

Revised Date: July 3, 2025
Revised Date: April 9, 2025
Revised Date: April 2, 2025
Revised Date: March 19, 2025
Revised Date: January 20, 2025
November 20, 2024

AS-BUILT SURVEY

Survey No. 24.6001.13

LOCATION: 4415 ROBBINS ROAD
DELANAN, WI 53115

PREPARED FOR: JOHN MATUSTIK - MATUSTIK BUILDERS

PROPERTY DESCRIPTION:
LOT 12 OF BLOCK 1, SUNNY DEL SUBDIVISION, LOCATED IN THE
SOUTHEAST FRACTIONAL 1/4, SECTION 32, TOWN 2 NORTH, RANGE 16,
EAST, WALWORTH COUNTY, WISCONSIN.

CURRENT OWNER: ANDREW & MARICA IPPOLITE

TAX ID: FSU 00012

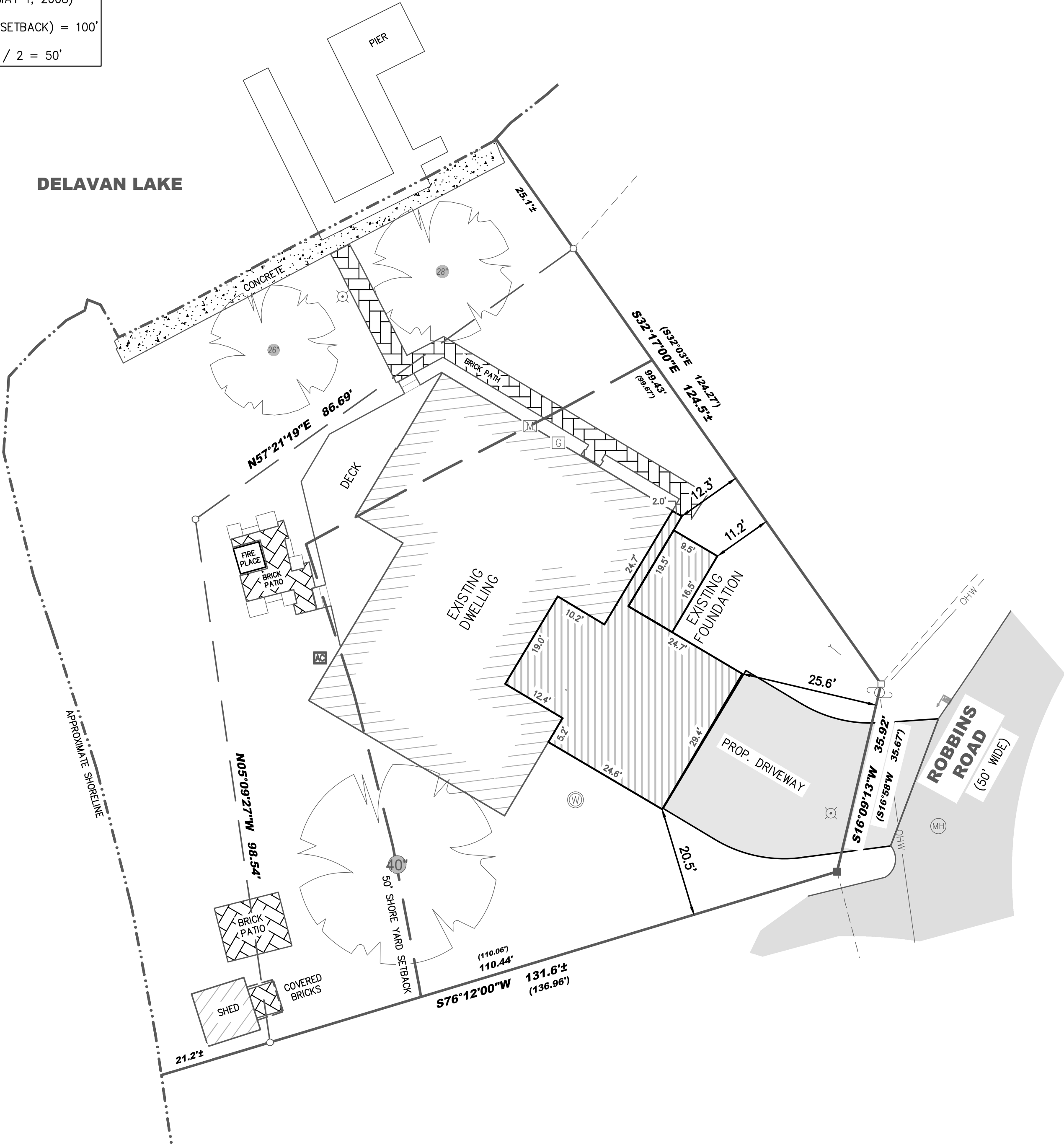
*SHORE YARD AVERAGE CALCULATION:
(PER FERRIS HANSON SURVEY DATED MAY 1, 2008)

45' (LOT 13 SETBACK) + 55' (LOT 11 SETBACK) = 100'

100' (TOTAL OF ABUTTERS SETBACKS) / 2 = 50'

- Legend:
- Found Iron Rod
 - Found Iron Pipe
 - Set 3/4" Iron Rod
 - Utility Pole
 - Light Pole
 - Electric Meter
 - Air Conditioner
 - TV Pedestal
 - Manhole
 - Gas Meter
 - Mail Box
 - Deciduous Tree
 - Well

DELANAN LAKE



0' 15'
SCALE: 1" = 15'

BASIS OF BEARING HEREON RELATES TO THE SOUTH LINE
OF LOT 12, BLOCK 1 OF SUNNY DELL SUBDIVISION AS
RECORDED; ASSUMED BEARING SOUTH 76°12' WEST.

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."

LYNCH & ASSOCIATES
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WISCONSIN
RITCHIE P. WENZEL
S-4027
MILWAUKEE, WI
LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. 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 an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027