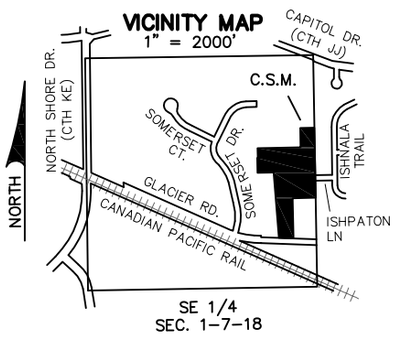
CERTIFIED SURVEY MAP NO. _____

PARCEL A OF CSM 2787, LOT 1 OF CSM 5854, AND LANDS, IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN



CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

PREPARED FOR:
TETZLAFF PROPERTY
N41 W28088 GLACIER ROAD
PEWAUKEE, WI

NE CORNER
SE 1/4
SEC. 1-7-18
N 404,450.25
E 2,453,059.70

UNPLATTED LAND

N 88°50'41" E
161.706'

WEST LINE OF ISHNALA HILLS
0.314' E
OF 1/4 LINE
AT CORNER

N 00°59'19" W
219.996'

SEPTIC MOUND

LOT 3

798.042'

N 00°59'19" W 2637.82'

LOT 2

N 00°59'19" W 2133.329'

EAST LINE OF THE SE 1/4 SEC. 1-7-18
TOWN OF DELAFIELD
CITY OF PEWAUKEE
WEST LINE OF ISHNALA HILLS
64.83'

BLOCK 1
ISHNALA HILLS

LOT 1

LOT 11

LOT 9

LOT 2
CSM 9867

LOT 8

N 88°50'41" E 489.543'

FND 2"IP

35.58'

FRAME GARAGE

LOT 6

L4

228.72'

L3

FND 2"IP

47.92'

307.386'

S 88°44'11" W 311.866'

FND 2"IP

SOMERSET MOORS

L2

LOT 5

FND 2"IP

FND 1"IP

183.340'
S 88°44'11" W

LOT 4

LOT 2
CSM 5854

S 17°55'34" E
107.58'

ISOLATED NATURAL RESOURCE AREA

DWELLING
#N41W28010

FRAME SHED

30.00'

329.564'

LOT 2
230,254 S.F.
(5.4305 AC.)

LOT 1
201,704 S.F.
(4.6305 AC.)

314.33'

ISHPATON LANE
(66' WIDE PUBLIC RIGHT OF WAY)

S 00°58'05" E

LOT 1

BLOCK 2
ISHNALA HILLS

748.615'

N 04°26'20" W

94.27'

30.59'

DWELLING
#N41W28088

149.765'
N 00°59'19" W

19.961'

241.000'

260.961'
S 88°44'11" W

WEST LINE OF ISHNALA HILLS
0.600' E
OF 1/4 LINE
AT CORNER

UNPLATTED LANDS

LOT 2

458.374'

S 00°59'19" E

502.76'

SEPTIC MOUND

FND 1"IP

FND 1 1/2" IP

166.884'
N 87°40'49" W

L1

N 87°40'48" W 262.000'

504.491'

GLACIER ROAD (C.T.H. "GR")
(PUBLIC RIGHT OF WAY WIDTH VARIES)

SE CORNER
SE 1/4
SEC. 1-7-18
N 401,813.08
E 2,453,105.21

1 INCH DIA. IRON PIPE, 18 IINCHES IN LENGTH, WEIGHING 1. 68 LBS PER LINEAL FOOT, SET.

IRON PIPE FOUND AS NOTED

EXISTING WATER WELL

ISOLATED NATURAL RESOURCE AREA BASED ON INFORMATION FROM 2015 WAUKESHA COUNTY ENVIRONMENTAL CORRIDOR OVERLAY.

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREA OF MINIMAL FLOOD HAZARD PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAPS NO. 55133C0181G AND 55133C0183G, EACH WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014, IN COMMUNITY NO. 550476, WAUKESHA COUNTY, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

TAX KEY NOS. 0724998001, 0724990, AND 0724991001

SUBJECT PROPERTY ZONED: A-2 RURAL HOME DISTRICT

SETBACKS:
STREET = 50'
OFFSET = 30'

SEE SHEET 2 FOR LINE TABLE.

ALL BEARINGS REFER TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1-7-18, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(REVISION DEC, 2011 DATUM NAD 27) BEARING OF N 00°59'19" W.

NORTH

GRAPHIC SCALE

150 0 75 150

1 inch = 150ft.

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

APRIL 9, 2025

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY