PLAT OF SURVEY

LEGAL DESCRIPTION:

PART OF LOT 4, 5, AND 6 OF SIDON SUBDIVISION, WHICH SUBDIVISION IF LOCATED IN THE WEST FRACTIONAL HALF OF SECTION TWENTY-EIGHT, TOWNSHIP TWO NORTH, RANGE SIXTEEN EAST OF WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 5, THENCE NORTH 47° EAST ALONG THE NORTH LINE OF SAID LOT 5, 5.7 FEET; THENCE SOUTH 15°47' EAST 228.11 FEET TO A POINT ON THE BASE LINE OF SAID SUBDIVISION THAT IS LOCATED 14.10 FEET NORTH 47° EAST FROM THE INTERSECTION OF THE WEST LINE OF LOT 4 WITH THE BASE LINE; THENCE CONTINUE ALONG THE SAME COURSE 19.08 FEET TO THE SHORE OF DELAVAN LAKE; THENCE SOUTHWESTERLY ALONG THE SHORE 71.8 FEET MORE OR LESS TO A POINT; THENCE NORTH 17°46' WEST 29.41 FEET, TO A POINT THAT IS LOCATED 20 FEET FROM A POINT ON THE BASE LINE OF THE SUBDIVISION WHICH POINT ON THE BASE LINE IS LOCATED 35.90 FEET SOUTH 47° WEST OF THE INTERSECTION OF THE BASE LINE WITH THE EAST LINE OF SAID LOT 5; THENCE CONTINUE NORTH 17°46' WEST 164.41 FEET TO A POINT THAT IS 10.5 FEET NORTHEASTERLY OF A NAIL IN AN IRON WOOD TREE; THENCE NORTH 77°16' EAST 8.00 FEET; THENCE NORTH 15°04' WEST 55.98 FEET TO THE NORTH LINE OF SAID LOT 6 AND 5, 63.40 FEET TO THE PLACE OF BEGINNING. ALSO A PARCEL OF LAND LOCATED NORTH OF THE ABOVE DESCRIBED LAND, WHICH LAND IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 47° EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 67.23 FEET TO A POINT THAT IS 10.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 19°50' WEST ALONG THE DELAVAN LAKE BOAT COMPANY PROPERTY 110.80 FEET TO THE CENTERLINE OF THE PUBLIC HIGHWAY; THENCE SOUTH 73°54' WEST ALONG THE CENTERLINE OF THE PUBLIC HIGHWAY 106.20 FEET; THENCE SOUTH 15°04' EAST 169.61 FEET TO THE NORTH LINE OF SIDON SUBDIVISION; THENCE NORTH 47° EAST ALONG THE NORTH LINE OF LOT 6 OF SAID SUBDIVISION, 63.40 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED IN VOLUME 427 OF RECORDS, ON PAGE 185, AS DOCUMENT NO. 161293 AND DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE WEST HALF OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 5 OF THE PLAT OF SIDON, A SUBDIVISION LOCATED IN SAID SECTION 28; THENCE SOUTH 47°00' WEST ALONG THE NORTH LINE OF SAID LOT 5, 10.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 19°50' WEST NORTH LINE OF SAID LOT 5, 10.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 19°50' WEST 110.80 FEET TO THE CENTERLINE OF THE PUBLIC ROAD; THENCE SOUTH 73°54' WEST ALONG SAID CENTERLINE 12.03 FEET; THENCE SOUTH 19°50' EAST 116.71 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 47°00' EAST ALONG SAID NORTH LINE 13.05 FEET TO THE PLACE OF BEGINNING.

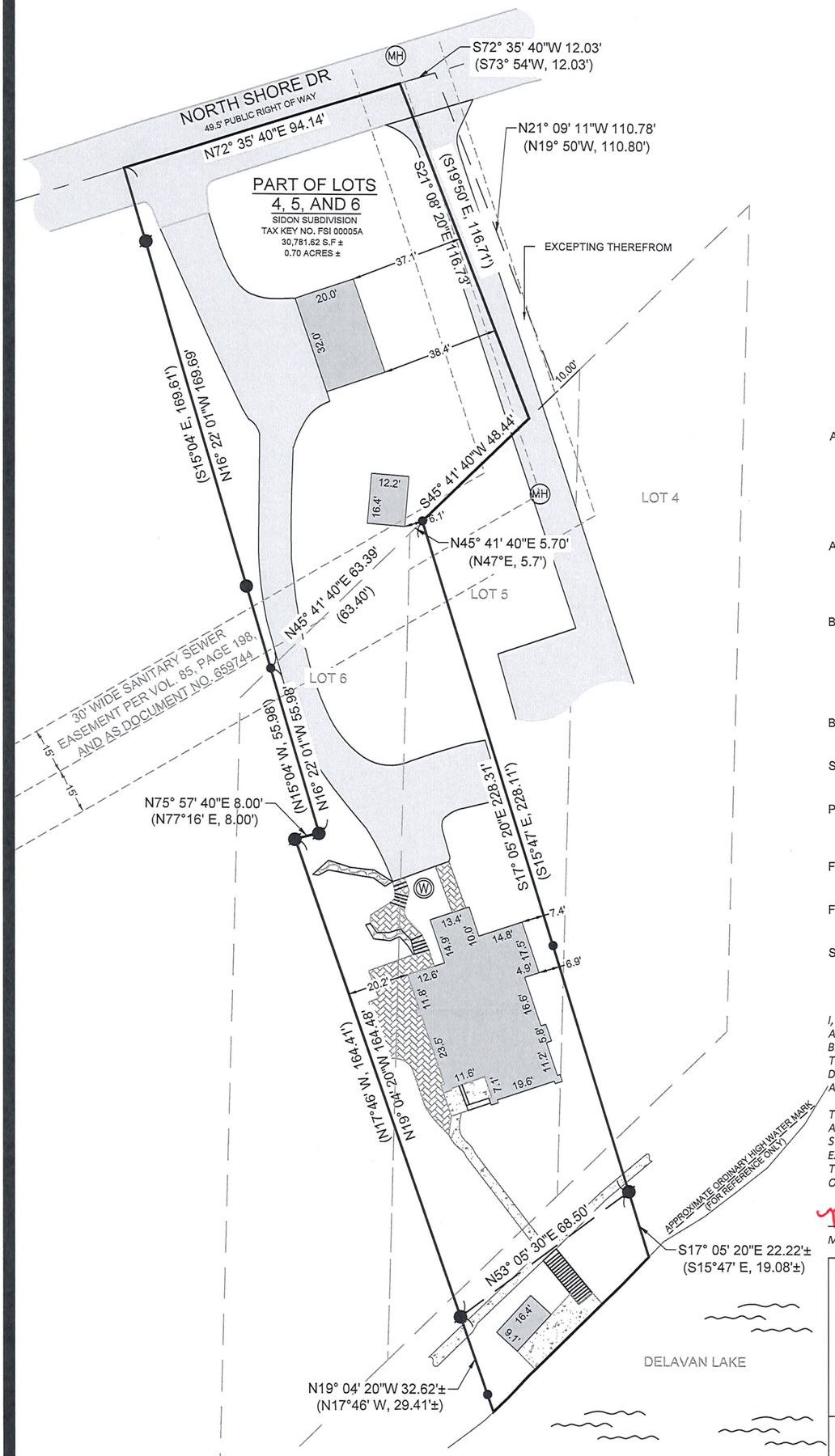
N

0 40 80 Feet

SCALE: 1" = 40'
SHEET SIZE: 11 x 17

LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- EXISTING STONE
- (xx) RECORDED AS
- WATER
- FOUND 1" IRON PIPE
- FOUND .5" IRON PIPE
- FOUND IRON ROD
- FOUND WELL
- FOUND MANHOLE



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

ATTENTION:
OWNER HAS WAIVED THE REQUIREMENT OF AE 7.03 THAT STATES THE SURVEYOR SHALL SET MONUMENTS MARKING THE CORNERS OF THE PARCEL.

BASIS OF BEARING:
GRID NORTH, THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011).

THE CENTERLINE OF NORTH SHORE DRIVE IS ASSUMED TO BEAR N72°35' 40"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
RJ AMANN BUILDERS

PROPERTY ADDRESS:
2528 NORTH SHORE DR.
DELAVAN, WI 53115

FIELD WORK COMPLETED ON:
FEBRUARY 19, 2026

FIELD CREW CHIEF:
LUKE LILLA

SURVEYOR:
MICHAEL J. MARTIN, PLS
CARDINAL ENGINEERING LLC

WISCONSIN
MICHAEL J. MARTIN
S-2307
EAGLE, WI
LAND SURVEYOR

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.

M J Martin — 03-05-26

MICHAEL J. MARTIN, PLS #2307 — *DATE*

CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 03 / 05 / 2026 JOB No. 26131
SHEET 1 OF 1 RAB