

LAND-MARK SURVEYING
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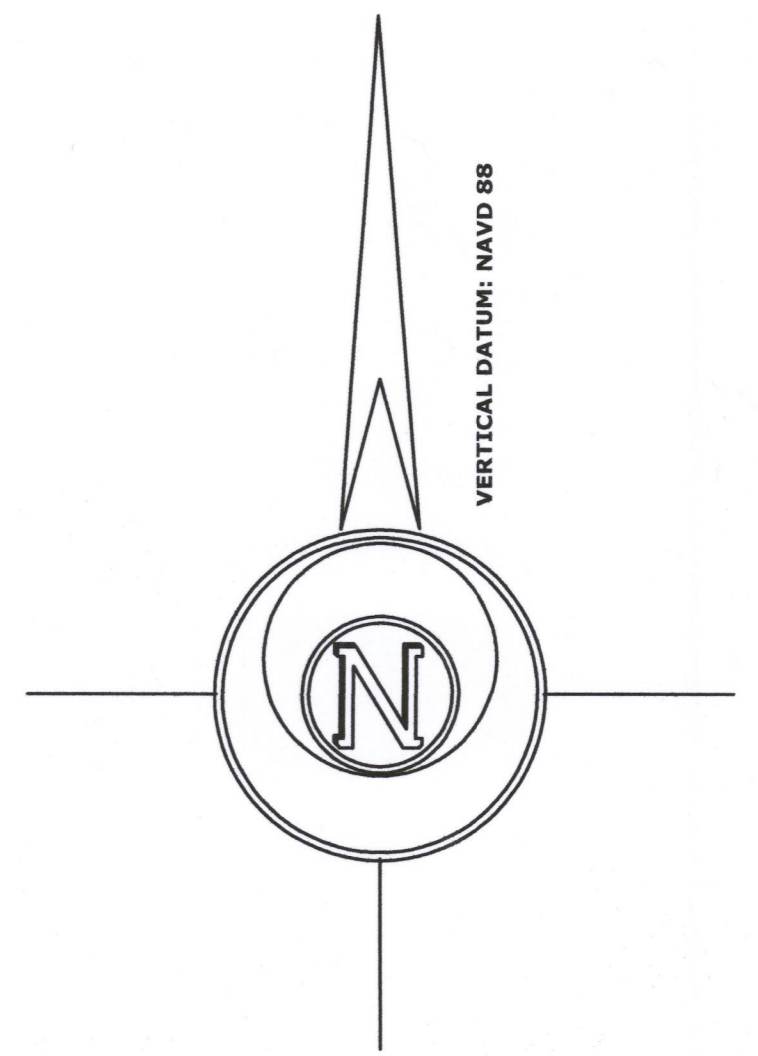
PLAT OF SURVEY

ORDERED BY:
THELEN TOTAL CONSTRUCTION
1497 N. WISCONSIN
ELKHORN, WI 53121

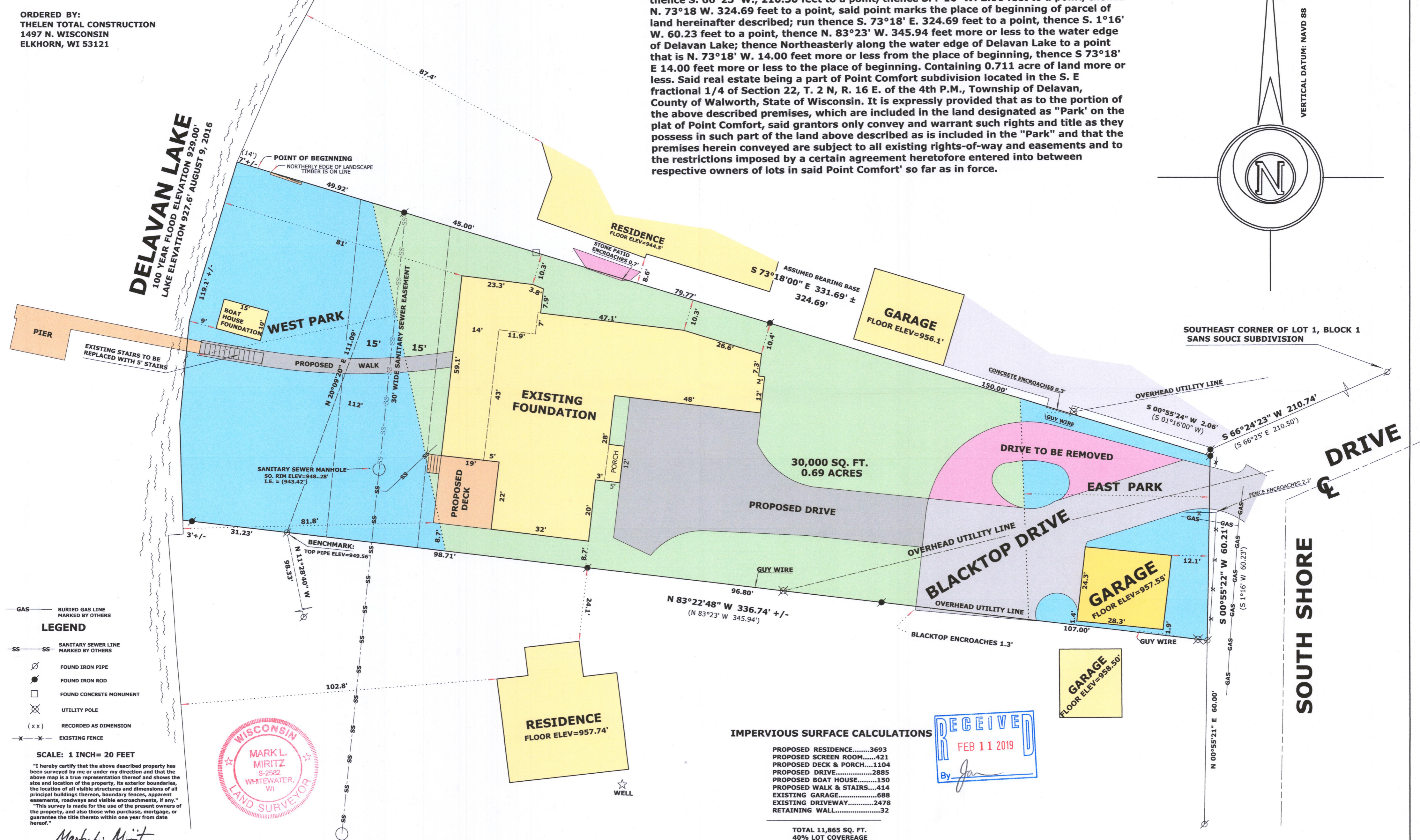
LEGAL DESCRIPTION

AS FOUND IN TITLE COMMITMENT NO. 417965, CHICAGO TITLE INSURANCE CO.

Beginning at the S. E. corner of Lot #1, Block # 1 of Sans Souci Subdivision, as platted and recorded with the Register of Deeds, in and for Walworth County, Wisconsin; run thence S. 66°25' W., 210.50 feet to a point, thence S. 1°16' W. 2.06 feet to a point, thence N. 73°18' W. 324.69 feet to a point, said point marks the place of beginning of parcel of land hereinafter described; run thence S. 73°18' E. 324.69 feet to a point, thence S. 1°16' W. 60.23 feet to a point, thence N. 83°23' W. 345.94 feet more or less to the water edge of Delavan Lake; thence Northeasterly along the water edge of Delavan Lake to a point that is N. 73°18' W. 14.00 feet more or less from the place of beginning, thence S 73°18' E 14.00 feet more or less to the place of beginning. Containing 0.711 acre of land more or less. Said real estate being a part of Point Comfort subdivision located in the S. E fractional 1/4 of Section 22, T. 2 N, R. 16 E. of the 4th P.M., Township of Delavan, County of Walworth, State of Wisconsin. It is expressly provided that as to the portion of the above described premises, which are included in the land designated as "Park" on the plat of Point Comfort, said grantors only convey and warrant such rights and title as they possess in such part of the land above described as is included in the "Park" and that the premises herein conveyed are subject to all existing rights-of-way and easements and to the restrictions imposed by a certain agreement heretofore entered into between respective owners of lots in said Point Comfort' so far as in force.



DEHAVAN LAKE
100 YEAR FLOOD ELEVATION 929.00'
LAKE ELEVATION 927.6' AUGUST 9, 2016



- LEGEND**
- GAS — BURIED GAS LINE MARKED BY OTHERS
 - SS — SS — SANITARY SEWER LINE MARKED BY OTHERS
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - FOUND CONCRETE MONUMENT
 - ⊗ UTILITY POLE
 - (X X) RECORDED AS DIMENSION
 - X — X — EXISTING FENCE

SCALE: 1 INCH= 20 FEET

I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Mark L. Miritz
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WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: AUGUST 18, 2016 JOB NO. 04.1016



REVISED JUNE 25, 2018 TO
SHOW PROPOSED RESIDENCE
REVISED DEC. 15, 2018 TO
BOAT HOUSE & RESIDENCE
FOUNDATIONS

IMPERVIOUS SURFACE CALCULATIONS

| | |
|-----------------------------|------|
| PROPOSED RESIDENCE..... | 3693 |
| PROPOSED SCREEN ROOM..... | 421 |
| PROPOSED DECK & PORCH..... | 1104 |
| PROPOSED DRIVE..... | 2885 |
| PROPOSED BOAT HOUSE..... | 150 |
| PROPOSED WALK & STAIRS..... | 414 |
| EXISTING GARAGE..... | 688 |
| EXISTING DRIVEWAY..... | 2478 |
| RETAINING WALL..... | 32 |

TOTAL 11,865 SQ. FT.
40% LOT COVERAGE



FPC-2

210-5555