

PLAT OF SURVEY -OF-

LOT 25 OF WHITETAIL RIDGE SUBDIVISION, RECORDED JANUARY 30, 2006 IN CABINET D ON SLIDES 32 AND 33 AS DOCUMENT NO. 666959, AND LOCATED IN PART OF THE NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWN 1 NORTH, RANGE 16 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF WALWORTH, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

SURVEY FOR: MARGARET LABUS OF D'APRILE PROPERTIES
SURVEY ADDRESS: 886 RED HAWK DRIVE

CURVE DATA

C1

RADIUS = 65.00'
CENTRAL ANGLE = 45°41'22"
CHORD = 50.47'
CHORD BEARING = N61°16'39"E

C2

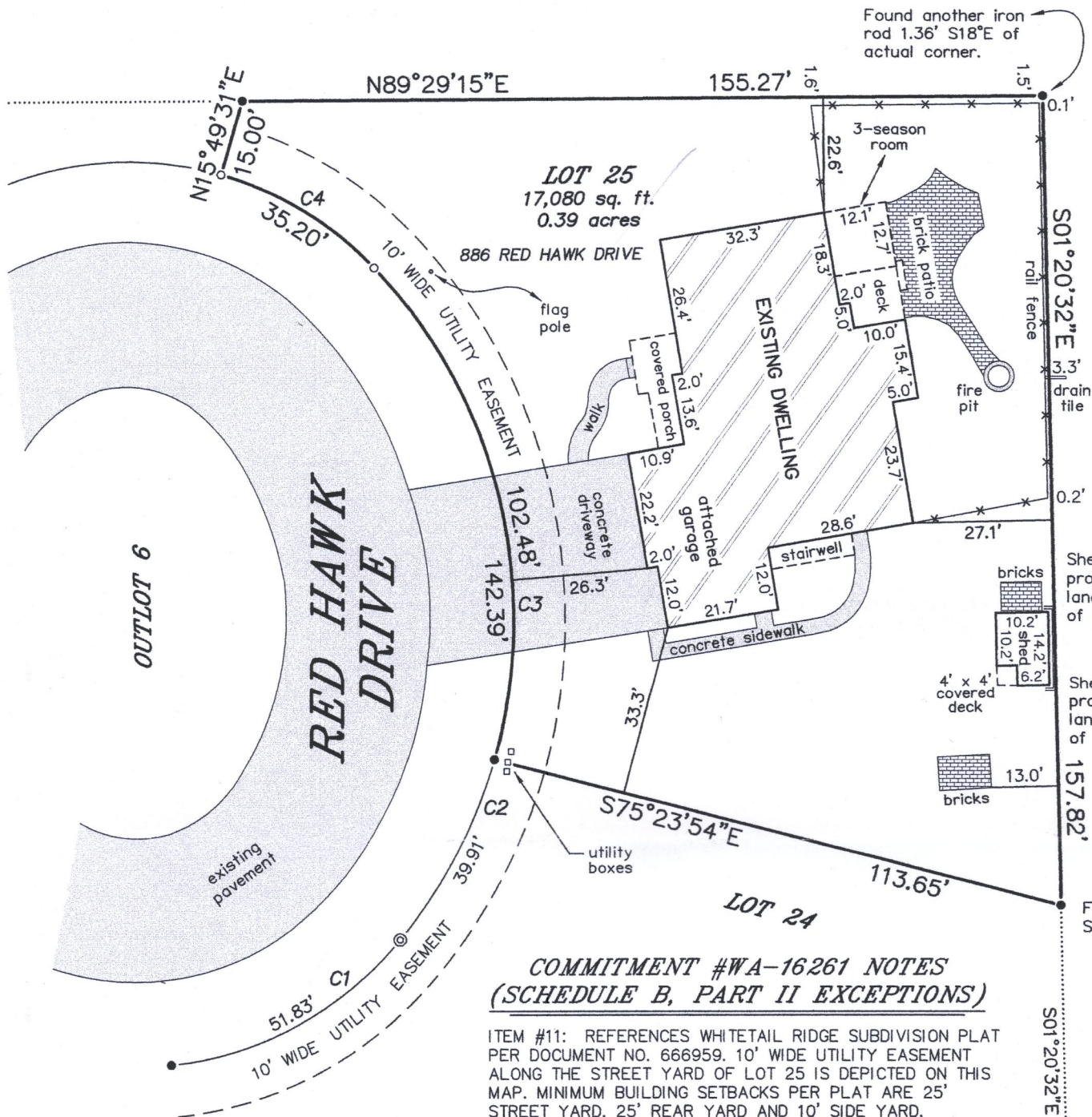
RADIUS = 100.00'
CENTRAL ANGLE = 22°52'00"
CHORD = 39.65'
CHORD BEARING = N26°59'58"E

C3

RADIUS = 100.00'
CENTRAL ANGLE = 58°42'52"
CHORD = 98.05'
CHORD BEARING = N13°47'28"W

C4

RADIUS = 65.00'
CENTRAL ANGLE = 31°01'40"
CHORD = 34.77'
CHORD BEARING = N58°39'44"W



COMMITMENT #WA-16261 NOTES (SCHEDULE B, PART II EXCEPTIONS)

ITEM #11: REFERENCES WHITETAIL RIDGE SUBDIVISION PLAT PER DOCUMENT NO. 666959. 10' WIDE UTILITY EASEMENT ALONG THE STREET YARD OF LOT 25 IS DEPICTED ON THIS MAP. MINIMUM BUILDING SETBACKS PER PLAT ARE 25' STREET YARD, 25' REAR YARD AND 10' SIDE YARD. DWELLING IS WITHIN SAID SETBACKS.

ITEM #12: DECLARATION OF RESTRICTIONS AND COVENANTS FOR WHITETAIL RIDGE SUBDIVISION PER DOCUMENT NO. 666960 STATES DECLARANT RESERVES THE RIGHT TO GRANT AND CONVEY UTILITY EASEMENTS WITHIN 10 FEET OF ANY LOT LINE AND ALSO STATES ACCESSORY STRUCTURES/SHEDS ARE PROHIBITED.

ITEM #13: NOT SURVEY RELATED.

ITEM #14: DOCUMENT NO. 666958 IS NOT SURVEY RELATED TO LOT 25. DEVELOPER AGREEMENT BETWEEN TRACY GROUP, INC. AND THE VILLAGE OF WALWORTH.

ITEM #15: CROSS EASEMENT AGREEMENT PER DOCUMENT NO. 563111 REFERENCES A PORTION OF RED HAWK DRIVE LYING OUTSIDE OF WHITETAIL RIDGE SUBDIVISION. ALLOWS ACCESS TO THE LOTS WITHIN WHITETAIL RIDGE SUBDIVISION.

ITEM #16: LANDS DESCRIBED IN DOCUMENT NO. 287545, WHICH SUPERSEDES DOCUMENT NO. 142174, ARE NOT A PART OF LOT 25.

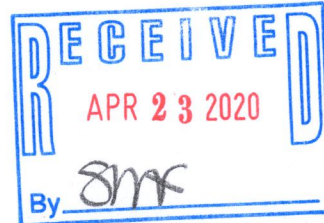
ITEM #17: LANDS DESCRIBED IN DOCUMENT NO. 655581 ARE NOT A PART OF LOT 25.

ITEM #18: LANDS DESCRIBED IN DOCUMENT NO. 497645, AND REFERENCED IN EASEMENT ASSIGNMENT PER DOCUMENT NO. 460711 ARE NOT A PART OF LOT 25.

ITEM #19: LANDS DESCRIBED IN DOCUMENT NO. 663876 ARE NOT A PART OF LOT 25.

LEGEND

- ⊙ FOUND 1-5/16" DIA. IRON ROD
- FOUND 3/4" DIA. IRON ROD
- FOUND 1-5/16" O.D. IRON PIPE



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

MARCH 21, 2020
DATE

051704d2
JOB NUMBER

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT 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, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC
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VWR-25

009-1323