

PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 IN TOWNSHIP 2 NORTH, RANGE 16 EAST, IN THE TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
A PART OF LOT 9 OF CEDAR POINT SUBDIVISION AS RECORDED IN DOCUMENT NO. P176826 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

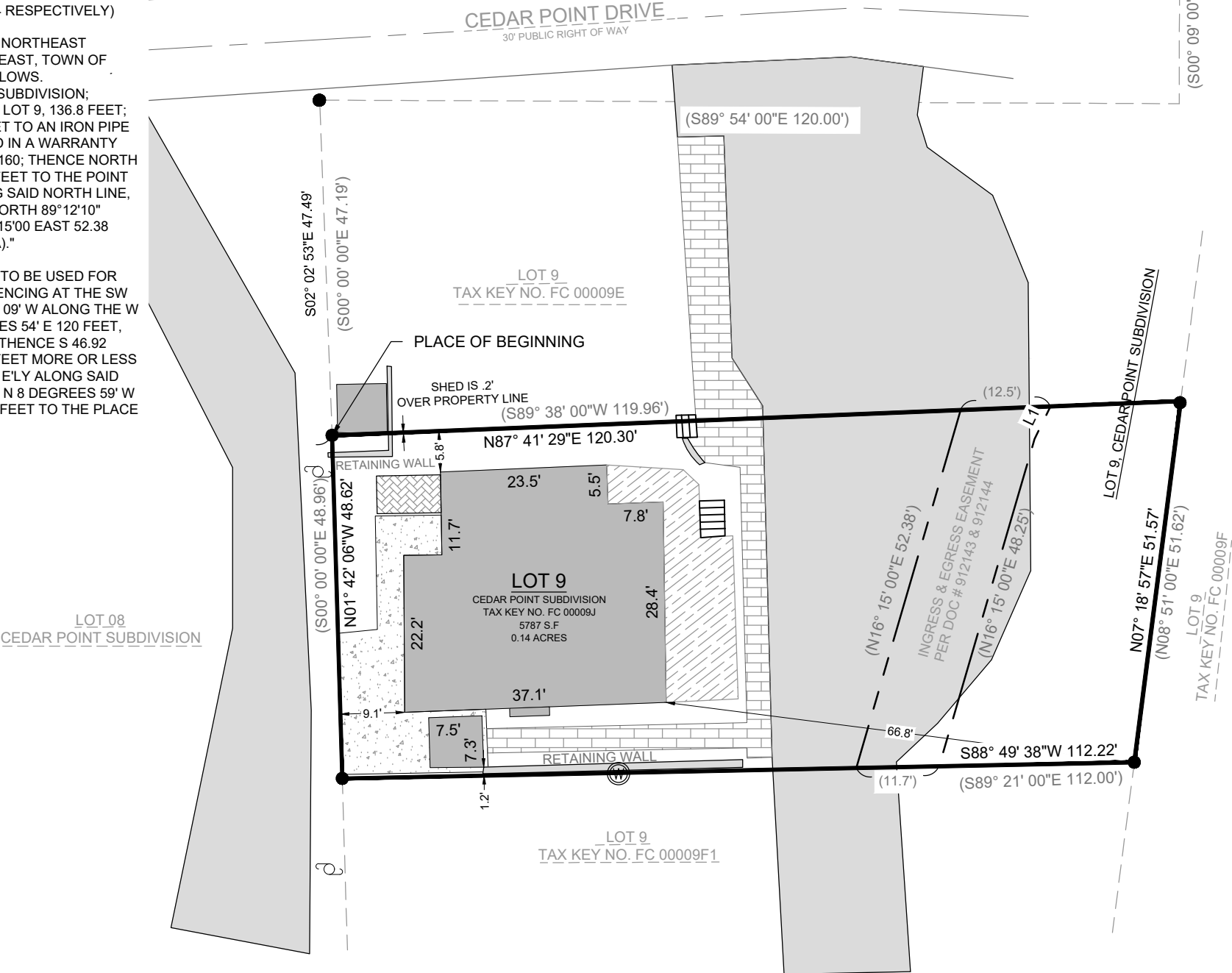
INCLUDING:
COMMENCING AT THE SW CORNER OF LOT 10 OF SAID SUBDIVISION, THENCE S00°09'00"E ALONG THE W LINE OF SAID LOT 9 136.80'; THENCE S 89°51'00"E 120.00'; THENCE S02°02'53"E 47.49' TO THE PLACE OF BEGINNING; THENCE N87°41'29"E 120.30'; THENCE S07° 18' 57"W 51.57'; THENCE S88°49'38"W 112.22'; THENCE N01°42' 06"W 48.62' TO THE PLACE OF BEGINNING.

INGRESS/EGRESS DESCRIPTION:
(DESCRIPTION PER EASEMENT DOC # 912144 AND DEED #1072904 RESPECTIVELY)

"PART OF LOT 9 OF CEDAR POINT SUBDIVISION, LOCATED IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS. COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 0° 09' WEST ALONGSIDE THE WEST LINE OF SAID LOT 9, 136.8 FEET; THENCE SOUTH 89° 54' EAST 120 FEET; THENCE SOUTH 47.19 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED OCTOBER 6, 2004, AS DOCUMENT NUMBER 619160; THENCE NORTH 89°46'19" EAST, ALONG THE NORTH LINE OF SAID PARCEL, 87.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'19" EAST ALONG SAID NORTH LINE, 12.49 FEET; THENCE SOUTH 25°53'00" WEST 4.64 FEET; THENCE NORTH 89°12'10" WEST, ALONG SAID SOUTH LINE, 11.62 FEET; THENCE NORTH 16°15'00 EAST 52.38 FEET TO THE POINT OF BEGINNING. (DRIVEWAY EASEMENT AREA)."

"ALSO AN UNDIVIDED 1/5TH INTEREST IN THAT PARCEL OF LAND TO BE USED FOR PARK PURPOSES, AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SW CORNER OF LOT 10 OF SAID SUBDIVISION, THENCE S 0 DEGREES 09' W ALONG THE W LINE OF SAID LOT 9, 136.8 FEET TO A POINT, THENCE S 89 DEGREES 54' E 120 FEET, THENCE S 215.04 FEET, THENCE N 88 DEGREES 30' E 50.02 FEET, THENCE S 46.92 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 85.32 FEET MORE OR LESS TO THE SHORE OF DELAVAN LAKE AT LOW WATER LINE, THENCE E'LY ALONG SAID SHORE LINE AT LOW WATER LINE 41.3 FEET TO A POINT, THENCE N 8 DEGREES 59' W 103.69 FEET TO AN IRON PIPE, THENCE S 51 DEGREES 25'W 31.68 FEET TO THE PLACE OF BEGINNING."

EGRESS RECORDED AS		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	5.16	N25° 53' 00"E



LEGEND

EXISTING BUILDING

EXISTING ASPHALT

EXISTING PATIO

EXISTING WALKWAY

EXISTING BRICK

EXISTING DECK

(xx)

FOUND 1" IRON PIPE

FOUND CONC. MONUMENT

UTILITY POLE

FOUND WELL

RECORDED AS
(PER DEED # 1072904)

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
NAD-83, SOUTH ZONE.

THE WEST LOT LINE OF PARCEL NO. FC 00009J IS ASSUMED TO
BEAR N01° 42' 06"W.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

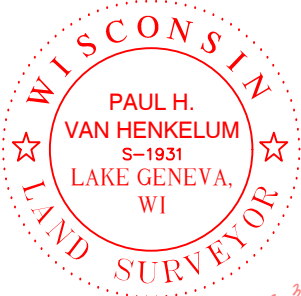
SURVEY ORDERED BY:
ANGELA & JEFF JOYCE

PROPERTY ADDRESS:
2303 CEDAR POINT DRIVE
DELAVAN, WI 53115

FIELD WORK COMPLETED ON:
AUGUST 7, 2023

FIELD CREW CHIEF:
MIKE MELENZIO

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

Paul H. Van Henkelum 08/11/2023
PAUL H VAN HENKELUM, PLS #1931 DATE

CARDINAL
PLAN | SURVEY | ENGINEER

1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 08 / 10 / 2023 SHEET 1 OF 1

JOB No. 23530 SEM