

PLAT OF SURVEY

FOUNDATION ASBUILT

BEING PART OF THE NW¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY AND BEING PART OF WILLIAMS PARK WHICH IS RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE CABINET 1, PAGE 58A; DESCRIBED FURTHER AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN CONCRETE MARKING POINT "C" OF SAID WILLIAMS PARK PLAT; THENCE S87°45'00"W ALONG THE RIGHT OF WAY FOR HORSESHOE LANE, 153.69' TO A FOUND IRON PIPE, SAID POINT BEING THE POINT OF BEGINNING; THENCE S14°47'28"W, 316.95' TO A FOUND IRON PIPE IN CONCRETE, SAID POINT BEING ON A MEANDER LINE ON THE SHORE OF LAKE BEULAH; THENCE N38°12'09"W ALONG SAID MEANDER LINE, 200.07' TO A POINT ON A LINE CONVEYED TO MACKAY, THE DEED OF WHICH IS RECORDED IN VOLUME 174 OF DEEDS ON PAGE 608 AT THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE; THENCE N35°05'56"E, 267.70' TO A POINT ON THE RIGHT OF WAY FOR HORSESHOE LANE; THENCE S38°00'28"E ALONG SAID RIGHT OF WAY 86.28' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS LAND BETWEEN SAID MEANDER LINE AND THE ORDINARY HIGH WATER MARK FOR LAKE BEULAH.

SAID PARCEL SUBJECT TO ALL RIGHTS, RESERVATIONS, RESTRICTIVE COVENANTS AND EASEMENTS.

0' 30'
SCALE 1" = 30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°00'26"E	86.28'
(L1)	(S36°26'00"E)	(85.00')

LEGEND

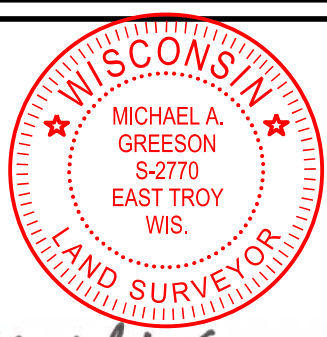
- (S13°15'W)
(307.5')
- 1" FOUND IRON PIPE, UNLESS NOTED
- ⊙ ¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.
- ⊕ POWER POLE
- SEPTIC VENT
- ⊙ SEPTIC TANK
- WATER SPIGOT
- TELEPHONE PEDESTAL

NOTE:
NO TITLE COMMITMENT OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO V2G SURVEYING, LLC., PERTAINING TO THIS SURVEY. THIS PLAT OF SURVEY MAY NOT REFLECT EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, OWNERSHIP TITLE EVIDENCE, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEY MADE FOR:
THELEN TOTAL CONSTRUCTION, INC.
PO BOX 17
ELKHORN WI, 53121
SURVEY DATE: REV: 05/11/2023
REV: 06/22/2023
REV: 11/28/2023

V2G
SURVEYING, LLC
125 WOLF ROAD, SUITE 4
MUKWONGAGO, WI 53146
(608) 376-6007

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.
I, MICHAEL A. GREESON P.L.S. #2770, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A.E.7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Michael A. Greeson

PLOT DATE: 11/28/2023

V2G JOB#: 2023-031

FILE NAME: 2023-031 THELEN CONSTRUCTION N9547 HORSESHOE LN FOUNDATION ASBUILT.DGN