

PLAT OF SURVEY LOTS 11 & 12 OF BLOCK 9 OF ORIGINAL PLAT

LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4
OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

Parcel 1: Lot 12 in Block 9 excepting therefrom the South 10' of the original plat in the Village of Fontana, Walworth County, Wisconsin.

Tax Key No. SOP 00052A

Parcel 2: Lot 11 in Block 9 except the South 10' thereof, Original Plat in the Village of Fontana, Walworth County, Wisconsin.

Tax Key No. SOP 00052

PLAT OF SURVEY
138 FONTANA BOULEVARD
FONTANA, WI 53125

WORK ORDERED BY -
SOUTHBOUND DEVELOPMENT, LLC
834 S. LAKESHORE DRIVE
FONTANA, WISCONSIN 53125

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

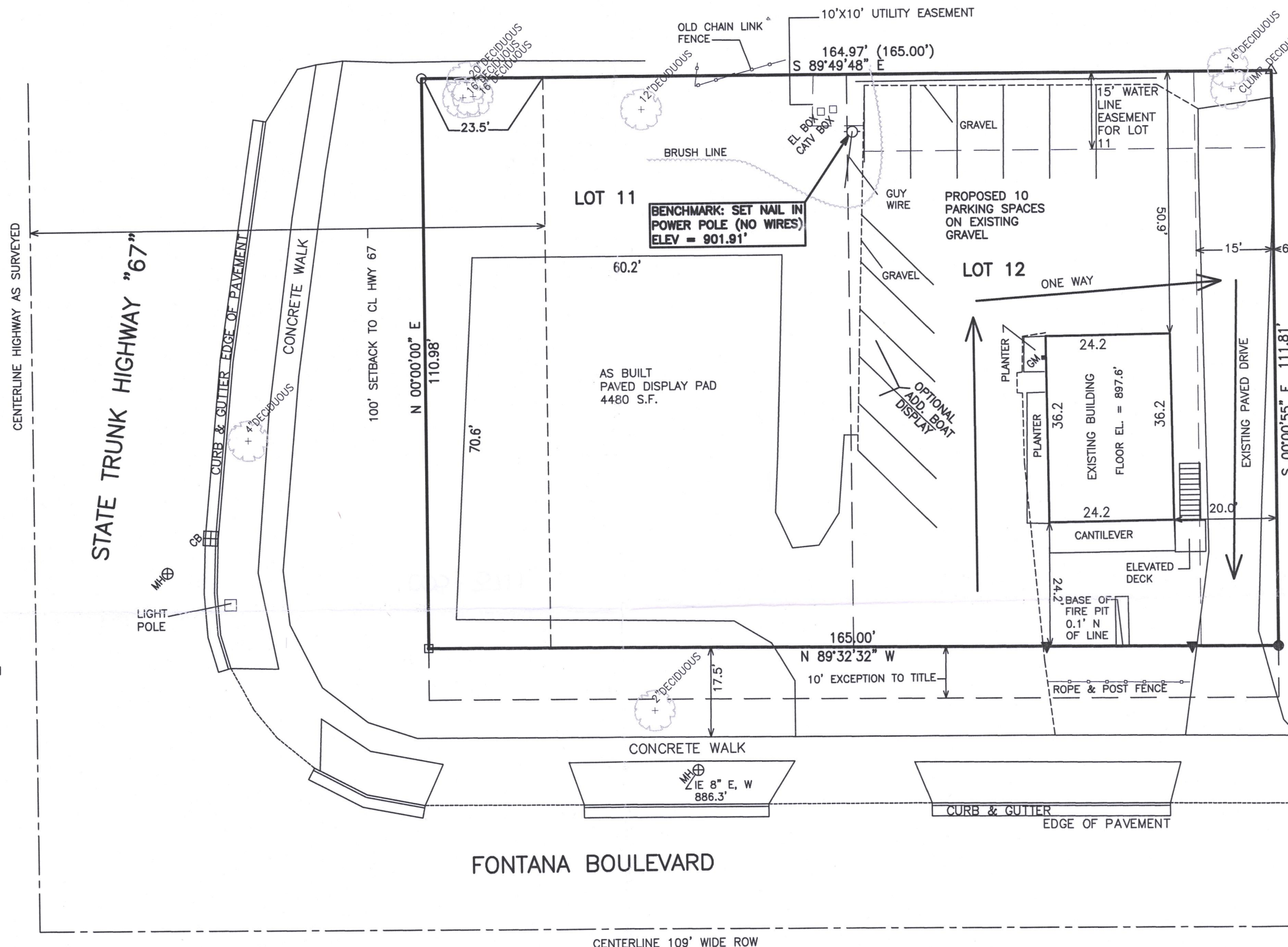
REVISIONS
12-17-21
Locate Firepit
8/15/2022 - DHC
NEW FIRE PIT &
FENCE LOCATION

PROJECT NO.
9418.21
DATE:
11/30/2015
SHEET NO.
1 OF 1

ASSIGNED W. LINE OF LOT 11
N 00°00'00" E

SOP 00057

- LEGEND
- = FOUND IRON PIPE STAKE
 - = SET IRON REBAR STAKE
 - = FOUND CONCRETE MONUMENT
 - △ = FOUND PK NAIL
 - ▲ = SUGGESTED NEW FENCE LOCATION
 - (XXX) = RECORDED AS
 - GM = GAS METER
 - MH = MANHOLE
 - CB = CATCH BASIN
 - TC BOX = TELEPHONE CONTROL BOX
 - EL BOX = ELECTRIC CONTROL BOX



NO GRADING CHANGES ANTICIPATED

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. 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 YEAR FROM THE DATE HEREOF.

DATED: 02/22/2019

CHRISTOPHER A. HODGES P.L.S. 2760

REVISED 01/11/2022 TO UPDATE
PLAT OF SURVEY PREPARED BY
BRIAN M. CARLSON 02/22/2019.

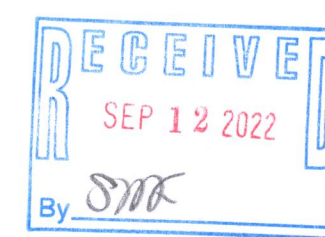


OVERALL AREA = 18,378 SQ. FT.
(0.42 ACRES)

AREA SUMMARY

TOTAL IMPERVIOUS AREA = 12,430 S.F. = 67.6%
(EXISTING BUILDING & PARKING & DISPLAY AREA)
GREEN SPACE = 5,948 S.F. = 32.4%

ABBEY PARCEL



- REVISED 12/30/2015
SHOW BOAT DISPLAY AREAS AND PARKING
- REVISED 03/23/2016
SHOW CENTERLINE HIGHWAY 67 & 100'
SETBACK
- REVISED 04/08/2016
ADD S ROW & CENTERLINE FONTANA
BOULEVARD
- REVISED 05/18/2016
ADD GREENSPACE & PROPOSED DISPLAY
AREA
- REVISED 06/22/2016
SHOW AS BUILT PAVED PAD &
RECALCULATED GREEN SPACE

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SOP-52 SOP-52A

005-3711