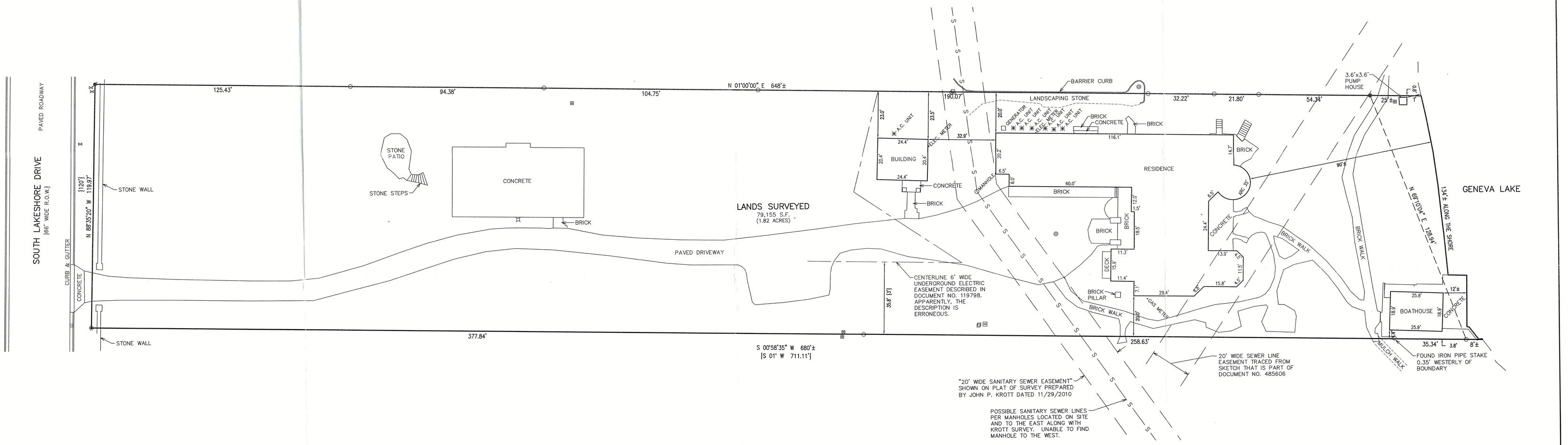
PLAT OF SURVEY

All that part of Outlot 63 of the Assessor's Plat No. 1 (Amended) of the Village of Fontana-on-Geneva Lake, being more fully described as:
The East 120 feet of the following described parcel of land which is located in the North 1/2 of fractional Section 13, T1N, R16E, in Walworth County, Wisconsin, described as follows: Beginning at a point on the East-West 1/4 Section line of said Section, 2137.23 feet West of the East 1/4 Section corner of said Section; thence North 1 degree East, 711.11 feet to the shore of Geneva Lake; thence Westerly along the shore of said lake 480 feet, more or less, to a point that is located 479.97 feet at right angles from the last mentioned line; thence South 1 degree West, 709.83 feet to the East-West 1/4 Section line of said Section; thence East along the said East-West 1/4 Section line 479.98 feet to the place of beginning.

Tax Key No. STFV 00091

Address: 906 S Lakeshore Drive Fontana, WI 53125

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. WA-22922 DATED NOVEMBER 15, 2023



LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ◉ = FOUND CONCRETE MONUMENT
- = SET IRON REBAR STAKE
- = CATCH BASIN LOCATED
- □ = CABLE BOX LOCATED
- = ELECTRIC BOX LOCATED
- = ELECTRIC TRANSFORMER LOCATED
- = TELEPHONE BOX LOCATED
- = WATER VALVE LOCATED
- = LIGHT POLE LOCATED
- {XXX} = RECORDED AS

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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. 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: 01/02/2024

CHRISTOPHER A. HODGES P.L.S. 2760

WISCONSIN CHRISTOPHER A. HODGES S-2760 ELKHORN, WIS. LAND SURVEYOR

JAN 19 2024

MAP SCALE IN FEET – ORIGINAL 1"=20'

X:\PROJECTS\6524\6524_23\ACAD\6524_23.dwg

STFY-91

PLAT OF SURVEY

906 S. LAKESHORE DRIVE
FONTANA, WISCONSIN

– WORK ORDERED BY –
GENEVA LAKEFRONT REALTY, LLC
323 BROAD STREET, SUITE 101
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS

PROJECT NO.	DATE	SHEET NO.
6524.23	12/29/2023	1 OF 1

005-3768