

PREPARED FOR:

CHRISTINE FOX
SHOREWEST REALTY
262-903-0717

FOR

TRILAND DEVELOPERS LLC

LOT 74
VACANT
NO STRUCTURES

PLAT OF SURVEY

- OF -

Lot 53, in Glen Oaks of Delavan as recorded in Cab D, Slide 87 in Walworth County Records, being a part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 13, in Township 2 North, Range 15 East, in the City of Delavan, Walworth County, Wisconsin.

LOT 52
VACANT
NO STRUCTURES

12' utility easement
per subdivision plat

corner falls in
drainage structure
15.30'

S 87°31'01" W 93.00'
(S 87°25'57" W 93.03')

LOT 54
HOUSE
UNDER
CONSTRUCTION

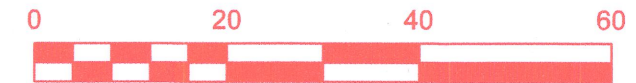
LOT 53
12922 SF
0.2966 A
VACANT
NO STRUCTURES

N 02°32'18" W 139.13'
(S 02°34'03" E 138.90')

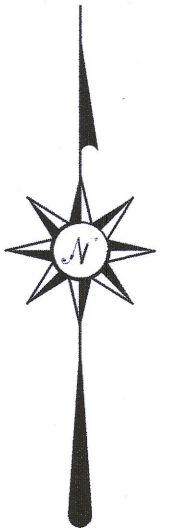
N 02°32'18" W 138.96'
(S 02°34'03" E 138.90')

20' storm sewer easement
per subdivision plat

(S 87°25'57" W 93.03')
(S 87°24'40" W 93.00')



BASIS OF BEARING: THE US STATE PLANE COORDINATE SYSTEM
WISCONSIN SOUTH ZONE NAD 83 (2011)



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND THE LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THIS DATE HEREOF.

DATED THIS 12TH DAY OF MARCH 2023

(XXX) = RECORDED AS

○ = FOUND IRON PIPE 2-3/8" O.D.

○ = FOUND IRON PIPE 1-1/4" O.D.

⊠ = COMMUNICATIONS UTILITY PEDESTAL

⊠ = ELECTRICAL UTILITY PEDESTAL

⊙ = WATER VALVE

⊙ = MANHOLE

— s — = SANITARY SEWER LINE

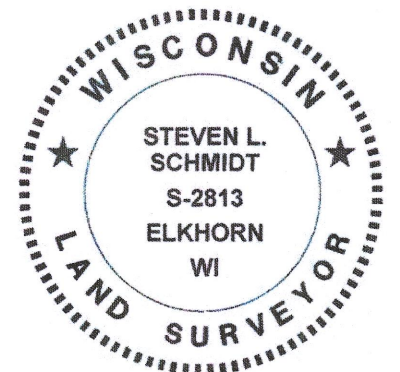
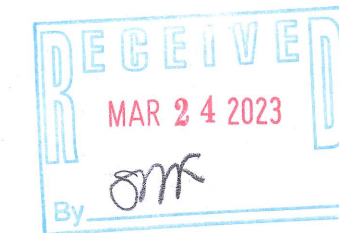
SCALE 1" = 20'

JOB NO. 2023-010

TAX ID # XLGE 00053

XLGE-53

TAMARACK STREET



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Steven L. Schmidt

STEVEN L SCHMIDT S - 2813
Wisconsin Professional Land Surveyor

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