## PLAT OF SURVEY LOT 7 OF THE ISLAND OF LAKE DELAVAN, A SUBDIVISION OF GOVERNMENT LOT 4, OF THE SW 1/4 OF THE NW 1/4, AND THE NW 1/4 OF THE SW 1/4, OF SECTION 32, T.2N., R.16E., TOWN OF DELVAN, WALWORTH COUNTY, WISCONSIN. NOTES: BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 7, WHICH WAS TAKEN TO BEAR DUE NORTH, AS SHOWN ON THE ISLAND OF LAKE DELAVAN SUBDIVISION PLAT. VERTICAL DATUM IS NAVD 88 (GEOID 12A) TITLE COMMITMENT PROVIDED PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED JULY 11,2018 POLICY No. WA-12076 WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT EXCEPTION 12.: SANITARY SEWER EASEMENT PER DOCUMENT No. 659764. EXCEPTION 14.: TWENTY FOOT UTILITY EASEMENT PER THE ISLAND OF LAKE DELAVAN SUBDIVISION. (20' EASEMENT AS SHOWN) EXCEPTION 16.: INGRESS/EGRESS EASEMENT PER DOCUMENT No. 905244. EXCEPTION 17.: EASEMENT PER DOCUMENT No. 759389. EXCEPTION 19.: EASEMENTS, RIGHT OF WAY, RESTRICTIONS PERTAINING TO THE USE AND MAINTENANCE OF BAY ROAD PER DOCUMENT No. 896547 (PARCEL 2). ~~ ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION. ICE ELEV.=927.4' FLOODPLAIN IS PER FEMA FIRM MAP No. 55127C0284E, MAP REVISED SEPTEMBER 3, 2014. FLOODPLAIN ELEVATION DETERMINED FROM FEMA INSURANCE STILL WATER ELEVATION CHART 1% FLOOD FEB, 2020 LAKE 929.5 CHANCE 929.2. THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR. **DELAVAN FEMA** EXISTING SHED - FLOODPLAIN THE APPROXIMATE 75' O.H.W.M. SETBACK MAY NEED TO BE VERIFIED BY WALWORTH COUNTY PRIOR TO CONSTRUCTION. ON THE DATE OF FIELD SURVEY THIS SITE WAS SUBJECT TO SNOW ELEV: 929.2 ~~ APPROXIMATE 930---ORDINARY HIGH WATER MARK 12DTRE 932.5 **APPROXIMATE** 75' OHWM SETBACK ~~ -FEN 4.3'E 350AK FEN 4.0'W WEST 1/4 CORNER 931.2 APPROXIMATE SECTION 32-2-16 75' OHWM-SETBACK CONC. MON. W/ SEWRPC BRASS CAP ELEV. 934.71(NAVD88) <del>--</del>44.3'-935 **935.49** EXISTING BUILDING -75' OHWM/SETBACK 940.9 DECK DECK 945.89 FEN 2.8'W-EXISTING DWELLING BENCHMARK: CP SPIKE=945.34' UNPLATTED 945.9' CARPORT 946.6 **EXISTING DWELLING** -10.6' 951.18' COVERED PATIO - - - 952--953--EXISTING BUILDING LOT 6 954.8' EXISTING GARAGE LOT\_5 BENCHMARK: CP 957.78 SPIKE=958.63' LOT 7 TO O.H.W.M. 65,558 S.F. 1.51 ACRES TO MEANDER LINE 4 **EXISTING** 60,562 S.F. -960----1.39 ACRES LEGEND LEGAL DESCRIPTION PER TITLE POLICY SECTION CORNER MONUMENT FOUND 1" IRON PIPE OR NOTED FOUND 3/4 REBAR" OR NOTED LOT 7 OF THE ISLAND OF LAKE DELAVAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN SANITARY MANHOLE VOLUME 18 OF PLATS ON PAGE 1. WELL TV PED PARCEL 2: ELECTIC PED INGRESS AND EGRESS AS CONTAINED IN ROAD AND UTILITIES EASEMENT 961.8 POWER POLE AGREEMENT AND RESTRICTIVE COVENANT DATED OCTOBER 27, 2014 AND FEN 0.6'W-N 89'53'48" W -POST AT CORNER GUY WIRE LOT\_4 RECORDED DECEMBER 16, 2014 AS DOCUMENT NO. 896547. 127.29' FLOOR ELEVATION **\*** 0.27' E. (WEST) EXISTING SPOT GRADE ACCESS EASEMENT \$800.0 EXISTING GARAGE (127.50')EXISTING CONTOUR ---800--DECID. TREE WITH TRUNK DIA. CONIF. TREE WITH TRUNK DIA. T-POST WIRE FENCE CHAINLINK FENCE WATER RECORD DIMENSION LOT\_1 LOT\_2 LOT\_1 TREE SPECIES LEGEND TREE SPECIES DESIGNATOR BASSWOOD RED OAK OR WHITE OAK OAK SPECIES OAK ACCESS EASEMENT SP SPRUCE UNKNOWN DECIDUOUS DTRE UNKNOWN CONIFER CTRE LOT\_2 LOT\_1 SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND 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, ROADWAY 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, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF. MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771 60' 1 INCH = 30 FEETREV. LIENT SCALE O'BRIEN 1:30 3307 BAY ROAD REV. TOWN OF DELAVAN, BOUNDARY TOPO 3/3/2020 WALWORTH COUNTY, MATTHEW T. WISCONSIN REV. **O'ROURKE** PLAT OF SURVEY LAND SURVEYING . LAND PLANNING 20022 111 W. SECOND STREET HARTFORD, CHECKED BY DRAWN BY OCONOMOWOC, WI 53066 DRAWING MTO WLT 20022 SURVEY.DWG WWW.LANDTECHWI.COM $(262)\ 367-7599$ 1 OF 1