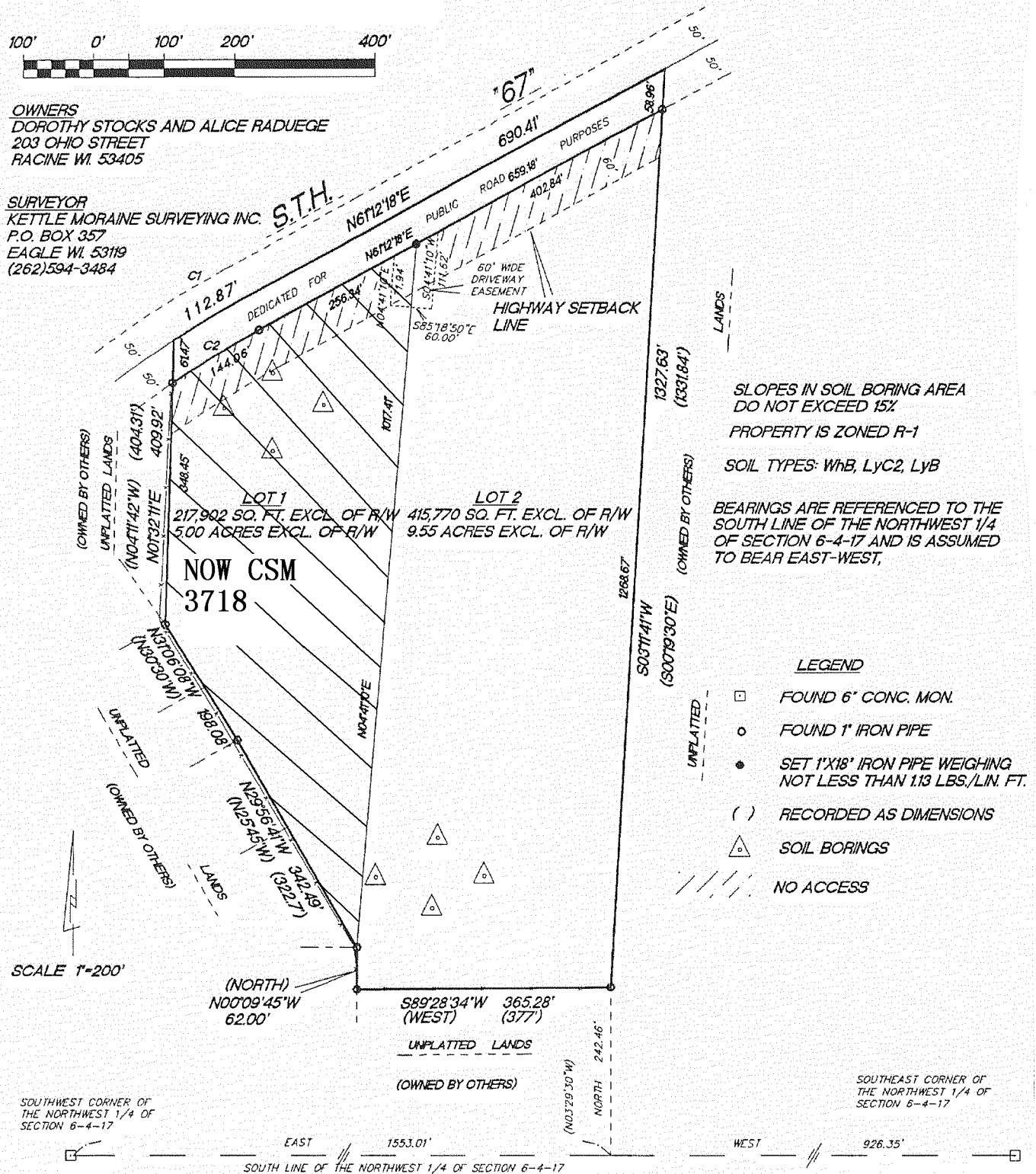
Being a part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4, and the Northwest 1/4 all in the Northwest 1/4 of Section 6, Town 4 North, Range 17 East, in the Town of Troy, Walworth County, Wisconsin.

LOT 1 IS NOW CSM 3718



OWNERS  
DOROTHY STOCKS AND ALICE RADUEGE  
203 OHIO STREET  
RACINE WI. 53405

SURVEYOR  
KETTLE MORAIN SURVEYING INC. S.T.H.  
P.O. BOX 357  
EAGLE WI. 53119  
(262)594-3484



SLOPES IN SOIL BORING AREA DO NOT EXCEED 15%  
PROPERTY IS ZONED R-1  
SOIL TYPES: Whb, Lvc2, Lyb

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 6-4-17 AND IS ASSUMED TO BEAR EAST-WEST.

**LEGEND**

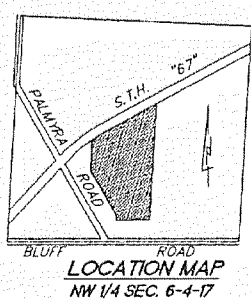
- ☒ FOUND 6" CONC. MON.
- FOUND 1" IRON PIPE
- SET 1"x18" IRON PIPE WEIGHING NOT LESS THAN 1.13 LBS./LIN. FT.
- ( ) RECORDED AS DIMENSIONS
- ▲ SOIL BORINGS
- /// NO ACCESS

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1432.39'	112.87'	112.84'	N58°56'56"E	04°30'54"
C2	1382.39'	144.06'	143.99'	N58°15'E	05°58'15"

C1 TANGENT BEARINGS N55°41'29"E N612°18'E - C2 TANGENT BEARINGS N55°41'08"E N612°18'E

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "67". IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN §236.293, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.



D.O.T. CERTIFICATION NO. 64-067-0511-04