Hilmer & Associates LLC Land Surveying W217 Vista Drive
Office: 262-567-5893 E-mail: hilmerassociates @gmail.com Oconomowoc, WI. 53066

Plat of Survey # 3764

Description:

Lot 8, BLock 1, of Mission Ridge Peninsula, being a Subdivsion of a part of the Northeast ¼ of Southwest ¼ of Section 8, in Township 8 North, Range 18 East, in the City of Delafield, Waukesha County, Wisconsin.

Prepared for:
Colleen Chapin
2852 Peninsula Ave.
Delafield, WI. 53018
(561) 389-1815

Prepared by:
Hilmer & Associates LLC
Paul J. Hilmer, PLS
W217 Vista Drive
Oconomowoc, WI. 53066
(262) 567-5893

Legend:
- ● indicates 1" iron pipe found.
- ⊕ indicates 2" iron pipe found.
- ○ indicates 1" x 18" iron pipe set, weighing 1.68 lbs./ft.
- ⊠ indicates Mon. w/brass cap found.

20 0 20 40
Scale: 1" = 20'

WETLAND TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 51°28'04" E	3.00'
L2	N 41°03'14" W	20.26'
L3	N 16°38'41" W	24.42'
L4	N 07°57'26" W	32.93'
L5	N 29°40'38" W	25.54'
L6	N 10°11'11" W	44.39'
L7	N 21°54'01" W	11.04'
L8	N 44°03'03" E	19.43'
L9	N 31°58'46" W	10.11'
L10	N 54°26'26" W	30.61'
L11	N 78°51'07" W	25.20'
L12	N 85°00'09" W	30.48'
L13	S 20°45'48" E	26.68'

NOTES:
- bearings are refered to the South line of Lot 8, Block 1 as N 85°04'00" E, assumed.
- No easements are depicted on this map as no title policy was provided by the client.
- 100 year flood elevation: 891 per FEMA Map No. 55133C0159H dated Nov. 5, 2014.
- The property is Zoned RL-1A, per the City zoning map, having a street Setback of 50 feet, Ordinary high water mark of 55 feet, side of 15 feet per City Zoning code.
- Residence is staked on actual foundation wall corners, all offsets are to those corners.
- Hilmer & Associates, LLC is not responsible for sub-surface conditions.

LOT AREAS
to Shoreline/Aohwm: 23283 sq.ft.
to Wetland delineation: 20100 sq.ft.
to 100 year flood elevation: 21303 sq.ft.
Building Envelope: 2565 sq.ft.

State of Wisconsin)
County of Jefferson) SS

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 and dimensions of all visible structures thereon, fences, apparent easements, roadways 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 the date thereof.

Dated at Oconomowoc, Wisconsin, this 6th day of NOVEMBER , 2024.

Signed:_____
Registered Wisconsin Land Surveyor No. 2496

REV. 11/12/24 showing lot areas.
REV. 11/14/24 showing buildable area dimensions.
REV. 11/20/24 showing proposed residence.

WISCONSIN
PAUL J.
HILMER
S-2496
OCONOMOWOC
WI
LAND SURVEYOR

