

PLAT OF SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 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:

LOT6, BLOCK 1 OF WOODLAWN BAY COMMUNITY AS RECORDED IN DOCUMENT NO. P389632 PER THE WALWORTH COUNTY REGISTER OF DEEDS.

NOTE:

1. SETBACKS REFERENCED PER CHAPTER 74 - ZONING; ARTICLE 2 - ZONING ORDINANCE; DIVISION 3 - ZONING DISTRICTS; SECTION 74-54 - RESIDENCE DISTRICTS; R-2A SINGLE-FAMILY RESIDENCE DISTRICTS (SEWERED)
2. OWNER / BUILDER TO VERIFY ALL SETBACKS PRIOR TO BEGINNING PROJECT.
3. "ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION".

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

FIELD WORK COMPLETED ON:
OCTOBER 12, 2023

BUILDING SURVEYED TO:
THE EXTERIOR OF FOUNDATION.

FIELD CREW CHIEF:
TODD HENRICKSEN

SURVEY ORDERED BY:
ROBERT ZEITLER

PROPERTY ADDRESS:
2006 LAKEVIEW DR.
DELAN VAN WI, 53115

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 ENCREACHMENTS, IF ANY."

PAUL H VAN HENKELUM, PLS #1931

DATE _____



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

PO BOX 281 - 1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
CARDINALEENGINEERINGWI.COM

DATE: 10 / 13 / 2023 JOB No. 21548
SHEET 1 OF 1 SMV **REVISED: 11 / 15 / 2023**

[illegible]

NOTE:

A BOATHOUSE WILL NOT BE BUILT ON THIS LOT IN ORDER TO COMPLY WITH WALWORTH COUNTY IMPERVIOUS SURFACES MITIGATION PLAN. TOTAL OF 4 POINTS EARNED, 10% IMPERVIOUS SURFACE INCREASE GAINED.

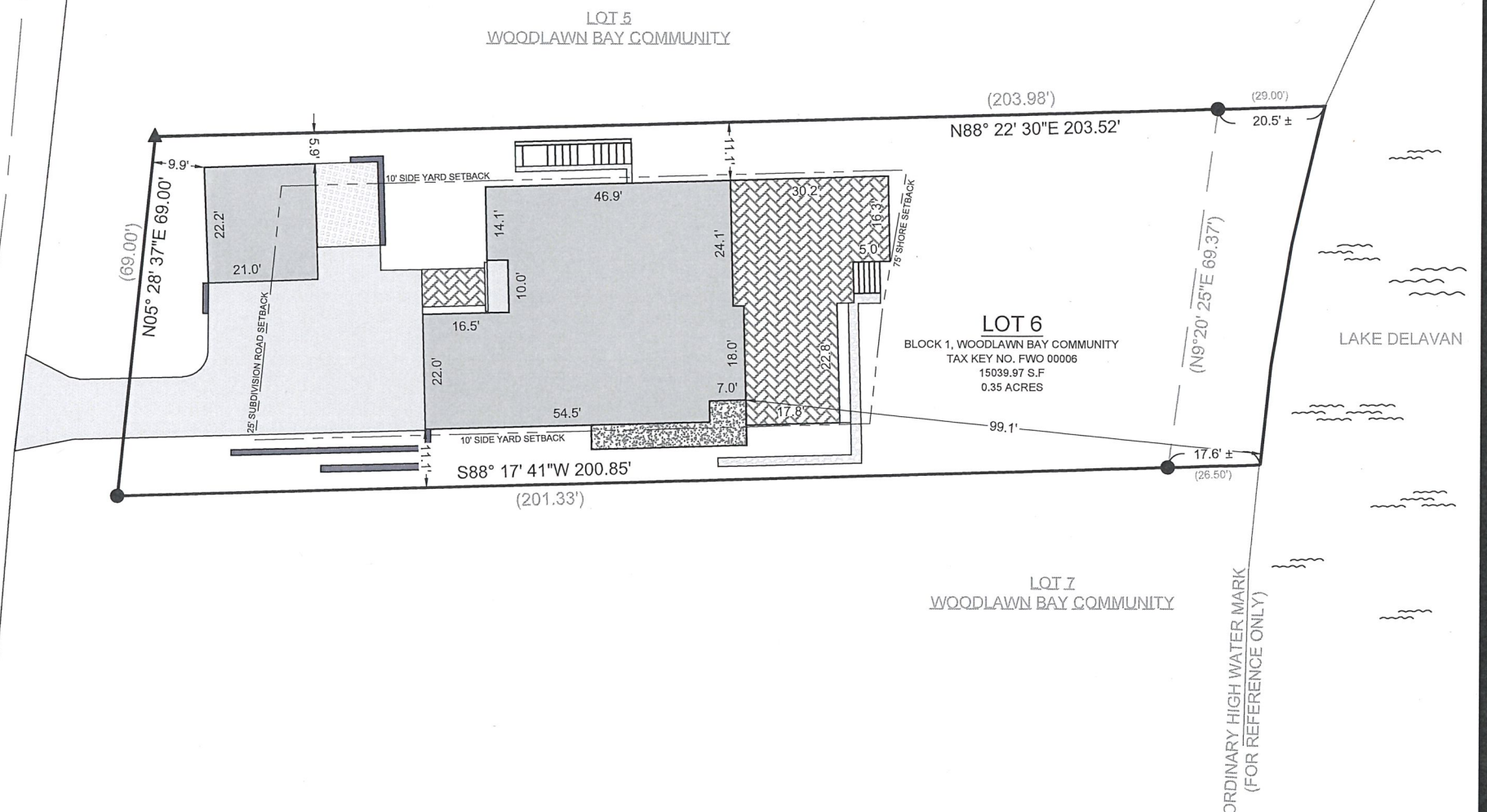


0 30 60 Feet

SCALE: 1" = 30'

LEGEND

- EXISTING FOUNDATION
 PROPOSED CONCRETE
 PROPOSED GRAVEL
 PROPOSED STONE RETAINING WALL
 PROPOSED SECOND FLOOR DECK
 PROPOSED CONCRETE RETAINING WALL
 PROPOSED GRASSCRETE™
 PROPOSED PAVERS
 FOUND 1" IRON PIPE
 FOUND MAGNAIL
 WATER



MARINE TERRACE
50' PUBLIC RIGHT OF WAY

ORDINARY HIGH WATER MARK
(FOR REFERENCE ONLY)