

PLAT OF SURVEY

LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 35,
TOWN 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY,
WALWORTH COUNTY, WISCONSIN

ASSIGNED CENTERLINE OF C.T.H. "B"
S 89°49'19" E

EXISTING
SANITARY MH
RIM=819.2'

EXISTING CURB & GUTTER

COUNTY TRUNK HIGHWAY "B"

S 89°49'19" E 90.22'
[S 89°52'00" E] [90.24']

{66' WDE R.O.W.}

ROAD RIGHT-OF-WAY

EXISTING CURB & GUTTER

[S 89°52'00" E] [90.24']
[S 89°47'22" E] [80.30']

BENCH MARK
TOP IRON REBAR
STAKE
ELEV.=816.97'

UNPLATTED LANDS

EXISTING C-1 ZONING

EXISTING STONE
RETAINMENT
WALL

TOTAL AREA
22,636 S.F. 0.52 ACRES
19,936 S.F. 0.46 ACRES
EXCLUDING ROAD R.O.W.

75' SETBACK

EXISTING C-1 ZONING

UNPLATTED LANDS

EXISTING ZONING: R-1

FRONT YARD SETBACK: 40' FROM C.T.H. "B"

SIDE YARD SETBACK: 15' (COMBINED)

SHORE YARD SETBACK: 100'

NOTE: PARCEL IS LIMITED BY SETBACK REQUIREMENTS
AND MUST OF SPECIAL CONSIDERATION FOR BUILDING
ON SITE.

LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- {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 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
THERE TO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 12, 2007

PETER S. GORDON R.L.S. 2101

10 5 0 10 20 30 40 50 60 70 80 90 100
MAP SCALE IN FEET ORIGINAL 1" = 20'



WORK ORDERED BY -
DON BASS
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REVISIONS

PROJECT NO.
7487
DATE:
11/12/2007
SHEET NO.
1 OF 1

006-1260