

LEGEND:

- 1" IRON PIPE FOUND (UNLESS STATED OTHERWISE)
- (35') RECORDED AS
- GAS METER
- AIR CONDITIONER
- SEPTIC VENT
- CONCRETE LID
- OIL FILL PIPE
- UTILITY POLE
- 15" TREE DIA AT CHEST HT.

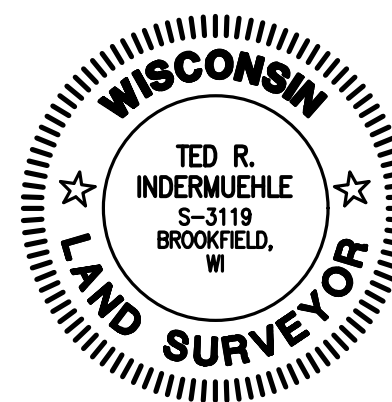
PLAT OF SURVEY

WITH TOPOGRAPHIC DATA

LEGAL DESCRIPTION: LOT 50 AND 51, BLOCK 1, WILMERS GROVE BEACH LYING AND BEING IN THE EAST 1/2 OF SECTION 18, IN TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

NOTES:

- THE SURVEYOR TAKES NO RESPONSIBILITY FOR THE EXISTENCE OF ANY UNDERGROUND STRUCTURES OR ANY BURIED MATERIALS HAZARDOUS OR SAFE IN NATURE SUCH AS BUT NOT LIMITED TO FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, PETROLEUM PRODUCTS OR OTHER MATERIALS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. FOR ADDITIONAL INFORMATION PLEASE REFER TO A CURRENT TITLE POLICY OR OTHER RELATED REAL ESTATE DOCUMENTS THAT WOULD PERTAIN TO SAID LIST AND ITS RESPECTIVE LOCATION. FOR ANY UTILITIES NOT SHOWN ON THIS "SURVEY" OR "MAP" OR "EXHIBIT" AND OF WHICH IS REQUIRED, IT IS RECOMMENDED THAT DIGGERS HOTLINE BE CALLED, AND AT WHICH POINT WHEN PUBLIC UNDERGROUND UTILITY LOCATIONS ARE FLAGGED, THE SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES LEFT UNMARKED. ALSO NOTE THAT DIGGERS HOTLINE IS NOT RESPONSIBLE FOR MARKING PRIVATE UTILITIES.
- AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED AND THIS SURVEY WAS DRAFTED BASED UPON CURRENT DEEDS AND ITS RESPECTIVE INFORMATION AND HAS BEEN FIELD VERIFIED AND THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83)(2011), IN WHICH THE NORTH LINE OF THE S.E. 1/4 OF SECTION 18, TOWN 4 NORTH, RANGE 18 EAST, BEARS N89°00'38"E.
- STARTING BENCHMARK THE CONCRETE MONUMENT WITH BRASS CAP AT THE NW CORNER OF THE SE 1/4 OF SECTION 18-4-18, ELEVATION = 809.88 (NAVD88)
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- NO WELL WAS FOUND WHILE DOING THE FIELDWORK FOR THE SURVEY.
- WATER SURFACE ELEVATION = 808.65.



4100 N. CALHOUN RD. SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480

PROJECT:
PERGANDE RESIDENCE
TOWN OF EAST TROY, WISCONSIN
PREPARED FOR:
SARAH PERGANDE
W2198 WILMERS GROVE ROAD
EAST TROY, WI 53120

REVISION HISTORY

DATE	DESCRIPTION
8-27-24	IMPERVIOUS SURFACE

DATE:

JULY 24, 2024

JOB NUMBER:

24-033-1225-01

SHEET

1 OF 1

SETBACKS PER WALWORTH COUNTY (R1 RESIDENTIAL):

PRINCIPAL STRUCTURE:

STREET SETBACK: 25' (SUBDIVISION ROAD)
SIDE SETBACK: 15'
SHORELINE SETBACK: 75'

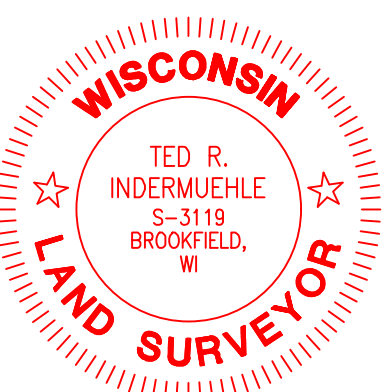
SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN }
WAUKESHA COUNTY } SS

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THEREOF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, 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 TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF. FIELD WORK WAS COMPLETED ON JULY 22ND, 2024.

DATED THIS 24th DAY OF JULY 20 23.

REVISED 8/27/24



TED R. INDERMUEHLE, P.L.S. (S-3119)

SW CORNER LOT 59,
BLOCK 1,
WILMERS GROVE BEACH

X:\2024\24-033-1225 W2198 WILMERS GROVE ROAD - EAST TROY\DRAWINGS\SURVEY\DWG001.DWG