

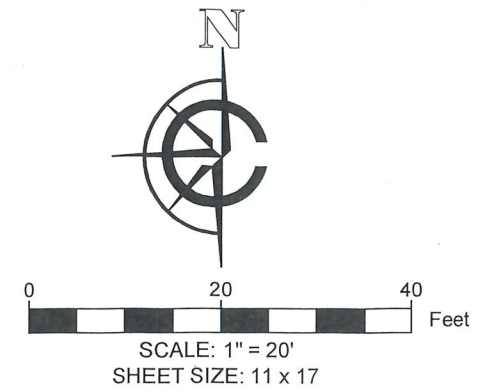
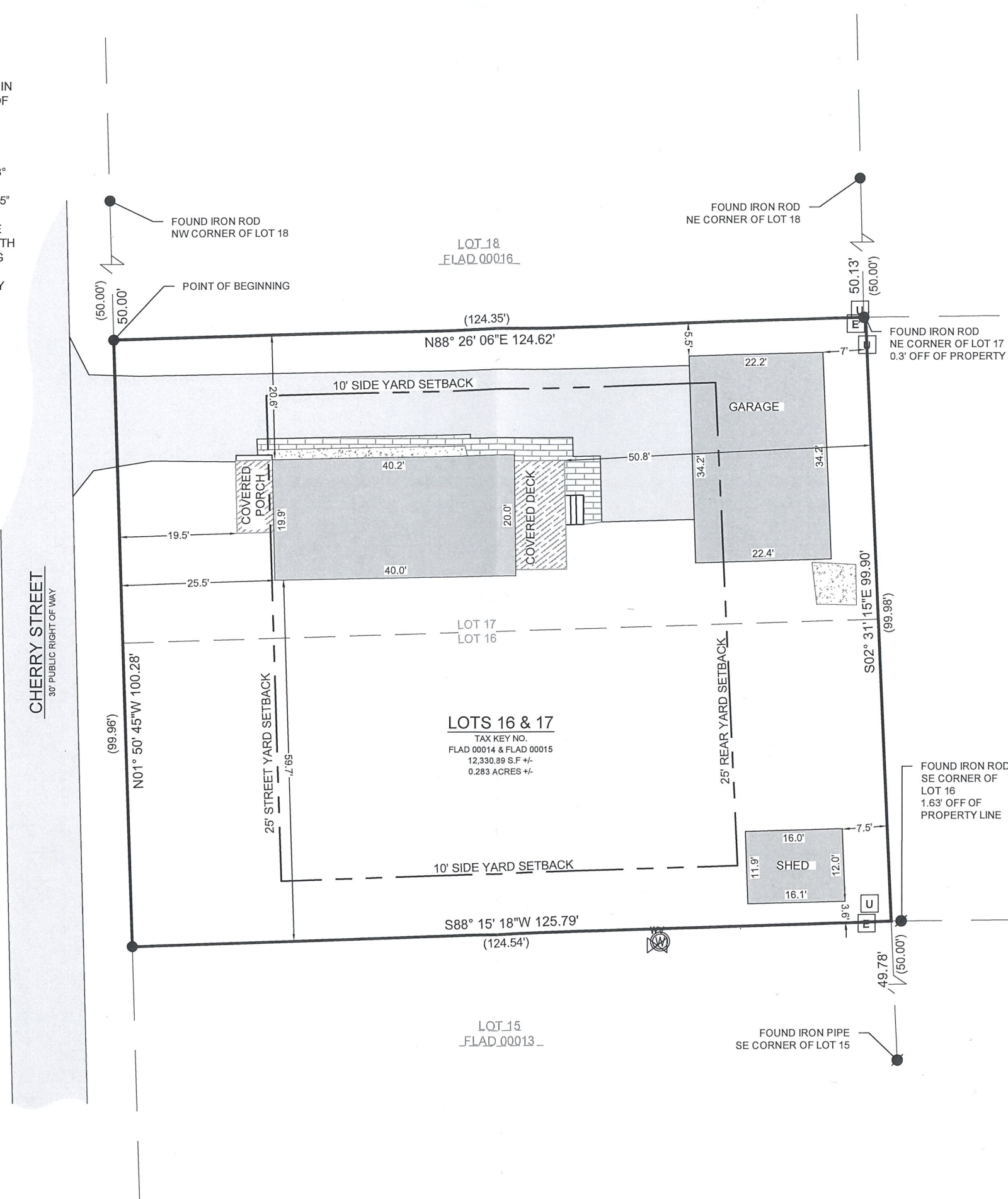
PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 16 AND LOT 17 IN LAKE DELAVAN HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 21 EAST, IN THE TOWN OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17; THENCE NORTH 88° 26' 06" EAST, ALONG THE NORTH LINE OF LOT 17, A DISTANCE OF 124.62 FEET TO THE NORTHEAST CORNER OF LOT 17; THENCE, SOUTH 02° 31' 15" EAST, 99.90 FEET TO THE SOUTHEAST CORNER OF LOT 16; THENCE SOUTH 88° 15' 18" WEST, ALONG THE SOUTH LINE OF LOT 16, A DISTANCE OF 125.79 FEET, TO THE SOUTHWEST CORNER OF LOT 16; THENCE, NORTH 01° 50' 45" WEST, 100.28 FEET TO THE POINT OF BEGINNING. CONTAINING 12,596.97 SQUARE FEET (0.29 ACRES), MORE OR LESS. SAID LAKE DELAVAN HIGHLANDS BEING A SUBDIVISION DULY RECORDED FEBRUARY 2, 1925, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME 1 OF PLATS, ON PAGE 94, AND AS DOCUMENT NUMBER P248512.

NOTE: PER WALWORTH COUNTY GIS, PARCEL IS ZONING R-2A WITH THE FOLLOWING SETBACKS:
 FRONT - 25 FEET
 SIDES - 10 FEET
 REAR - 25 FEET



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

THE WEST LINE OF LOTS 16 & 17 AS ASSUMED TO BEAR N01° 50' 45" W

BUILDING SURVEYED TO:
 THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
 JESSICA E. GREENE-ROSIER

PROPERTY ADDRESS:
 4214 CHERRY AVENUE
 DELAVAN, WI 53115

FIELD WORK COMPLETED ON:
 04-09-2026

FIELD CREW CHIEF:
 LUKE LILLA

SURVEYOR:
 MICHAEL J. MARTIN, PLS
 CARDINAL ENGINEERING LLC



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 04-20-26
 MICHAEL J. MARTIN, PLS #2307 DATE

LEGEND	
	EXISTING BUILDING
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING BRICK
	EXISTING DECK
(xxx)	RECORDED AS
	FOUND 1" IRON PIPE
	FOUND IRON ROD
	FOUND ELECTRIC PEDESTAL
	FOUND UTILITY PEDESTAL
	FOUND WATER VALVE
	FOUND WELL

CARDINAL
 PLAN | SURVEY | ENGINEER

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

DATE: 04 / 13 / 2026 JOB No. 26207
 SHEET 1 OF 1 KKG