LAND-MARK SURVEYING Mark L. Miritz

Wisconsin Registered Land Surveyor S-2582

N9330 Knuteson Drive Whitewater, WI 53190 Phone:(262)495-3284 FAX: (262) 495-8421 LAND-MARKSURVEYING.COM

PLAT OF SURVEY

PART OF ABONADONED RAILROAD RIGHT-OF-WAY, LOCATED IN TROY CENTER, IN THE NORTHEAST 1/4 OF SECTION 15, TOWN 4 NORTH, RANGE 17 EAST, TROY TOWNSHIP, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 5, PLAT OF TROY CENTER, TROY TOWNSHIP, WALWORTH COUNTY, WISCONSIN, THENCE EAST ALONG THE SOUTH LINE OF 3RD STREET 115 FEET TO THE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOTS 1 & 2, BLOCK 5, 100 FEET; THENCE EAST 60 FEET MORE OR LESS TO AN ALLEY: THENCE NORTH 100 FEET TO THE SOUTH LINE OF 3RD STREET; THENCE WEST ALONG THE SOUTH LINE OF 3RD STREET TO THE POINT OF



OWNERS: GORDON and BONNIE FRANK W4847 STATE HWY. 20 EAST TROY, WI. 53120

REVISED AUGUST 26, 2006 TO SHOW ADDITION AS BUILT

NOTES: 1) SIDEYARD SETBACK = 60' X16% = 9.6' AS PER ZONING RULES FOR SUBSTANDARD STREET 3RD 2) NO DOCUMENT FOUND CLARIFYING ALLEY, BLACKTOP DRIVE IS MAINTAINED BY THE 66' WIDE TOWNSHIP AND IT IS USED IN COMMON WITH OTHER ADJACENT OWNERS NORTHEAST CORNER ズ m OF LOT 1, BLOCK 5 (EAST 115') (WEST 60') 115.02 60.01 LTC 00032A 90°03'A3" 128.30' 25.00 32.00 83.02' 108.02 140.02 ല : **5992 S.F.** 0.14 AC 25' ROAD SETBACK LINE LOT 1 LOT 1 LEGEND 36.8 10.7 FOUND IRON PIPE 99.95' (SOUTH 100') **EXISTING 99.95**′ DRTH 100′ FOUND IRON ROD RESIDENCE UNDER CONSTRUCTION DRIVE MAINTAINED ADJACENT OWNERS FOUND COUNTY MONUMENT FOUND CONCRETE MONUMENT 13' CHISEL CUT IN CONCRETE 10.1 SEPTIC SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA. SEPTIC LOT 2 EXISTING BLACKTOP DUSED IN COMMON BY LOT 2 RECORDED AS DIMENSION VENT LTC 00032B 25' REAR SETBACK LINE EXISTING FENCE SCALE: 1" = 30 FEET 5.53 "I hereby certify that the above described property has 59.89 been surveyed by me or under my direction and that the (EAST 60') 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." LOT 3 "This survey is made for the use of the present owners of 139.97 the property, and also those who purchase, mortgage, or LOT 3 168.00 guarantee the title thereto within one year from date 132.00 MARK L. MIRITZ WISCONSIN REGISTERED

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DATE: JUNE 30, 2006 JOB NO. 06.613

LTC - 32A