

PLAT OF SURVEY

LOT 8, PICKERAL JAY RANCH, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12,  
TOWN 4 NORTH, RANGE 17 EAST, TOWN OF TROY, WALWORTH COUNTY, WISCONSIN.

SURVEYED FOR: RICHARD MAASS  
SURVEY ADDRESS: W2715 SECRETARIAT DRIVE

66' WIDE

SECRETARIAT DRIVE

EDGE OF PAVEMENT

(EAST)  
S89°56'18"E

(165.00')  
165.06'

ASPHALT  
DRIVEWAY

113.0'

SEPTIC  
VENT

SEPTIC  
LID

CONCRETE

CONCRETE

44.5'

(284.70')  
284.76'

285.15'  
(284.97')

EXISTING  
DWELLING

DECK

40.8'

WELL

(N02°39'37"E)  
N02°43'50"E

S03°43'59"W  
(N03°39'52"E)

SCALE 1"=20'

10' 0' 10' 20' 40'

BEARINGS ARE REFERENCED TO THE EAST LINE OF  
THE NORTHWEST 1/4 OF SECTION 12-4-17 AND IS  
ASSUMED TO BEAR N00°01'05"E, (NAD83).

EXISTING  
SHED

○ FOUND 1 1/4" O.D. IRON PIPE  
( ) RECORDED DIMENSIONS

UTILITY  
BOX

12' WIDE UTILITIES EASEMENT

N89°53'57"W  
(EAST)

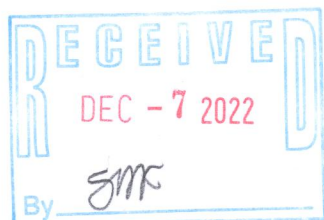
160.06'  
(160.00')

WIRE FENCE

UTILITY  
BOX

UTILITY  
PED.

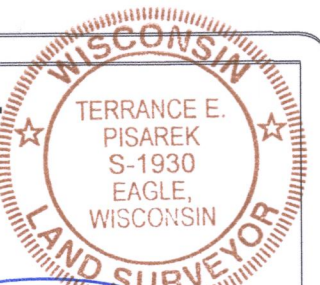
1/8" SOUTH  
OF LINE



"I hereby certify that I have surveyed the above property  
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 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."

Kettle Moraine Surveying Inc.  
P.O. Box 357  
Eagle WI. 53119  
(262)594-3484  
kettlemorainesurveying.com



THIS IS NOT AN ORIGINAL SURVEY UNLESS THE SEAL IS RED.

6/1/2022  
DATE

TEP  
FIELD WORK BY

TEP  
DRAWN BY

22047  
JOB NUMBER