

Plat of Survey
Description of Lot 27, Anntroyee Estates unrecorded Subdivision in Sections 12 and 13, Township 4 North, Range 17 East, Town of Troy, Walworth County, Wisconsin, being described as: A parcel of land located in the Southeast 1/4 of Section 12, Township 4 North, Range 17 East:

Commencing at the East 1/4 corner of Section 12, Township 4 North, Range 17 East; thence North 89°38'11" West, along the East 1/4 line of Section 12, 2019.14 feet to the Point of Beginning; thence South 0°34'20" West 635.11 feet to a point on the Northerly right of way line of Otto Court; thence Westerly, along said Northerly right of way line, the arc of 58.81 feet, the radius of 60.00 feet, the central angle of 56°09'36" and the center which is in a Southerly direction, the chord of which bears South 73°04'48" West, 56.48 feet; thence North 45°00' West, 841.76 feet to a point on the South 1/4 line of Section 12; thence North 0°33'25" West, along the South 1/4 line of Section 12, 60.47 feet to the center of Section 12; thence South 89°38'11" East. Along the East 1/4 line of Section 12, 656.20 feet to the Point of Beginning.

Surveyed for: Russell Wagner

Suggested yard grade: To be determined by owner or others

CENTER OF SECTION
12-4-17

(S89°38'11"E)
S89°40'48"E

(656.20')
656.55'

(N89°38'11"W)
(2019.14')
N89°40'48"
2018.28'

UTILITY BOX
EAST 1/4
CORNER
SEC. 12-
4-17

F.I.P. IS 0.8' WEST
OF SECTION LINE, USED
FOR LINE

N00°34'38"W 61.42'
(N0°33'25"W) (60.47')

NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12-4-17

N45°06'27"W
(N45°00'W)

S00°34'38"E

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 12-4-17

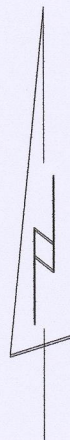
2566.66'

MEASURED CURVE DATA

RADIUS	LENGTH	CHORD	BEARING	DELTA
60.00'	58.42'	56.14'	S73°03'40"W	55°47'18"

RECORDED CURVE DATA

RADIUS	LENGTH	CHORD	BEARING	DELTA
60.00'	58.81'	56.48'	S73°04'48"W	56°09'36"



SCALE 1"=40'
20' 0' 20' 40' 80'

BEARINGS ARE REFERENCED TO THE NORTH LINE OF
THE SOUTHEAST 1/4 OF SECTION 12-4-17 AND IS
ASSUMED TO BEAR N89°40'48"W, (NAD27).

- FOUND 6" CONC. MON. W/BRASS CAP
- FOUND 1 1/4" O.D. IRON PIPE
- () RECORDED AS DIMENSIONS
- △ SOIL TESTS
- EXISTING SPOT ELEVATIONS

248865 SQ. FT.
5.71 ACRES

B.M. PER SOIL TEST
GROUND ELEV. AT FENCE
POST OF ELECTRIC FENCE
960.00 (100)

PROPOSED
DWELLING

10' OFFSET
STAKE 963.67

10' OFFSET
STAKE 961.88

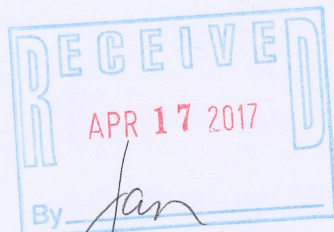
101.07'

UTILITY
PED

58.42'
(58.81')

635.09'
(635.11')

S00°33'21"W
(S0°34'20"W)



LAN-16

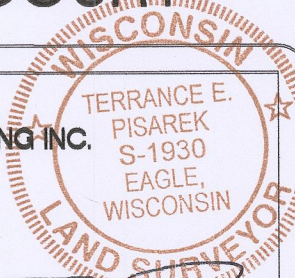
417-1045

OTTO
COURT

SOUTH 1/4 CORNER OF
SECTION 12-4-17

"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
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.

4/6/17
DATE

TEP
FIELD WORK BY

TEP
DRAWN BY

17039
JOB NUMBER