

Plat of Survey

of

Tax Parcel FMAS 00007A,

located in Government Lot 1 in the Northeast 1/4 of Section 28, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin.

Legal Description

Lot 34 of Makovsky's Subdivision, together with a parcel of land located in the Northeast 1/4 of Section 28, Town 2 North, Range 16 East, Town of Delavan, Walworth County, Wisconsin, described as follows, to-wit: All that portion of Makovsky's Subdivision known as "walk" lying East of and adjoining said Lot 34; and described as follows: Beginning at the Northeast corner of said Lot 34; thence East along the Easterly extension of the North line of said Lot 34; 18.00 feet to the West line of Lot 9 of Cedar Point; thence South along the West line of said Lot 9, 357.6 feet more or less to the shore of Delavan Lake; thence West along the shore of Delavan Lake 18.0 feet to the Southeast corner of said Lot 34; thence North along the East line of said Lot 34, 357.1 feet to the place of beginning.

Surveyed for: **Thelen Total Construction, Inc.**

1497 North Wisconsin Street
P.O. Box 17
Elkhorn, Wisconsin 53121

Cedar Point Drive

Fleming Drive



Bearings referenced to the West line of the Northeast 1/4 of Section 28-2-16, recorded as N0°59'43"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Underground Utilities

See Note 4
Underground Utilities
---S--- Sanitary Sewer Line
---G--- Gas Line
---T--- Telephone Line

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Impervious Surface	See Rev. 2	See Rev. 3
a. Dwelling	2,548 sq.ft.	3,326 sq.ft.
b. Garage	124 sq.ft.	0 sq.ft.
c. Acc. Struc. 1	192 sq.ft.	192 sq.ft.
d. Acc. Struc. 2	0 sq.ft.	0 sq.ft.
e. Acc. Struc. 3	0 sq.ft.	0 sq.ft.
f. Acc. Struc. 4	0 sq.ft.	0 sq.ft.
g. Acc. Struc. 5	0 sq.ft.	0 sq.ft.
h. Driveway(s)	1,795 sq.ft.	3,067 sq.ft.
i. Sidewalk(s)	1,471 sq.ft.	575 sq.ft.
j. Stairway(s)	195 sq.ft.	170 sq.ft.
k. Patio(s)	0 sq.ft.	863 sq.ft.
l. Deck(s)	684 sq.ft.	133 sq.ft.
m. Misc. Struc.	1,045 sq.ft.	1,023 sq.ft.
TOTAL	8,054 sq.ft.	9,339 sq.ft.
TOTAL SITE AREA	33,581 sq.ft.	33,581 sq.ft.
PERCENTAGE	24%	28%

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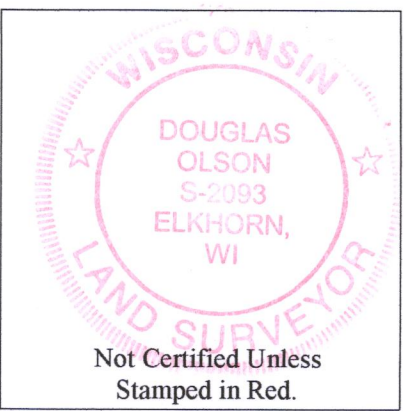
I hereby certify that I have surveyed the above described property in compliance with Chapter A-E 7 of the Wisconsin Administrative Code and that the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary lines, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Notes:

- This Plat of Survey is not certified unless signed and sealed in red ink.
- This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
- The Survey Date shown on this Plat of Survey is the completion date of the field work.
- The approximate location of underground utilities are shown as flagged by diggers hotline.



Legend of Symbols & Abbreviations

Found County Section Corner
Found Iron Pipe
Set Iron Pipe 1" dia.
Recorded Information
Utility Pedestal
Concrete Cover
Septic Vent
Asphalt Surface
Concrete Surface
Gravel Surface

Coniferous Tree & Diameter
Deciduous Tree & Species
Oak
Maple
Crab Apple

N North
S South
E East
W West
In Bearings
Degrees
Seconds
In Distances
Feet
Inches
No. Number
NW Northwest
NE Northeast
SE Southeast
SW Southwest
Dia. Diameter

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Rural | Residential | Commercial

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Scale in Feet

1" = 20'



Survey date: June 23, 2017.

Revisions: No. 1 - Topo, Utilities, etc.
No. 2 - Existing Impervious Surface Computations
No. 3 - Proposed Improvements & Proposed Impervious Surface Computations



FMAS-7A 216-5486