PLAT OF SURVEY
LOT 13 OF THE PRESERVE AT LAKEVIEW GLEN, A SUBDIVISION

LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

BEARINGS MEASURED RELATIVE TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 32 AS BEING N 89°13'51" E PER CSM 5170. ROTATE BEARINGS COUNTER-CLOCKWISE FOR WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27) BEARINGS

LOT 14

50' REAR YARD

N 44°46'18" W 16.12'

N 84°55'40" W 60.56'

36.69'

20' SIDE YARD

10' DRAINAGE EASEMENT

A=45.42' R=66.00'
N 75°58'06" W C=44.53'

N 45°54'58" W C=56.18'
A=58.03' R=70.00'

54.19'

55'

N 58°46'03" E 169.00'

DRAINAGE EASEMENT

P.A.L.

POND

WETLAND

10' UTILITY EASEMENT

S 74°05'33" W 105.91'

10' UTILITY EASEMENT

70'

P.B.B.

150'

S 59°46'03" W 115.26'

N 59°46'03" E 115.00'

N 08°11'15" W C=211.13'
A=212.95' R=470.00'

OUTLOT 4

75' WETLAND PROTECTIVE AREA

50' STREET YARD

N 15°25'45" W 368.19'

N 17°07'32" E 89.79'

EXISTING WETLAND LIMITS FLAGGED BY STANTEC 11/18/15 AND FIELD LOCATED 11/30/15

LOT 13
89,903 SQ. FT.
(2.06 ACRES)

S 15°25'45" E 368.19'

S 17°07'32" W 89.00'

N 00°45'03" E C=109.30'
A=109.35' R=1030.00'

S 03°27'28" E 97.27'

OUTLOT 2 - CONSERVATION AREA

SANCTUARY GLEN DRIVE
(60' WIDE R.O.W.)

85' HIGHWAY BUILDING SETBACK

119.45'

85' HIGHWAY BUILDING SETBACK

10' UTILITY EASEMENT

10' UTILITY EASEMENT

50' D.O.T. HIGHWAY SETBACK

50' D.O.T. HIGHWAY SETBACK

V.T.E.

V.T.E.

NO ACCESS

274.00'

175.00'

60.00'

75.72'

20 10 0 20 40 60 80
MAP SCALE IN FEET - ORIGINAL 1"=20'

LEGEND

- ● = FOUND REBAR STAKE
- ✗ = SET REBAR STAKE
- (XXX) = RECORDED AS
- V.T.E. = VISION TRIANGLE EASEMENT
- P.B.B. = PLANNED BIO-FILTRATION BASIN
- P.A.L. = PLANNED 15' WIDE ACCESS LANE FOR MAINTENANCE OF STORM WATER MANAGEMENT PRACTICES

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.

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

DATED: 01/17/2020

REVISED 12/5/2022 TO UPDATE SURVEY.

CHRISTOPHER A. HODGES P.L.S. 2760

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JPLG-13

9297-50641

PLAT OF SURVEY
LOT 13 ON SANCTUARY GLEN DRIVE
LAKE GENEVA, WI 53147

– WORK ORDERED BY –
MICHAEL CHORNEYKO
40W 304 LAFOX ROAD SUITE B
ST. CHARLES IL, 60175

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
01/17/2020 – LB
INDIVIDUAL LOT

PROJECT NO.
9297.13

DATE
04/23/2018

SHEET NO.
1 OF 1