

PLAT OF SURVEY

LEGAL DESCRIPTION:
 LOT 13 OF BLOCK 1 OF OAKWOOD HEIGHTS SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 15 EAST, IN THE TOWN OF RICHMOND, WALWORTH COUNTY, WISCONSIN.

SAID OAKWOOD HEIGHTS SUBDIVISION BEING DULY RECORDED ON MAY 14, 1953, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN VOLUME A PAGE 74A, AND AS DOCUMENT P452131.

ATTENTION:

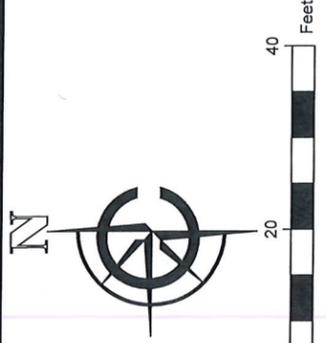
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION".

SITE STATISTICS:

EXISTING ZONING: R-1
 SIDE YARD: 15'
 FRONT/STREET: 25'
 REAR YARD: 25'
 SHORE: 75'

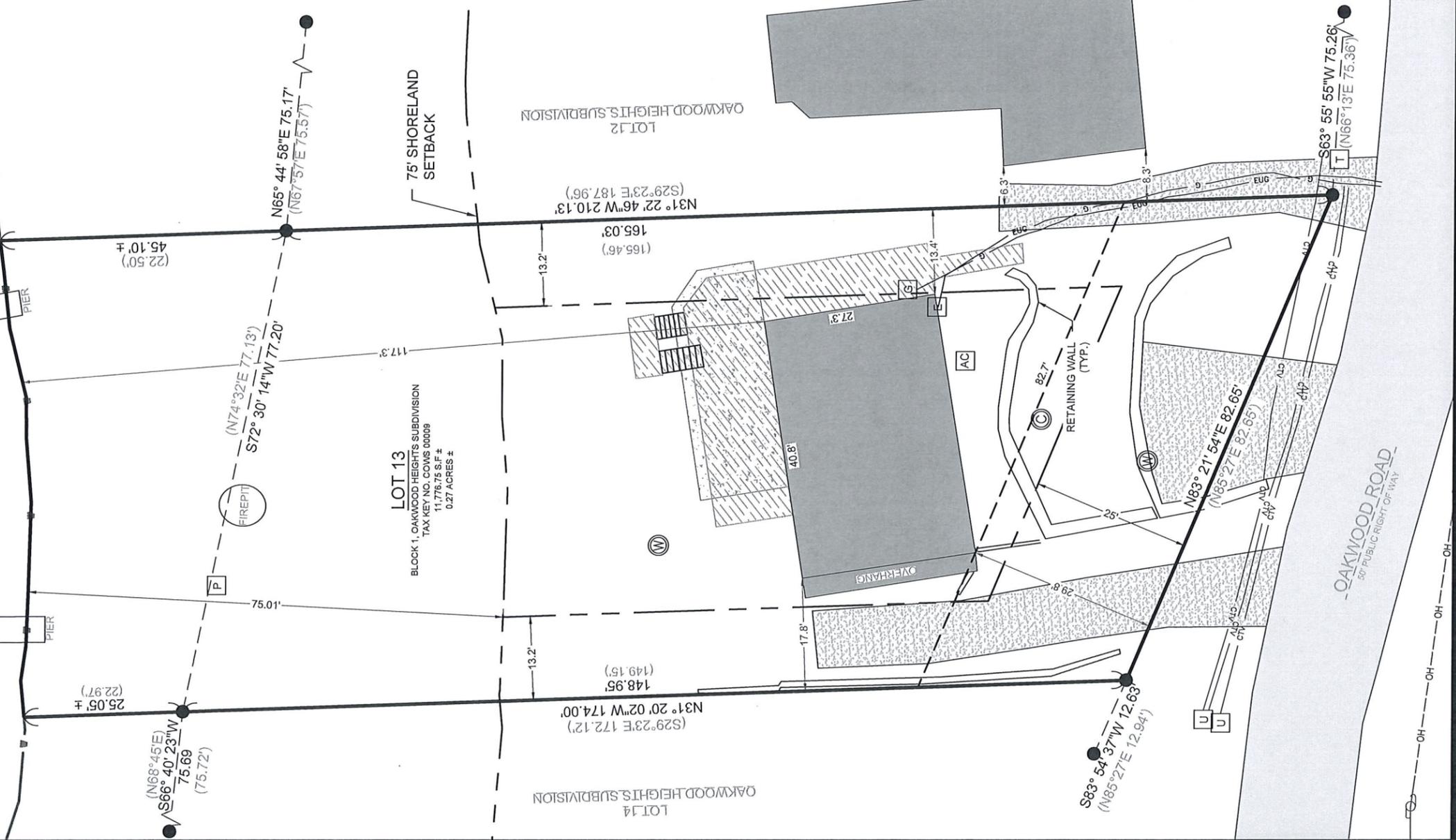
- LEGEND**
- EXISTING BUILDING
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING GRAVEL
 - EXISTING DECK
 - RECORDED AS

- FOUND 1" IRON PIPE
- FOUND WELL
- FOUND CONCRETE LID
- FOUND UTILITY PEDESTAL
- POST W/ OUTLET
- FOUND GAS METER
- FOUND AC UNIT
- FOUND TELE. PEDESTAL
- FOUND ELECTRIC METER
- FOUND UTILITY PEDESTAL
- UTILITY POLE



APPROXIMATE ORDINARY HIGH WATER MARK
 (FOR REFERENCE ONLY)

- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND ELECTRICAL
- LINE USED TO CALCULATE 16% OF LOT WIDTH FOR SIDE YARD SETBACK PER WALWORTH COUNTY ZONING DEPARTMENT



Impervious Surface Calculations		
Impervious Surface	Pre-Construction # ¹	Post-Construction # ²
Walworth County permit addendum - Worksheet		
a. Decking	1208	
b. Garage		
c. Accessory Structure #1		
d. Accessory Structure #2		
e. Accessory Structure #3		
f. Accessory Structure #4		
g. Accessory Structure #5		
h. Driveway(s) (including gravel, gravel or gravel areas, gravel base, etc.)	1022	
i. Sidewalk(s) (including gravel, gravel base, etc.)		
j. Pathway(s)		
k. Patio(s)	490	
l. Deck(s)	815	
m. Miscellaneous Structures	238	
TOTAL	3771	0
Pre-Construction Impervious %	26.30%	
Post-Construction Impervious %	0.00%	
Net Change	-14,290	

BASIS OF BEARING:
 THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (2011). THE EAST LINE OF LOT 13 OF BLOCK 1 OF OAKWOOD HEIGHTS SUBDIVISION IS ASSUMED TO BEAR N31°33'26"W.

BUILDING SURVEYED TO:
 THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
 DAN LEGGE

PROPERTY ADDRESS:
 N7049 OAKWOOD ROAD
 WHITEWATER, WISCONSIN 53190

FIELD WORK COMPLETED ON:
 AUGUST 15, 2025

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
 MICHAEL J. MARTIN, PLS #2307
 DATE: **9-22-25**



CARDINAL
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 LAKE GENEVA, WI 53147
 262-757-8776
 PLANSURVEYENGINEER.COM

DATE: 9/22/2025
 SHEET 1 OF 1
 JOB No. 25373
 MMB