



Overview: The Village of East Troy has adopted land divisions regulations (Chapter 495 of the municipal code) to regulate subdivisions, condominiums, and certified survey maps within the Village and within 1.5 miles of the municipal boundary (i.e., extraterritorial plat review in surrounding towns).

Governing regulations: The procedures and standards governing the review of this application are found in Chapter 495 of the Village's municipal code.

General instructions: Complete this application and submit five copies to the Village Clerk at the mailing address shown above. Before you formally submit your application, you are encouraged to meet with the zoning administrator who can answer any questions you may have. If you have any questions, do not hesitate to contact the zoning administrator at (414) 336-7915 or via email at orn.sumwalt@foth.com. You may download this form at <https://data.zoninghub.com/viewfile.aspx?fileId=18321>

Application fee: \$150 plus \$5 per lot (per unit for condos) and charges for professional services

Application submittal deadline: Applications must be submitted by the second Monday of the month by 12:00 pm at the Village Hall.

1. Petitioner:

Property Owner

Developer

Name Ron Krueger

Street Address 1591 W Sawyer Lane

City, State, Zip Code East Troy, WI 53120

Daytime telephone number 262-642-5054

Email Ardyth3@gmail.com

2. Agent contact information: Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Agent 1

Agent 2

Name Tom Jurasinski

Company _____

Street Address S91W32675 Granite Trail

City, State, Zip Code Mukwonago, WI 53149

Daytime telephone number 414-349-7417

Email tom.jurasinski@keiorange.com

3. Type of application (select one)

- ☒ Certified Survey Map (CSM)
- ☐ Create Additional Parcels
- ☐ Merge Two Adjoining Parcels
- ☒ Modify The Loft Line Between Two Adjoining Parcels
- ☐ Preliminary Plat
- ☒ Extraterritorial

4. Subject property information

Physical Address 1591 Sawyer Lane

Tax key number(s) _____

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Village Clerk.

5. Zoning information (refer to the Village's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|---|---|--|
| <input type="checkbox"/> RH-35 Rural Holding | <input type="checkbox"/> TR-8 Two-Family Residential | <input type="checkbox"/> NB Business Park |
| <input type="checkbox"/> SR-3 Estate Residential | <input type="checkbox"/> AR-9 Attached Residential | <input type="checkbox"/> HB Highway Business |
| <input type="checkbox"/> SR-4 Suburban Residential | <input type="checkbox"/> MR-10 Multi-Family Residential | <input type="checkbox"/> CB Central Business |
| <input type="checkbox"/> SR-5 Neighborhood Residential | <input type="checkbox"/> MHR-6 Mobile Home Residential | <input type="checkbox"/> BP Business Park |
| <input type="checkbox"/> SR-6 Traditional-Front Residential | | <input type="checkbox"/> LI Light Industrial |
| <input type="checkbox"/> SR-7 Traditional-Rear Residential | | <input type="checkbox"/> GI General Industrial |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> PD Planned Development | <input type="checkbox"/> GP Groundwater Protection | <input type="checkbox"/> FP 100-Year Floodplain |
| <input type="checkbox"/> DD Downtown Design | <input type="checkbox"/> NFC Natural Features Conservan | <input type="checkbox"/> FP 500-Year Floodplain |
| | | <input type="checkbox"/> SW Shoreland-Wetland |

6. Adjoining land uses and zoning

| | Zoning district(s) | Current Uses |
|-------|--------------------|--------------|
| North | _____ | _____ |
| South | _____ | _____ |
| East | _____ | _____ |
| West | _____ | _____ |

7. Preliminary Checklist (§ 495-17 of the land division regulations)

(All yes answers must be explained in detail by attaching maps and supporting documentation describing the impacts of the proposed development.)

- | Yes | No | I Land resources. Does the site involve the following? |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, 2-foot contour intervals) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A landform or topographic feature of local or regional interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A floodplain [if yes attach 2 copies of a typical stream valley cross section showing the channel of the stream, the 100-year floodplain limits and the floodway limits (if officially adopted) of each side of the channel and a cross section of area to be developed] |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of soil instability: greater than 18% slope and/or organic soils, peats, or mucks at or near the surface |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of bedrock within 6 feet of the soil surface |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area with the groundwater table within 10 feet of the soil surface |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area with fractured bedrock within 10 feet of the soil surface |

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Prevention of gravel extraction |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A drainageway for 5 or more acres of land |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lot coverage of more than 50% impermeable surfaces |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Prime agricultural land |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetlands and marshes |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land elevation above 950 (USGS datum) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Mapped environmental corridors |

Yes

No

II Water resources. Does the proposed project involve any of the following?

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location within an area traversed by a navigable stream or dry run |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Greater than 10% change in the capacity of a stormwater storage facility or flow of a waterway within 1 mile |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The use of septic tank – soil absorption fields for on-site waste disposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lowering of water table by pumping or drainage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Raising of water table by altered drainage patterns |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lake frontage |

Yes

No

III Biological resources. Does the proposed project involve any of the following?

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Critical habitat for plants and animals of community interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Endangered, unusual or rare species |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Removal of over 25% of the present trees |

Yes

No

IV Human and scientific interest. Does the proposed project involve any of the following?

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of archaeological interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of geological interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of hydrological interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historic buildings or monuments |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Buildings or monuments of unique architecture |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of identified community recreation use |

Yes

No

V Energy, transportation and communications.

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the development increase the traffic flow in any collector system by more than 10%? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the development traversed by an existing or planned utility corridor? (gas, electricity, water, sewer interceptor, communications, storm sewer) |

Yes

No

VI Population. Does the development increase by more than 10% the school population of any school serving the development?

- | | |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

Yes

No

VII Additional information on any of the above that may have a significant environmental impact.

- | | |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

Yes

No

VIII Appendices and supporting material.

- | | |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

8. Applicant certification

♦ I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.

♦ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with Section 510-149(D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property.

♦ I understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

♦ I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.

♦ I understand if I receive final approvals, it is my responsibility to circulate any documents for appropriate signatures and record any official documents with the Walworth County Register of Deeds.

♦ I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Ron Krueger

Name - Print

Name - Signature

9/16/2025

Date

Name - Print

Name - Signature

Date

Applicant (if different than Property Owner):

Tom Jurasinski

Name - Print

Name - Signature

9/16/2025

Date

Name - Print

Name - Signature

Date

My Name is Tom Jurasinski on behalf of Ron Krueger, Owner of the Sheltering Oaks Campground, we are here to present to all of you on the board, our New Certified Survey Map for hopefully your approval.

Walworth County passed new rules and regulations some time ago that we were not aware of. One of the new regulations requires campgrounds to have a 100' set back from it's neighboring or adjacent properties as a buffer zone. Our family owns the adjacent 100' that we moved the boundary on. It is part of our agriculture land. Because we moved this boundary, the County has now requested of us, to have a new Certified Survey Map created. The moving of the boundary was approved by both the town and the county a few years ago and now we are requesting you're approval on the new CSM.

A few words from Ron Krueger. In 1965 at the age of 26, on borrowed money, I bought me a bulldozer and 2 dump trucks. I went to the Walworth County Zoning-Jim Johnson and got all camping permits to develop the Sheltering Oaks Campground. Jim Johnson worked with us through-out all development. Jim loved camping- what a great guy he was.

This is my story of a young man's ambition being in business for 61 years and a total-total success. I am very proud of what I have accomplished on Army Lake, East Troy. Sheltering Oaks is the best of the best.

70% of my campers have been with me 25 years or longer. Now I have a grandpa and grandma park. The grand kids do come out to visit.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARTS OF BLOCK A,B, AND C, PART OF LOT 30, AND LOTS 31-43, OF OAK PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON APRIL 12TH, 1894, AND PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF EAST TROY, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

SURVEYOR:
RITCHIE P. WENZEL
5000 TOWNE DR. SUITE 160
NEW BERLIN, WI 53151
Phone: (262) 402-5040
Email: rwenzel@lynch-engineering.com
Job #24.5089

OWNER/SUBDIVIDER:
RONALD M. KRUEGER
R M KRUEGER INVESTMENTS, LLC
W1591 SAWYER LANE
EAST TROY, WI 53120

SURVEYOR'S CERTIFICATE:

I RITCHIE P. WENZEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING A REDIVISION OF PARTS OF BLOCK A, B, AND C, PART OF LOT 30, AND LOTS 31 THROUGH 43, INCLUSIVE, OF OAK PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON APRIL 12TH, 1894, AND PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF EAST TROY, COUNTY OF WALWORTH, AND STATE OF WISCONSIN. NOW BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 88°55'52" EAST, 1,687.23 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE SOUTH 09°28'12" WEST, 291.56 FEET; THENCE SOUTH 88°43'25" EAST, 120.50 FEET; THENCE NORTH 66°24'28" EAST, 44.64 FEET; THENCE SOUTH 11°03'18" WEST, ALONG THE WESTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3973 AND THE EXTENSION THEREOF, 346.01 FEET; THENCE SOUTH 56°20'15" WEST, ALONG SAID WEST LINE, 127.88 FEET; THENCE SOUTH 79°20'55" WEST, ALONG SAID WEST LINE, 28.62 FEET; THENCE SOUTH 00°05'54" WEST, ALONG SAID WEST LINE, 100.04 FEET; THENCE NORTH 88°14'42" WEST, 915.07 FEET; THENCE NORTH 00°05'47" EAST, 352.37 FEET; THENCE SOUTH 88°23'55" EAST, 100.04 FEET; THENCE NORTH 00°55'29" WEST, 607.8 FEET MORE OR LESS TO THE ORDINARY HIGH WATER MARK ON ARMY LAKE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ORDINARY HIGH WATER MARK OF ARMY LAKE TO A POINT THAT IS 4.8 FEET NORTH 09°28'12" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 09°28'12" WEST, 4.8 FEET TO THE POINT OF BEGINNING.

THE GROSS AREA OF SAID PARCEL CONTAINS 932,817 SQUARE FEET OR 21.41 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF RONALD M. KRUEGER OF R M KRUEGER INVESTMENTS, LLC, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED AND LAND DIVISION MADE THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE PLATTING ORDINANCE OF THE TOWN OF EAST TROY IN SURVEYING, DIVIDING AND MAPPING SAME.

DATED THIS 4th DAY OF August, 2025.



RITCHIE P. WENZEL, PLS
PROFESSIONAL LAND SURVEYOR S-4027



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARTS OF BLOCK A,B, AND C, PART OF LOT 30, AND LOTS 31-43, OF OAK PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON APRIL 12TH, 1894, AND PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF EAST TROY, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

Legend:

- Found Concrete Monument with brass cap
- Found PK Nail
- Found 3/4" Iron Rod
- Found 1" Iron Pipe
- Set 3/4"x18" Iron Rod weighing 1.13 lbs/foot
- Set 1-1/4" O.D. Iron Pipe weighing 1.68 lbs/foot

WEST 1/4 CORNER SECTION 16-4-18
N. 298,248.29
E. 2,401,659.81

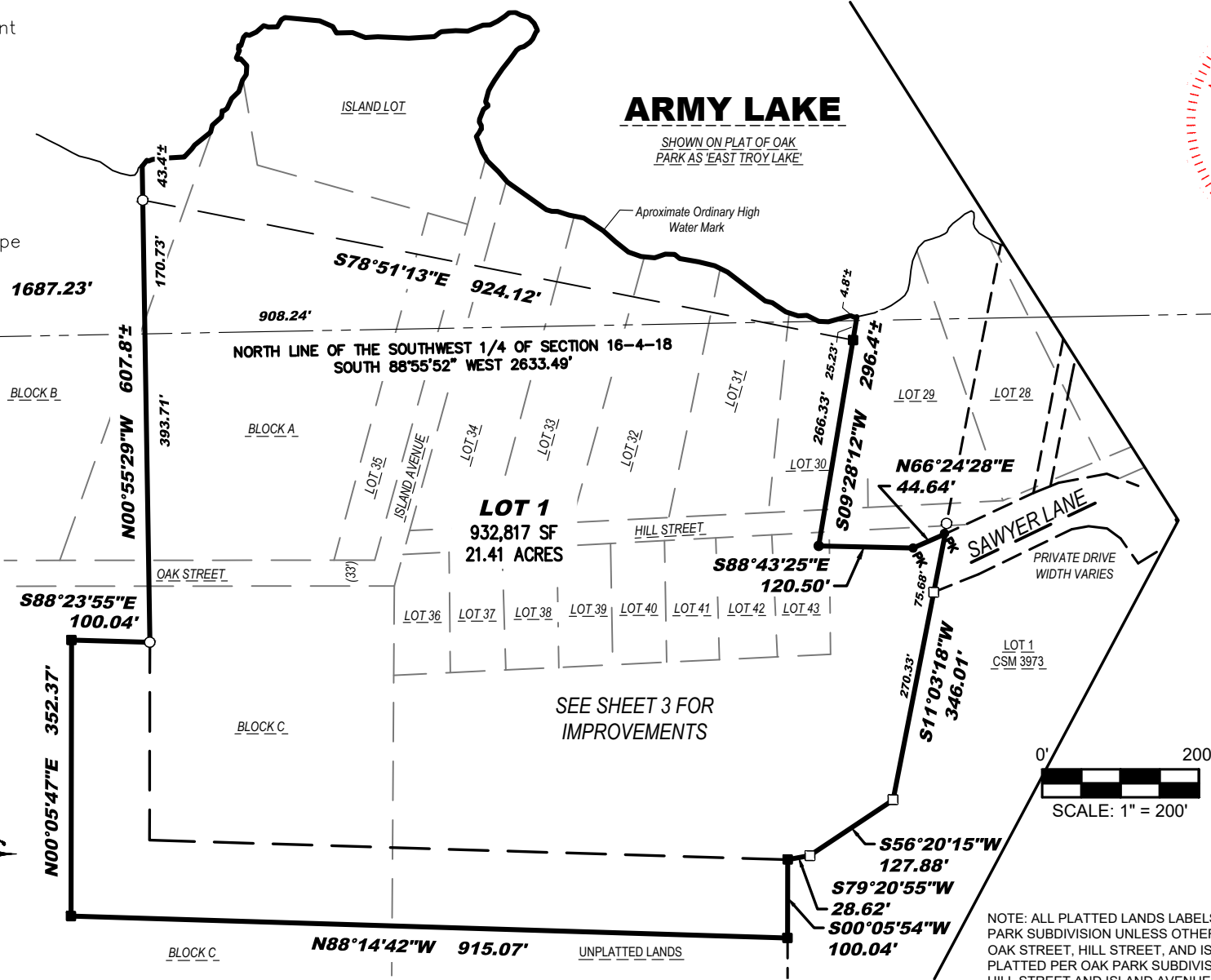
APPROXIMATE ORDINARY HIGH WATER MARK - FOR REFERENCE ONLY PER STATE STATUTE 236.025

"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OF A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

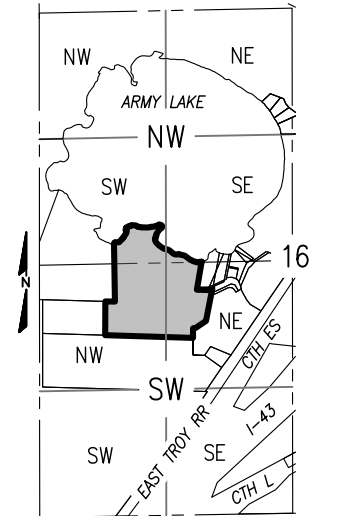
"This lot line adjustment is for the purposes of the sale of exchange of land between adjoining land owners that does not create additional lots and the original parcels are not reduced below the minimum size required by the Walworth County Code of Ordinances (Zoning/ Shoreland Zoning)."



5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



CENTER CORNER SECTION 16-4-18
N. 298,297.42
E. 2,404,292.71



VICINITY MAP
NW 1/4 & SW 1/4 Section 16-4-18
SCALE: 1" = 2000'

NOTE: ALL PLATTED LANDS LABELS REFER TO OAK PARK SUBDIVISION UNLESS OTHERWISE STATED.
OAK STREET, HILL STREET, AND ISLAND AVENUE ARE ALL RIGHT OF WAYS PLATTED PER OAK PARK SUBDIVISION THAT ARE UNIMPROVED AT THIS TIME.
HILL STREET AND ISLAND AVENUE DO NOT SHOW A WIDTH ON THE RECORDED PLAT.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-83), with the North line of the Southwest 1/4 of Section 16, having an assumed bearing of South 88°55'52" West.

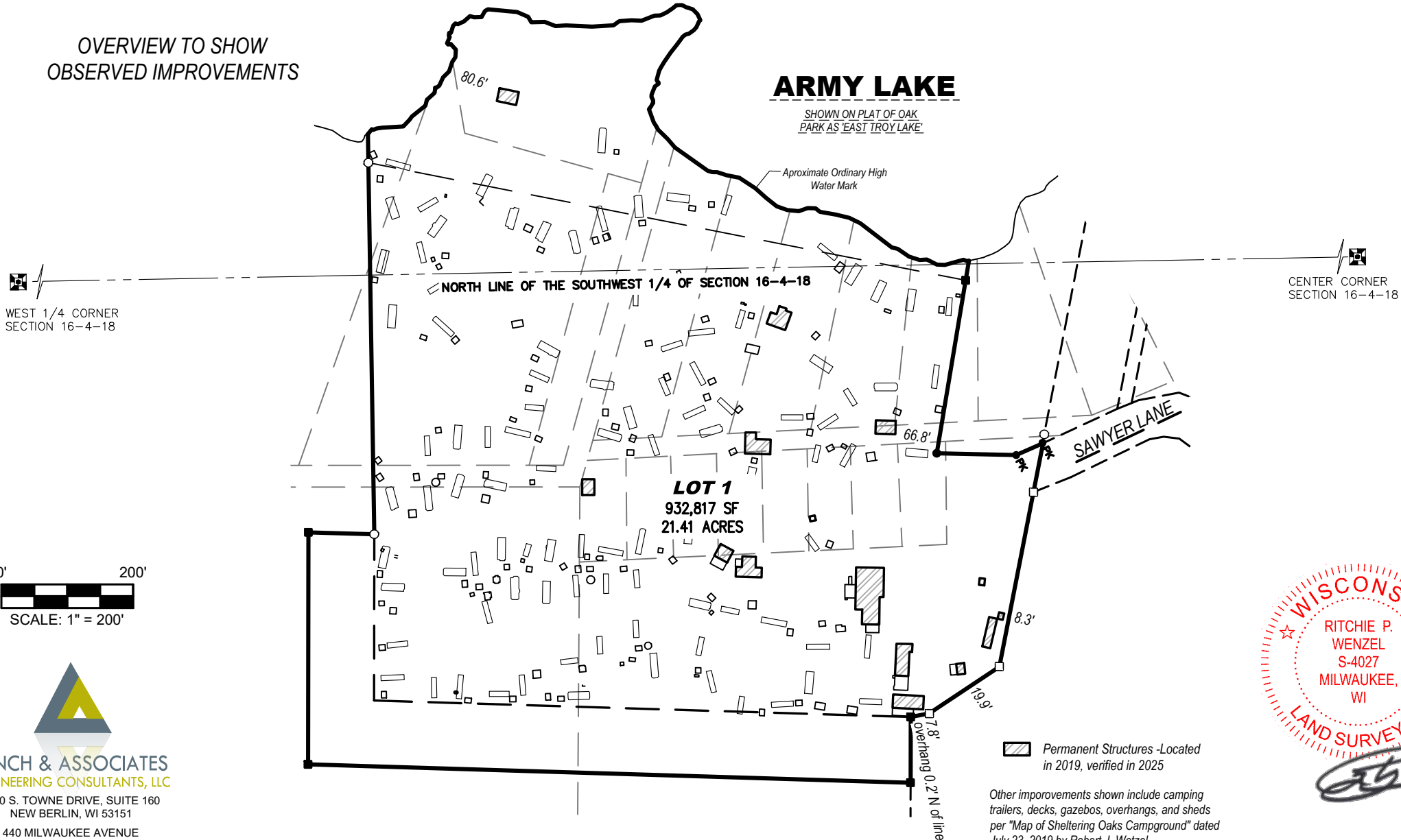
FIELD WORK COMPLETION
DATE: 6/10/2025 RW
Date: 8/4/2025
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARTS OF BLOCK A,B, AND C, PART OF LOT 30, AND LOTS 31-43, OF OAK PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON APRIL 12TH, 1894, AND PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF EAST TROY, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.



OVERVIEW TO SHOW
OBSERVED IMPROVEMENTS



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

Permanent Structures - Located
in 2019, verified in 2025

Other improvements shown include camping
trailers, decks, gazebos, overhangs, and sheds
per "Map of Sheltering Oaks Campground" dated
July 23, 2019 by Robert J. Wetzel.



A REDIVISION OF PARTS OF BLOCK A,B, AND C, PART OF LOT 30, AND LOTS 31-43, OF OAK PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON APRIL 12TH, 1894, AND PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWNSHIP OF EAST TROY, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

R M KRUEGER INVESTMENTS LLC, an entity duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped, as represented on this Certified survey Map.

Ronald M. Krueger | R M KRUEGER INVESTMENTS LLC

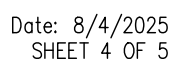
Personally came before me this _____ day of _____, 20_____, Ronald M. Krueger of the above named entity, to me known as the person(s) who executed the foregoing instrument, and to me known to be the Owner of the entity, and acknowledged that he executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

In Witness of, Mukwonago Citizens Bank, has caused these presents to be signed by {First Name _____ Last Name _____}, its {Title _____}, and {First Name _____, Last Name _____} its {Title _____} in the Village of Mukwonago, Wisconsin, this _____ day of _____, 20____.

{Signature}

My Commission Expires: _____



CERTIFIED SURVEY MAP NO. _____

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WALWORTH COUNTY APPROVAL

Approved by resolution of the Walworth County Zoning Department on this _____ day of _____, 2025.

_____, _____
{Print - First Name Last Name} {Title}

TOWN OF EAST TROY BOARD APPROVAL:

This Map, being a part of the NW 1/4 and the SW 1/4 , Town of East Troy, Walworth County, Wisconsin, having been approved by the Town Board, is hereby approved and accepted by the Town Board of Trustees of the Town of East Troy on this _____ day of _____, 20____.

_____, _____
{Print - First Name Last Name} {Title}

_____, _____
{Print - First Name Last Name} {Title}

