Abbey Harbor

Lot 2
Country Club Estates
Unit No. 1

Lot 3
Partridge Court
Subdivision

Lot 2
Partridge Court
Subdivision

Lot 4
Partridge Court
Subdivision

Top ofTree
Elev.=916'±

House

Drip line
of tree

Lot 3
Country Club Estates
Unit No. 1

Lot 1
Partridge Court
Subdivision

Concrete Driveway

Ingress &
Egress Easement

(S89°59'14"E 92.42')

N54°08'39"E (100') 100.05'
80.05'

Northeast corner
of Lot 5

39.34'

6.0'

6.5'

N36°04'46"W 39.91'

S54°02'00"W 84.62'

45.28'

Northeast corner
of Lot 6

20.00'

Part of
Lot 7
Country Club Estates
Unit No. 1

Tax Parcel
SC01 00007
0.501 Acre
21,827 Sq.Ft.

Wood Fence

59.92'

N26°52'52"W 221.08'
(Northerly 220.24'±)

(Southeasterly 210')

Lot 4
Country Club Estates
Unit No. 1

Lot 4
Lot 5

Lot 11
Country Club Estates
Unit No. 1

Radius=168.20'
Chord=N18°04'31"W 58.88'
Arc=58.88'

Wood Fence

(Southeasterly 220')

Lot 5
Lot 6

N26°49'27"W 220.20'
(Northerly 220.24'±)

Lot 5

Roof

24.4'

22.4'

24.9'

161.16'

10.3'

31.9'

25.0"

Proposed
Deck
Spiral
Stairway

2nd Floor
Deck to be
removed

New Deck Line

30.9'

24.3'

26.5'

16.3'

Wood Fence

Roof

10.6'

16'7"

10.6'

11'0"

6'0"

18'0"

10.3'

16.3'

Lot 6

23'8"

36.4'

New line of house

House
No. 680

36.4'

Proposed
Addition

9'8"

Wall

Wall

17'7"

10'0"

Block

S.E. corner
of Lot 5

(34')
(Westerly)

(100')

Lot 12
Country Club Estates
Unit No. 1

Partridge Court (25' Wide)

S35°00'29"E 175.63'

(22.7')

45.3'

Roof
Deck

16.8'

14.6'

Steps

24.7'

27.1'

(100')

Location of Residence
as shown on survey
by Walworth County
Surveying & Mapping
Dated November 20, 1990.

(21.4')

Screen
Porch

902.1
Bot. of Wind.

Existing
House
No. 696

(12.4')
12.49'

Wood Fence

100.13'

S54°39'42"W

Southeast
corner
of Lot 6

(42.2')

23.8'

37.2'

(80')

45.91'

(34')
(Westerly)

Timber Planter

Shabbona Drive (50' Wide)

Radius=25.00'
Chord=S80°22'15"E 35.36'
Arc=39.27'

Lot 13
Country Club Estates
Unit No. 1

N

Bearings reference to the plat of
Partridge Court Subdivision.

Plat of Survey

of

Part of Lots 5 and 6 of Country Club Estates Unit No. 1

located in the Southwest 1/4 of Section 14, Town 1 North, Range 16 East, Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin.

More particularly described in a Warranty Deed recorded in 463 of Deeds on Page 121 as Document No. 457214 as shown below:

Lot 5, less a parcel described as beginning at the S.E. corner of said Lot 5, thence Westerly along the front line a distance of 34 feet, thence Northerly a distance of 220.24 feet, more or less, to the Northeast corner of said Lot 5, thence Southeasterly along the lot line a distance of 220 feet to the place of beginning; That part of Lot 6 described as beginning at the Southeast corner of Lot 6, thence Westerly along the front line a distance of 34 feet, thence Northerly a distance of 220.24 feet, more or less, to the Northeast corner of said Lot 6, thence Southeasterly along the lot line a distance of 220 feet to the place of beginning. Both of the above described lots being located in Unit No. 1 of Country Club Estates, Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin.

Description	Total Area	Notes
Proposed House Footprint	2,837 Sq.Ft.	Roof overhang not included
Asphalt driveway	867 Sq.Ft.	On-site portion of driveway only
Concrete drive and walks	3,945 Sq.Ft.	On-site portion of driveway only
Block Walls	163 Sq.Ft.	
Deck & steps South of house	188 Sq.Ft.	
Proposed Deck North of house	439 Sq.Ft.	Does not include areas already included as house, concrete and block walls
Total Impervious Area	8,439 Sq.Ft.	
Total Parcel Area	21,827 Sq.Ft.	

WISCONSIN
DOUGLAS G. OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR

Surveyed for: **Gus & Jean Casaccio**
680 Shabbona Drive
Fontana, Wisconsin. 53125

I hereby certify that I have surveyed the above described property and the map hereon is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.
This survey is made for the exclusive use of the present owners of property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

2002.162

Sheet 1 of 1 Sheets.

Job Reference Number
2002.162

Legend
- Found Concrete Monument
- Found Iron Pipe
- Found Iron Rod
- Found Cross in Concrete
- ( ) Recorded Information
- Utility Pole
- Lamp
- Fence
- Asphalt Surface
- Concrete Surface
- Block Wall

Jensen & Olson Land Surveying, LLC
45 South Wisconsin Street P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044

Scale in Feet
1" = 20'
0' 10' 20' 40' 60'

Survey date: September 20, 2005.
Revisions:

SC01 00007

605-2318