

PLAT OF SURVEY

LOT B, 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

EXISTING
DWELLING

DECK

EXISTING
SHED

(284.70')
284.76'

285.15'
(284.97')

(N02°39'37"E)
N02°43'50"E

S03°43'59"W
(N03°39'52"E)

44.5'

40.8'

WELL

UTILITY
BOX

12' WIDE UTILITIES EASEMENT

UTILITY
BOX

UTILITY
PED.

N89°53'57"W

160.06'

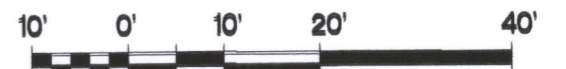
(EAST)

(160.00')

WIRE FENCE

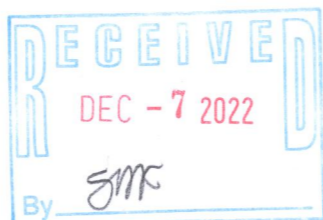
1/8" SOUTH
OF LINE

SCALE 1"=20'



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).

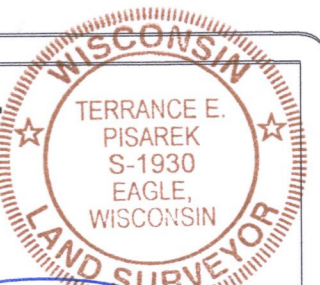
- FOUND 1 1/4" O.D. IRON PIPE
- () RECORDED DIMENSIONS



"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. 53110
(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