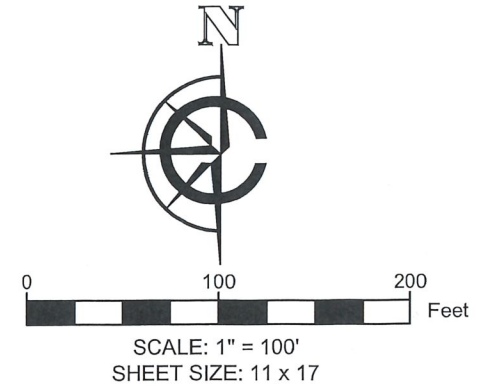


PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22 IN TOWNSHIP 4 NORTH, RANGE 18 EAST, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
LOT 2 OF CERTIFIED SURVEY MAP NO. 3806 BEING DULY RECORDED ON JUNE 08, 2005, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY ON VOLUME 23, PAGE 67, AS DOCUMENT 642701.



- LEGEND
- | | | | |
|--|-------------------|--|---------------------------------------|
| | EXISTING BUILDING | | FOUND 1" IRON PIPE |
| | EXISTING CONCRETE | | FOUND SECTION MONUMENT |
| | EXISTING BRICK | | SET 1" I.D. IRON PIPE 18", 1.13# L.F. |
| | EXISTING PAVERS | | FOUND WELL |
| | EXISTING STONE | | FOUND VENT |
| | EXISTING GRAVEL | | FOUND UTILITY PEDESTAL |
| | EXISTING DECK | | FOUND SANITARY MANHOLE |
| | EXISTING FENCE | | |

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011). THE WEST LINE OF LOT 2 OF CSM 3806 IS ASSUMED TO BEAR N00°14'55"W.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
JERRY KROUPA

PROPERTY ADDRESS:
N8367 HILBURN MILL ROAD
EAST TROY, WI 53120

FIELD WORK COMPLETED ON:
JANUARY 8, 2025

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC



I, MICHAEL J. MARTIN, PLS-2307, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON; BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS IF ANY.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH CHAPTER A-E.7 "MINIMUM STANDARDS FOR PROPERTY SURVEYS" OF THE WISCONSIN ADMINISTRATIVE CODE AND IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY AND ALSO FOR THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE TITLES THERETO WITHIN ONE(1) YEAR FROM THE DATE HEREOF.

MICHAEL J. MARTIN, PLS #2307

1-30-25
DATE



CARDINAL
PLAN | SURVEY | ENGINEER

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 01 / 30 / 2025 JOB No. 24405
SHEET 1 OF 1 SEM

UNPLATTED LANDS
TAX KEY NO. P. ET220001A.

LOT 2
CERTIFIED SURVEY MAP NO. 3806
TAX KEY NO. PA380600002
250,825 ± S.F.
5.76 ± ACRES

LOT 1
CERTIFIED SURVEY MAP NO. 3806

66' INGRESS/EGRESS EASEMENT
FOR LOTS 1 & 2
PER DOC. 631235
REC. 2/14/2005

SE CORNER OF
LOT 1 OF CSM 3806

HILBURN MILL ROAD
66' PUBLIC RIGHT OF WAY

EXHIBIT A

RETAINING WALL

66' INGRESS/EGRESS EASEMENT
FOR LOTS 1 & 2
PER DOC. 631235
REC. 2/14/2005



UNPLATTED LANDS
TAX KEY NO. P. ET220001A1

NW Corner of the
NE 1/4 Sec. 22-4-18
Concrete Mon.
w/ Brass Cap
N 295,716.07'
E 2,409,587.86'

(N89°56'25"E 464.33')
N89° 56' 25"E 464.37'

S00° 14' 04"E 280.80'
(N00°15'00"W 280.83')

(S88°36'11"E 215.76')
S88° 36' 57"E 215.65'

(N48°42'34"W 303.09')
N48° 42' 35"W 303.08'

(S89°56'17"W)
N89° 09' 16"E
299.99'
(298.04')

EXHIBIT A

S41° 02' 35"W 281.57'
(S41°45'31"W 411.57')

S42° 48' 08"W 407.96'
(S42°18'17"W 407.96')

UNPLATTED LANDS
TAX KEY NO. P. ET220001A1

SW Corner of the
NE 1/4 Sec. 22-4-18
Steel Pipe
w/ Brass Cap
N 293,083.52'
E 2,409,599.20'