

# PLAT OF SURVEY

TRACT OF LAND SITUATED ON STATE TRUNK HIGHWAY 20, EAST TROY, WISCONSIN.

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 4 NORTH, RANGE 18 EAST, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23;  
THENCE NORTH 00°17'08" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION 1524.00 FEET TO THE NORTH LINE OF STATE TRUNK HIGHWAY 20; THENCE NORTH 79°13'11" EAST ALONG SAID NORTH LINE 438.00 FEET TO THE POINT OF BEGINNING OF SAID LANDS TO BE DESCRIBED; THENCE NORTH 00°17'08" WEST AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 276.16 FEET TO A POINT; THENCE NORTH 89°23'09" EAST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION 285.00 FEET TO A POINT; THENCE SOUTH 00°17'08" EAST AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 225.00 FEET TO THE NORTH LINE OF STATE TRUNK HIGHWAY 20; THENCE SOUTH 79°13'11" WEST ALONG SAID NORTH LINE 289.84 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 71,414 SQUARE FEET OR 1.6394 ACRES.

THE ABOVE DESCRIBED LANDS TO BE KNOWN AS LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_.

OWNER: DAN AND KATHY FOX

JAN 13

DRP

BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 SECTION 23-4-18 BEARING N 00°17'08"W, AS PUBLISHED BY S.E.W.R.P.C. REFERENCING WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

PROPOSED GARAGE ELEVATION TO BE DETERMINED BY: BUILDER / OWNER

## LEGEND

- 1" IRON PIPE FOUND
- ▲ TRAVERSE POINT
- CONCRETE MONUMENT WITH BRASS CAP
- OFFSET STAKE
- ✦ SOIL BORING
- ✕ SPOT ELEVATION
- ⊠ WELL
- ⊕ WATER VALVE

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23-4-18  
N 00°17'08"W  
1524.00'

SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23-4-18  
CONCRETE MONUMENT WITH BRASS CAP FOUND

DA. PET 23-5B

1" IRON PIPE FOUND  
SOIL TEST MARK  
SITE BENCH MARK

N 89°23'09" E 285.00'

1" IRON PIPE FOUND

LOT 2  
71414 SQ. FT.  
1.6394 ACRES

APPROXIMATE  
SEPTIC SYSTEM LOCATION

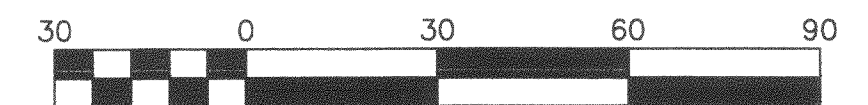
PROPOSED  
ONE STORY  
FRAME HOUSE

50' HIGHWAY SETBACK LINE (TRANS 233)

ASPHALT PAVEMENT  
STATE TRUNK HIGHWAY 20  
(66' WIDE R.O.W.)

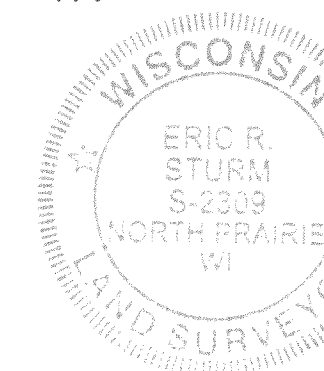
1" IRON PIPE FOUND

GRAVEL



Scale 1" = 30'

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.



December 7, 2003  
ERIC R. STURM, RLS, PLS  
MANAGING MEMBER OF:  
EASTERN SURVEYING & MAPPING, LLC  
REGISTERED WISCONSIN LAND SURVEYOR S-2309

418-1744