

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 PARCEL:
 - 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.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55127C0284E, MAP REVISED SEPTEMBER 3, 2014, FLOODPLAIN ELEVATION DETERMINED FROM FEMA INSURANCE STILL WATER ELEVATION CHART 1X FLOOD CHANCE 929.2.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR.
- 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 COVER.

LEGAL DESCRIPTION PER TITLE POLICY

PARCEL 1:
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 VOLUME 18 OF PLATS ON PAGE 1.

PARCEL 2:
INGRESS AND EGRESS AS CONTAINED IN ROAD AND UTILITIES EASEMENT AGREEMENT AND RESTRICTIVE COVENANT DATED OCTOBER 27, 2014 AND RECORDED DECEMBER 16, 2014 AS DOCUMENT NO. 896547.

LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- FOUND 3/4 REBAR" OR NOTED
- SANITARY MANHOLE
- WELL
- TV PED
- ELECTRIC PED
- POWER POLE
- GUY WIRE
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- DECID. TREE WITH TRUNK DIA.
- CONF. TREE WITH TRUNK DIA.
- T-POST
- WIRE FENCE
- CHAINLINK FENCE
- WATER
- RECORD DIMENSION
- STEPS

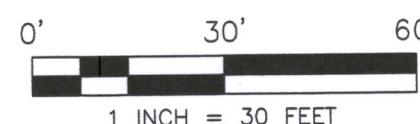
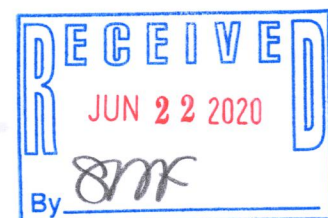
TREE SPECIES LEGEND

DESIGNATOR	TREE SPECIES
TA	BASSWOOD
OR	RED OAK
OW	WHITE OAK
OAK	OAK SPECIES
SP	SPRUCE
DTRE	UNKNOWN DECIDUOUS
CTRE	UNKNOWN CONIFER

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.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



SCALE 1:30	CLIENT O'BRIEN	LOCATION 3307 BAY ROAD TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN	REV.
DATE 3/3/2020	PROJECT BOUNDARY TOPO	DRAWN BY TJW	REV.
JOB NO. 20022	LAYOUT PLAT OF SURVEY	CHECKED BY MTO	REV.
SHEET 1 OF 1	DRAWING 20022_SURVEY.DWG		REV.



FIS-7

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