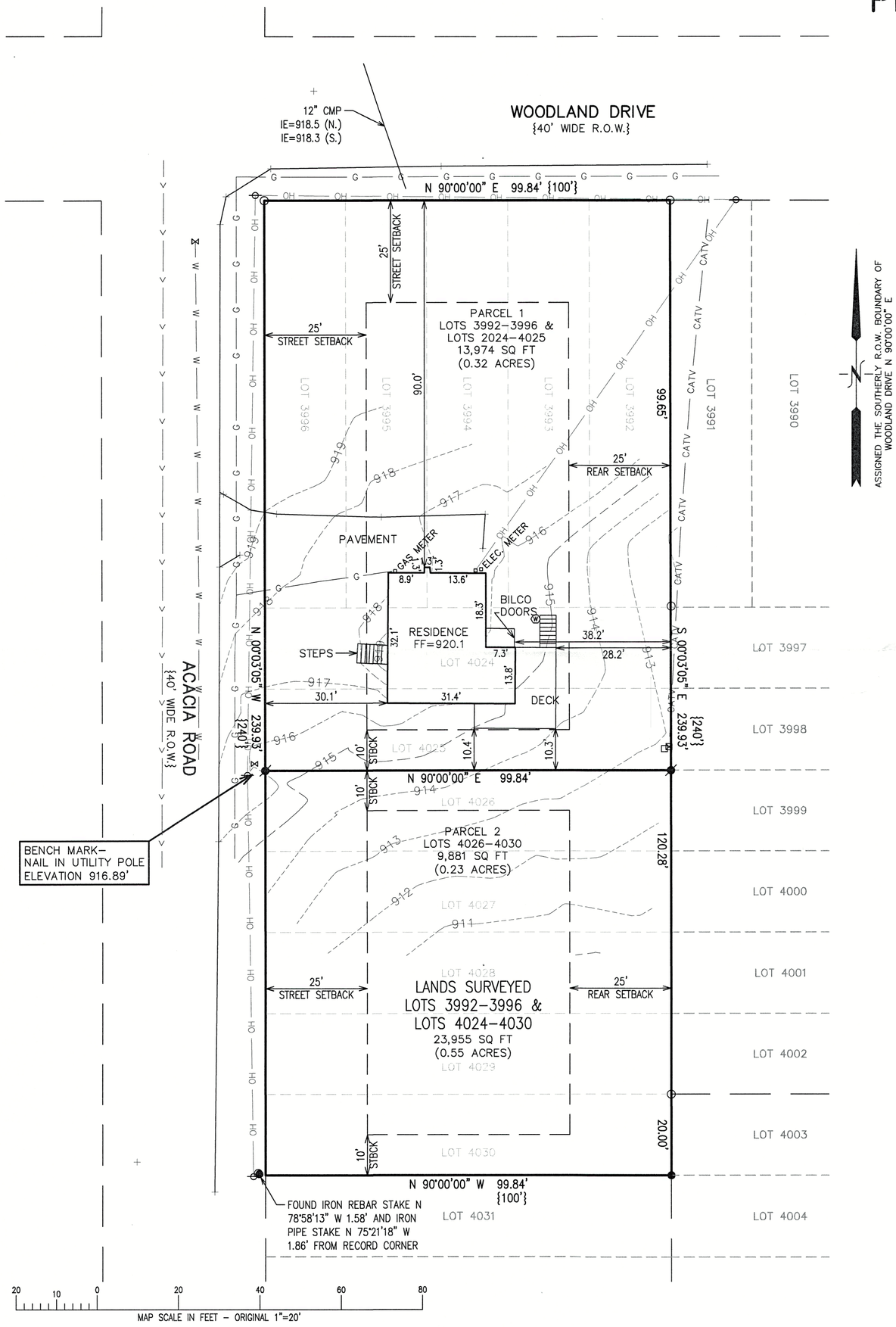
PLAT OF SURVEY – LOTLINE ADJUSTMENT

LOTS 3992 THROUGH 3996 AND 4024 THROUGH 4030 OF BLOCK 69 OF SECOND MAP OF LAKE COMO BEACH, A SUBDIVISION

LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN



JLCB 00766:
LOTS 3992 THRU 3996 AND LOTS 4024 THRU 4030 OF BLOCK 69 OF LAKE COMO BEACH SECOND MAP, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN,
CONTAINING 23,954 SQUARE FEET (0.55 ACRES) OF LAND, MORE OR LESS.

PARCEL 1 – POST LLA:
LOTS 3992–3996 AND LOTS 4024–4025, BLOCK 69 OF LAKE COMO BEACH SECOND MAP, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN,
CONTAINING 13,974 SQUARE FEET (0.32 ACRES) OF LAND, MORE OR LESS.

PARCEL 2 – POST LLA:
LOTS 4026–4030 OF BLOCK 69 OF LAKE COMO BEACH SECOND MAP, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN,
CONTAINING 9,881 SQUARE FEET (0.23 ACRES) OF LAND, MORE OR LESS.

NOTE: THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)

RECEIVED
APR 23 2024

LEGEND

- ○ = IRON PIPE FOUND 1 3/8" O.D.
- ● = IRON REBAR FOUND 3/4" O.D.
- = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- = BENCHMARK
- = UTILITY POLE
- = WATER VALVE LOCATED
- = UTILITY BOXES
- Ⓦ = WELL LOCATED
- {XXX} = RECORDED AS
- — CATV — = FLAGGED CABLE TV LINE
- — W — = MARKED WATERLINE
- — G — = FLAGGED GAS LINE
- — OH — = OVERHEAD UTILITY WIRES
- — > — = MARKED SEWER LINE

SITE DATA

ZONING – R2 SEWERED
SIDE YARD SETBACK – 10 FEET
REAR YARD SETBACK – 25 FEET
STREET YARD SETBACK – 25 FEET

NOTE: FIELDWORK COMPLETED BY FARRIS HANSEN & ASSOCIATES, INC. ON 2/28/2023.

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: 2/13/2024

CHRISTOPHER A. HODGES P.L.S. 2760

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

LOTLINE ADJUSTMENT
N3254 ACACIA ROAD
LAKE GENEVA, WISCONSIN

– WORK ORDERED BY –
ROBERT MCDARRAH
N3254 ACACIA ROAD
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
3-31-23 – CAH PERMIT PLAT
2/13/2024 – DHC LOTLINE ADJUST

PROJECT NO. 10834
DATE: 03/01/2023
SHEET NO. 1 OF 1

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JLCB-766

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