



N



SCALE 1"=20'

LEGEND

- ⊗ -IRON PIPE FOUND
- ⊗ -PK NAIL FOUND IN BLACKTOP DRIVE
- ⊗ -PK NAIL SET IN BLACKTOP DRIVE
- -1" DIA. IRON PIPE SET
- △ -UTILITY POLE
- -UTILITY PED.
- -OVERHEAD UTILITY LINES
- () -RECORDED AS

ABELL
SURVEYING & MAPPING

1140 SEQUOIA STREET • DELAVAN, WISCONSIN 53115
262-728-6737

NOTE: BEARINGS ARE REFERENCED TO THE
RECORDED SUBDIVISION PLAT.

ORDERED BY: ROBERT MUSKAT
352 S. BERKSHIRE DRIVE
LAKE FOREST, IL 60045

PLAT OF SURVEY OF

A PROPOSED LOT LINE ADJUSTMENT OF A PARCEL OF LAND BEING THE
EASTERLY 3.00 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF
LOT 2, BLOCK 2 OF BROOKWOOD SUBDIVISION, LOCATED IN THE VILLAGE OF
FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN AND DESCRIBED
AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE S 1°00'21" E ALONG SAID EAST LINE, 134.84 FEET TO THE SOUTH-
EAST CORNER OF SAID LOT 2; THENCE S 89°09'43" W ALONG THE SOUTH LINE
OF SAID LOT 2, 3.00 FEET; THENCE N 1°00'21" W 134.85 FEET TO THE NORTH
LINE OF SAID LOT 2; THENCE N 89°12'13" E 3.00 FEET TO THE NORTHEAST
CORNER OF SAID LOT 2 AND THE PLACE OF BEGINNING.
AREA OF LOT LINE ADJUSTMENT 405 SQ. FT. MORE OR LESS.

THIS IS A LOT LINE ADJUSTMENT BETWEEN LOT 1, BLOCK 2 AND LOT 2,
BLOCK 2 OF BROOKWOOD SUBDIVISION.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF
THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES
AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT
EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY, TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO
THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR
FROM DATE HEREON.

David F. Abell

DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

September 25, 2007

DATE: JOB NUMBER - 02159A
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

LINE TABLE			
LINE	BEARING	DISTANCE	RECORDED AS
L1	S 89°09'43" W	3.00'	S 89°11' W
L2	N 89°12'13" E	3.00'	S 89°11' W

AREA BEFORE LOT
LINE ADJUSTMENT
10762 SQ. FT. ±

AREA AFTER LOT
LINE ADJUSTMENT
10357 SQ. FT. ±

AREA BEFORE LOT
LINE ADJUSTMENT
10777 SQ. FT. ±

AREA AFTER LOT
LINE ADJUSTMENT
11182 SQ. FT. ±

LOWER BROOKWOOD DRIVE
(LAKELAND DRIVE)

EDGE OF
LANDSCAPED
AREA

LANDSCAPE
TIMBERS

LOT 1

WOOD DECK

HOUSE

WOOD DECK

LOT 2

LOT 3

LOT 4

BLOCK

SBS-14

SBS-15

005-2504