

LOCATION: 4415 ROBBINS ROAD
DELAN, WI 53115

PREPARED FOR: JOHN MATUSTIK - MATUSTIK BUILDERS

PROPERTY DESCRIPTION:
LOT 12 OF BLOCK 1, SUNNY DEL SUBDIVISION, LOCATED IN THE
SOUTHEAST FRACTIONAL 1/4, SECTION 32, TOWN 2 NORTH, RANGE 16,
EAST, WALWORTH COUNTY, WISCONSIN.

CURRENT OWNER: ANDREW & MARICA IPPOLITE

TAX ID: FSU 00012

DELAN LAK

- Legend:
- Found Iron Rod
 - Found Iron Pipe
 - Set 3/4" Iron Rod
 - Utility Pole
 - Light Pole
 - Electric Meter
 - Air Conditioner
 - TV Pedestal
 - Manhole
 - Gas Meter
 - Mail Box
 - Deciduous Tree
 - Well

0' 15'
SCALE: 1" = 15'

BASIS OF BEARING HEREON RELATES TO THE SOUTH
LINE OF LOT 12, BLOCK 1 OF SUNNY DEL
SUBDIVISION AS RECORDED; ASSUMED BEARING
SOUTH 76°12' WEST.

APPROXIMATE ORDINARY HIGH WATER MARK - FOR
REFERENCE ONLY PER STATE STATUTE 236.025.

"ANY LAND BELOW THE ORDINARY HIGH WATER MARK
OF A LAKE OF A NAVIGABLE STREAM IS SUBJECT TO
THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS
ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE
STATE CONSTITUTION."

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



I certify that I have surveyed the above-described property and in my professional opinion this map is a true
representation thereof and is made in accordance with the records of the register of deeds as nearly as
practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived,
if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys.
This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this
plat of survey does not guarantee the existence, size and location of any easements, encumbrances,
restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027