

LAND-MARK SURVEYING

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SURVEYOR'S NOTE:

A SURVEY BY WILLIAM E. YACH DATED 11-29-1979 SHOWS THE PERIMETER OF THE UNRECORDED PLAT OF TIMBER LAKE. YACH USED A FENCE CORNER FOR THE EAST 1/4 CORNER FOR HIS CALCULATIONS FOR SPLITTING THE NORTHEAST 1/4 OF SECTION 9. YACH IGNORED OR WAS UNAWARE OF THE CONCRETE MONUMENT SET FOR THE EAST 1/4 CORNER SET IN OCTOBER 1930, WHICH IS 10.95' NORTH OF YACH'S FENCE CORNER. YACH ALSO SHOWS THE WEST LINE AS FENCED INSTEAD OF USING THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9 CREATING AN OVERLAP WITH THE ADJOINER TO THE WEST. THIS SURVEY UTILIZES 4 MONUMENTS FOUND ON THE YACH SURVEY OF LOT 14, BUT HELD THE ALIQUOT LINES COMPUTED FROM THE 1930 EAST 1/4 CORNER.

PLAT OF SURVEY

LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE CO.-COMMITMENT NO. WA-8411 AMENDMENT 2

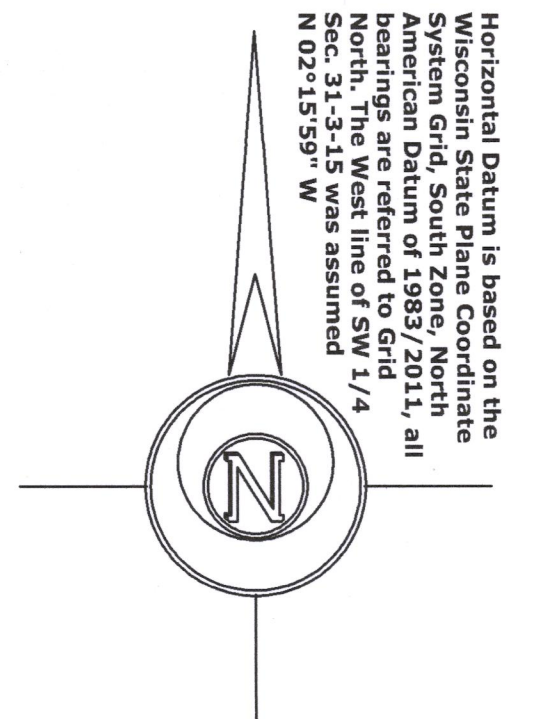
That part of the NE 1/4 of Section 9, T4N, R17E, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows: Commencing at the NE corner of said 1/4 Section; thence S 00° 35' 42" E (recorded as S 00° 02' 43" West) along the East line of said 1/4 Section, 1969.17 feet (recorded as 1977.38 feet) to a point in the South line of the North 1/2 of the SE 1/4 of the NE 1/4 of said Section 9; thence N 89° 41' 06" W (recorded as N 88° 54' 48" West) along said South line, 890.97 feet (recorded as 880.71 feet) to the point of beginning; continuing thence N 89° 41' 06" W (recorded as N 88° 54' 48" West) along said South line, 395.22 feet (recorded as 395.00 feet) to a point; thence N 02° 57' 22" W (recorded as N 03° 07' 30" West), along a fence line, 639.73 feet (recorded as 644.19 feet) to an angle iron set in concrete; thence N 22° 24' 39" E (recorded as N 23° 34' 57" East), 572.67 feet to a point; thence S 21° 10' 00" E (recorded as S 19° 52' 39" East), 538.00 feet to a point; thence S 01° 20' 17" E 668.95 feet (Recorded as S 01° 32' 26" East 669.86 feet) to the point of beginning. Also known as Parcel 14 of Unrecorded Plat of Timber Lake in Volume 245 of Records on page 642 as Document No. 54571.

EXCEPTING THEREFROM that part of the Northeast 1/4 of Section 9, Town 4 North, Range 17 East, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said 1/4 Section; thence S 00° 35' 42" E along the East line of said 1/4 Section, 1969.17 feet to a point in the South line of the North 1/2 of the Southeast 1/4 of said Northeast 1/4 of Section 9; thence N 89° 41' 06" W along said South line 1286.19 feet to the Southwest corner of said North 1/2 and the point of beginning; THENCE N 02° 57' 22" W 639.73 feet to a point; THENCE N 22° 24' 39" E 15.50 feet to a point on the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 9; THENCE S 89° 49' 40" E along said North line 11.27 feet to the Northeast Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 9; THENCE S 01° 23' 11" E 653.37 feet along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 9 to the POINT OF BEGINNING, and containing 5,806 square feet or 0.1333 acre(s) of land, more or less.

ADDITIONAL INGRESS & EGRESS EASEMENT DOCUMENT NO. 94185-WALWORTH COUNTY RECORDS

That part of the Northeast 1/4 of Section 9, Town 4 North, Range 17 East, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said 1/4 Section; THENCE S 00° 35' 42" E along the East line of said 1/4 Section, 1969.17 feet to a point in the South line of the North 1/2 of the Southeast 1/4 of said Northeast 1/4 of Section 9; THENCE N 89° 41' 06" W along said South line 890.97 feet to a point; THENCE N 01° 20' 17" W 423.80 feet to the POINT OF BEGINNING; THENCE continue N 01° 20' 18" W 10.00 feet to the southerly line of an existing ingress and egress easement found in Volume 249 of Walworth County Records, page 252, as document No. 56932; THENCE S 85° 07' 14" E along the southerly line of said easement 50.00 feet; THENCE S 83° 23' 31" W 49.92 feet to the POINT OF BEGINNING, and containing 249 square feet or 0.006 acre(s) of land, more or less.

Horizontal Datum is based on the Wisconsin State Plane Coordinate System grid, South Zone, North American Datum of 1983/2011, all bearings are referred to Grid North. The West line of SW 1/4 Sec. 31-5-15 was assumed N 02° 15' 59" W



LEGEND

- SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA. FOUND IRON PIPE
- ANGLE IRON IN CONC. CORNER POST OF FENCE
- FOUND COUNTY MONUMENT
- COMPUTED COUNTY MONUMENT
- (X X) RECORDED AS DIMENSION
- REMNANTS OF WIRE FENCE

SCALE: 1 INCH= 150 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true 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 visible encroachments, if any."

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

Mark L. Miritz
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WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

REVISED MARCH 1, 2017
REVISED OCT. 22, 2017
TO SHOW PROPOSED RES
REVISED AUG. 31, 2021 TO
SHOW RESIDENCE AS BUILT
AND PROPOSED GARAGE

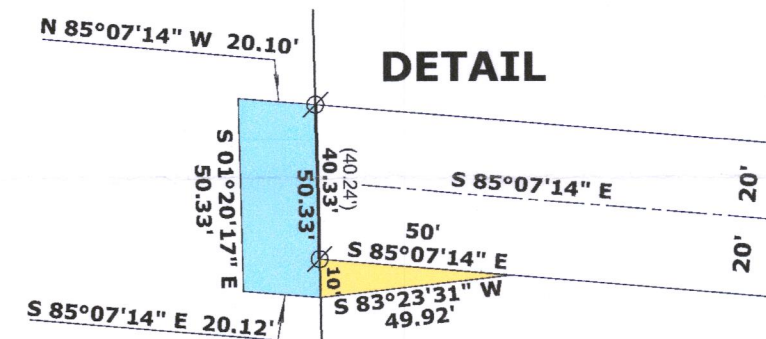
DATE: DEC. 31, 2016 JOB NO. 16.1204

NW 1/4 OF THE NE 1/4 SEC 9-4-17

NE 1/4 OF THE NE 1/4 SEC. 9-4-17

N 1/2 OF SE 1/4 OF THE NE 1/4 SEC. 9-4-17

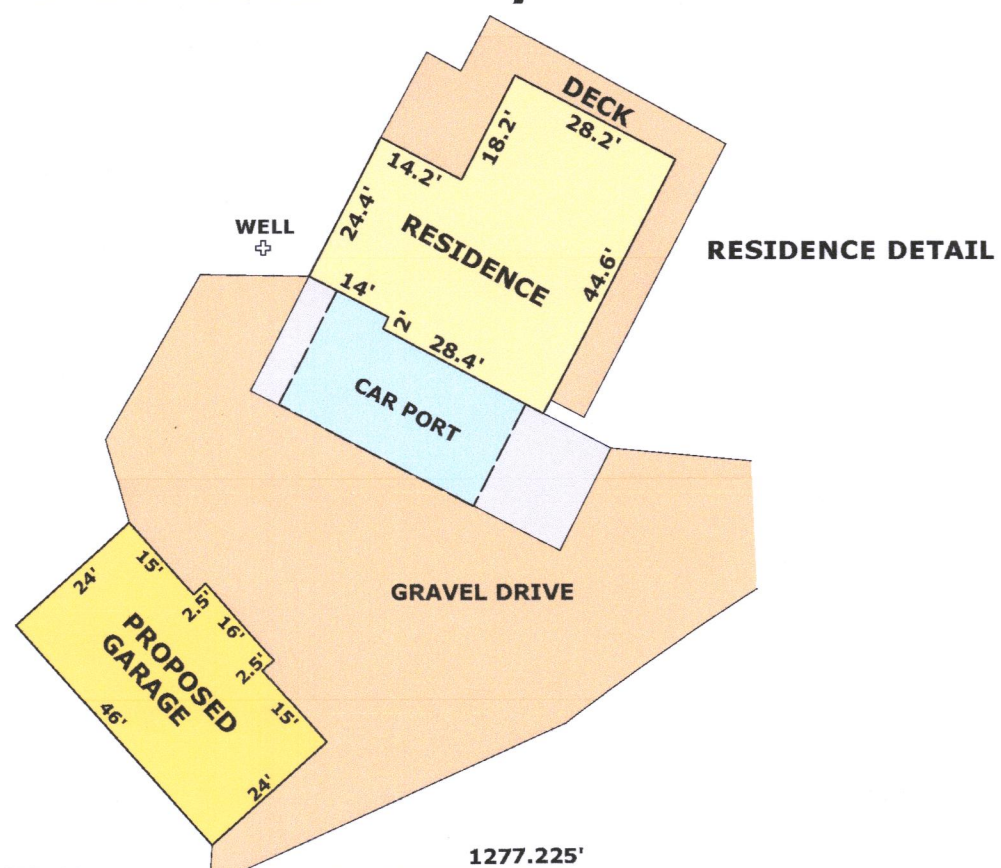
S 1/2 OF SE 1/4 OF THE NE 1/4 SEC. 9-4-17



VEHICLE TURN AROUND EASEMENT DOC. NO. 941896-WALWORTH CO. RECORDS

That part of the Northeast 1/4 of Section 9, Town 4 North, Range 17 East, in the Town of Troy, Walworth County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said 1/4 Section; THENCE S 00° 35' 42" E along the East line of said 1/4 Section, 1969.17 feet to a point in the South line of the North 1/2 of the Southeast 1/4 of said Northeast 1/4 of Section 9; THENCE N 89° 41' 06" W along said South line 890.97 feet to a point; THENCE N 01° 20' 17" W 423.80 feet to the POINT OF BEGINNING; THENCE continue N 01° 20' 17" W 50.33 feet to the Northerly line of an existing ingress and egress easement found in Volume 249 of Walworth County Records, page 252, as document No. 56932; THENCE N 85° 07' 14" W 20.10 feet; THENCE S 01° 20' 17" E 50.33 feet; THENCE S 85° 07' 14" E 20.12 feet to the POINT OF BEGINNING, and containing 1,006 square feet or 0.0231 acre(s) of land, more or less.

SW 1/4 OF THE NE 1/4 SEC 9-4-17



EXCEPTION

TOTAL 364,781 SQ. FT. 8.37 ACRES LOT 14

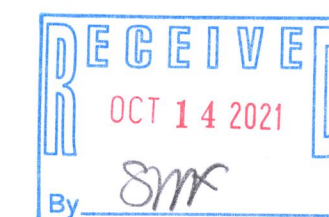
C-2 196,765 SQ. FT. 4.52 ACRES

C-2 ZONING C-1 ZONING 78,624 SQ. FT. 1.80 ACRES

(880.71')
890.97'

N 89° 41' 06" W 1286.19'
(N 88° 54' 48" W)

SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 SEC. 9-4-17



EAST 1/4 CORNER
SECTION 9-4-17

N 89° 53' 32" E 2626.30'

1313.15'

1313.15'

NORTH 1/4 CORNER
SECTION 9-4-17

NORTHEAST CORNER
SECTION 9-4-17

N 02° 11' 05" W 1300.94'

N 02° 11' 05" W 1300.94'

S 00° 35' 42" E 1312.78'

(S 00° 35' 42" E 1977.38')
S 00° 35' 42" E 1969.17'

656.39'

S 00° 35' 42" E 1312.78'

656.39'

N 89° 32' 24" W 2554.45'

1277.225'

1277.225'

ET-14

417.1135