

TOWN OF BIG FLATS

1104 County Rd. C  
Arkdale, WI 54613  
608-564-7754  
zoning@bigflatswi.com

LAND DIVISION APPLICATION

Submit five copies to the Town Clerk: 1. Completed Application 2. Appropriate Fee 3. Sketch Map

- 1. Name, address and phone number of the owner of the property to be divided: JACQUELINE DELGADILLO  
2912 KEELEY STREET CHICAGO, IL 60608 PH. 956-206-8125
- 2. Location and size of the property: 964 13TH AVENUE NW 1/4-SW 1/4 SECTION 17
- 3. Name, address and phone number of the surveyor: KERRY R. ZIMMERMAN  
1230 SOUTH BLVD. BARABOO, WI 53913 608-963-6253
- 4. Present use of the land: RURAL RESIDENTIAL
- 5. Intended future use of the land: RURAL RESIDENTIAL
- 6. Existing land use controls adjacent to the proposed land division \_\_\_\_\_
- 7. Estimated timetable of development ASAP
- 8. Name of proposed subdivision (if applicable) CSM
- 9. Attach draft of any proposed deed restrictions and covenants (if applicable).
- 10. Attach specifics regarding any public improvements (if applicable).
- 11. Attach Sketch Map. (At a scale of 1" = 200' or other appropriate scale. Paper should be no larger than 11" x 17". Each submission shall include all contiguously owned land except the sketch map need not show more than two (2) times the area of the intended certified survey). The sketch map shall show the following information:
  - (a) North arrow, date, scale and reference to a section corner.
  - (b) Approximate dimensions and areas of the parcels and easements.
  - (c) Location and type of existing and proposed buildings and structures.
  - (d) Location of existing and proposed roads and driveways and distances to the nearest adjoining driveways on both sides of the proposed site.
  - (e) Location of general landcover types such as woodlands, wetlands, agricultural, etc.
  - (f) Location of any slopes of 12% or steeper.
  - (g) Setback or building lines required by any approving agency.
  - (h) Land uses adjacent to the property and existing roads, easements of record, public access to navigable water, dedicated areas and utilities.
- 12. The Plan Commission may require additional information in order to make its decision on the land divider's application.

PROCESSING OF APPLICATION: The Town Clerk shall, within 10 working days of receipt of a completed application, transmit copies of the Land Division Application and Sketch Map to the Town Plan Commission.

PRESENTATION TO COMMISSION: The land divider or the land divider's designee shall attend the meeting and present the Land Division Application and sketch map to the Town Plan Commission for its consideration. The Land Division Application, Sketch Map, and other relevant information shall be reviewed by the Town Plan Commission for conformance with the Town's Land Division Ordinance, the Land Use and Zoning Ordinance, the Comprehensive Plan, and all other applicable Town ordinances and regulations.





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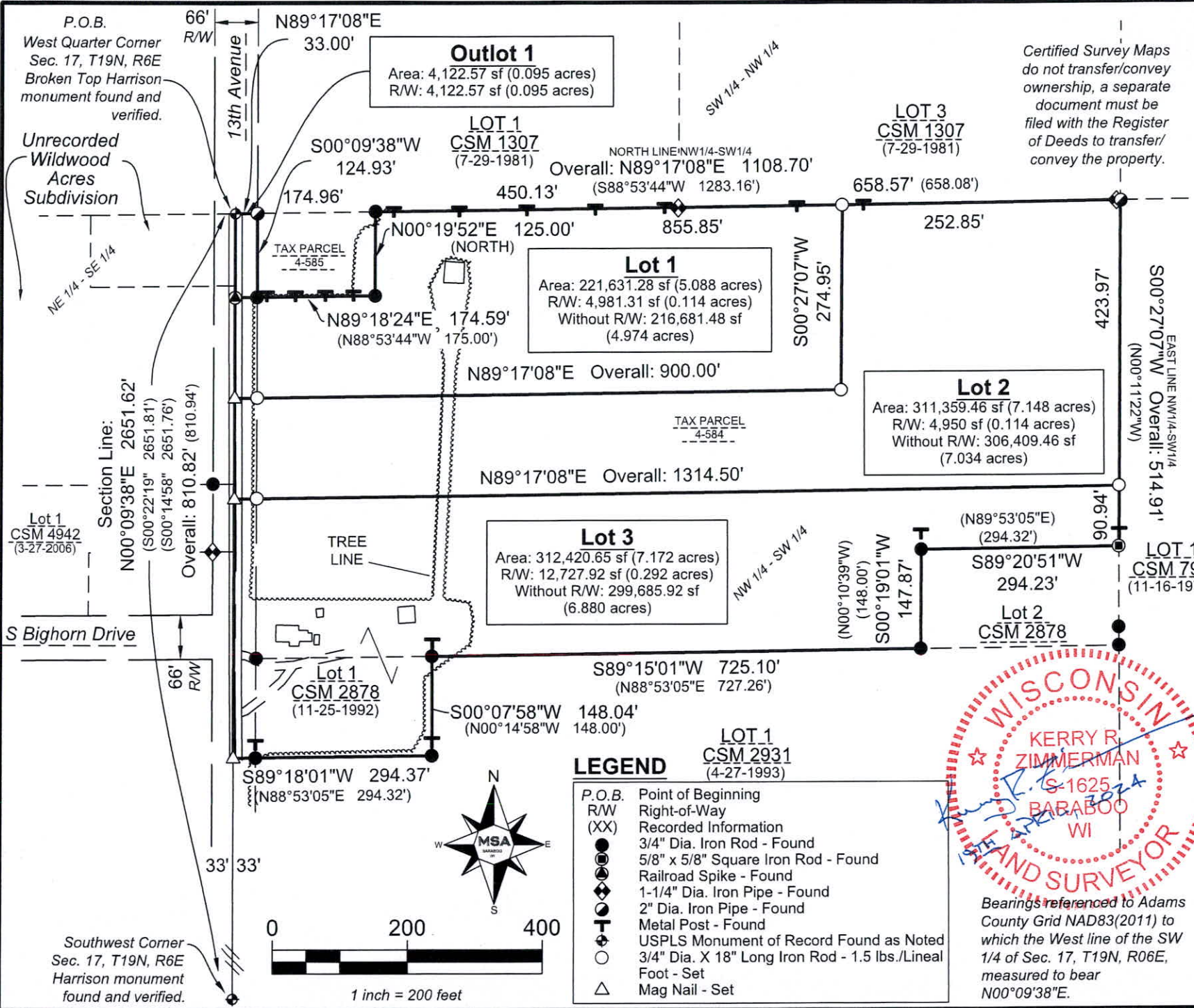
PROJECT NO.: 222298000  
DRAWN BY: JDH  
SURVEYOR: KRZ/JDH  
FIELD WORK COMPLETED: 04/25/2024  
SHEET NO.: 1 OF 3

OWNER:  
Jacqueline Delgadillo  
2912 S. Keeley St.  
Chicago, IL 60608

ADAMS COUNTY CERTIFIED SURVEY MAP #

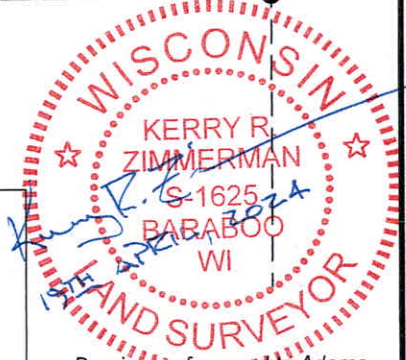
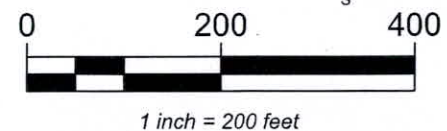
Lot 1 of Adams County Certified Survey Map Number 2878, recorded as Document Number 339302 and Part of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 19 North, Range 6 East, Town of Big Flats, Adams County, Wisconsin

Certified Survey Maps do not transfer/convey ownership, a separate document must be filed with the Register of Deeds to transfer/convey the property.



**LEGEND**

- P.O.B. Point of Beginning
- R/W Right-of-Way
- (XX) Recorded Information
- 3/4" Dia. Iron Rod - Found
- ⊕ 5/8" x 5/8" Square Iron Rod - Found
- ⚡ Railroad Spike - Found
- ⦶ 1-1/4" Dia. Iron Pipe - Found
- ⦶ 2" Dia. Iron Pipe - Found
- ⦶ Metal Post - Found
- ⦶ USPLS Monument of Record Found as Noted
- 3/4" Dia. X 18" Long Iron Rod - 1.5 lbs./Lineal Foot - Set
- △ Mag Nail - Set



Bearings referenced to Adams County Grid NAD83(2011) to which the West line of the SW 1/4 of Sec. 17, T19N, R06E, measured to bear N00°09'38"E.









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PROJECT NO.	22298000
DRAWN BY:	JDH
CHECKED BY:	KRZ/JDH
FIELD WORK COMPLETED:	XX/XX/XXXX
SHEET NO.	3 OF XXX

**ADAMS COUNTY CERTIFIED SURVEY MAP #**

*Lot 1 of Adams County Certified Survey Map Number 2878, recorded as Document Number 339302 and Part of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 19 North, Range 6 East, Town of Big Flats, Adams County, Wisconsin*

Surveyor's Certificate:

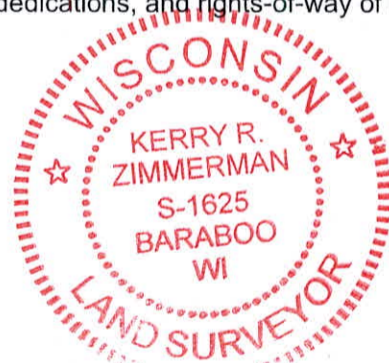
I, KERRY R. ZIMMERMAN, Wisconsin Professional Land Surveyor #S-1625 hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes, Chapter AE-7 of the Wisconsin Administrative Code, the Town of Big Flats Land Division Ordinance, and Chapter 382 of the Adams County Ordinances, that under the direction of Jacqueline Delgadillo, I have surveyed, divided, and mapped this certified survey map; that such certified survey map correctly represents all exterior boundaries of the land surveyed to the best of my knowledge and belief; and that this land is part of Lot 1 of Adams County Certified Survey Map Number 2878, recorded as Document Number 339302 and Part of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 19 North, Range 6 East, Town of Big Flats, Adams County, Wisconsin containing 849,534 square feet or 19.503 acres of land more or less and more particularly described as follows:

Commencing at the west quarter corner of Section 17 which is the point of beginning;  
 Thence N89°17'08"E along the north line of the NW1/4 of the SW1/4, 33.00 feet to a point on the east right-of-way line of 13th Avenue; thence S00°09'38"W along said right-of-way line, 124.93 feet; thence N89°18'24"E, 174.59 feet; thence N00°19'52"E, 125.00 feet to a point on the north line of the NW1/4 of the SW1/4; thence N89°17'08"E along said north line, 1108.70 feet to the northeast corner of the NW1/4 of the SW1/4; thence S00°27'07"W along the east line of the NW1/4 of the SW1/4, 514.91 feet to the northeast corner of Lot 2 of CSM 2878; thence S89°20'51"W, 294.23 feet to the northwest corner of Lot 2, CSM 2878; Thence S00°19'01"W, 147.87 feet to the southwest corner of Lot 2, CSM 2878; thence S89°15'01"W, 725.10 feet to the northeast corner of Lot 1, CSM 2878; thence S00°07'58"W, 148.04 feet to the southeast corner of Lot 1, CSM 2878; thence S89°18'01"W, 294.37 feet to a point on the west line of the SW1/4 of Section 17; thence N00°09'38"E along said west line, 810.82 feet to the point of beginning.

That this parcel is subject to any easements, restrictions, reservations, dedications, and rights-of-way of record.

Dated this 19th day of April, 2024.

Kerry R. Zimmerman, PLS S-1625  
 MSA Professional Services, Inc.



Town of Big Flats Resolution

Resolved, that this Certified Survey Map in the Town of Big Flats, Adams County, Wisconsin is hereby approved by the Town Board this \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Town Chairperson

\_\_\_\_\_  
 Town of Big Flats

Adams County Planning and Zoning Certificate:

On behalf of Adams County Planning and Zoning; I hereby certify that this certified survey map of the lands surveyed in the Town of Big Flats, Jacqueline Delgadillo, owner, has been reviewed by Adams County Planning and Zoning, and is hereby approved for recording.

Date \_\_\_\_\_

\_\_\_\_\_  
 Adams County Planning and Zoning Administrator

OWNER:

Jacqueline Delgadillo  
 2912 S. Keeley St.  
 Chicago, IL 60608