

PREPARED FOR
KEEFE REAL ESTATE

ORDERED BY
JOHN O'LAUGHLIN

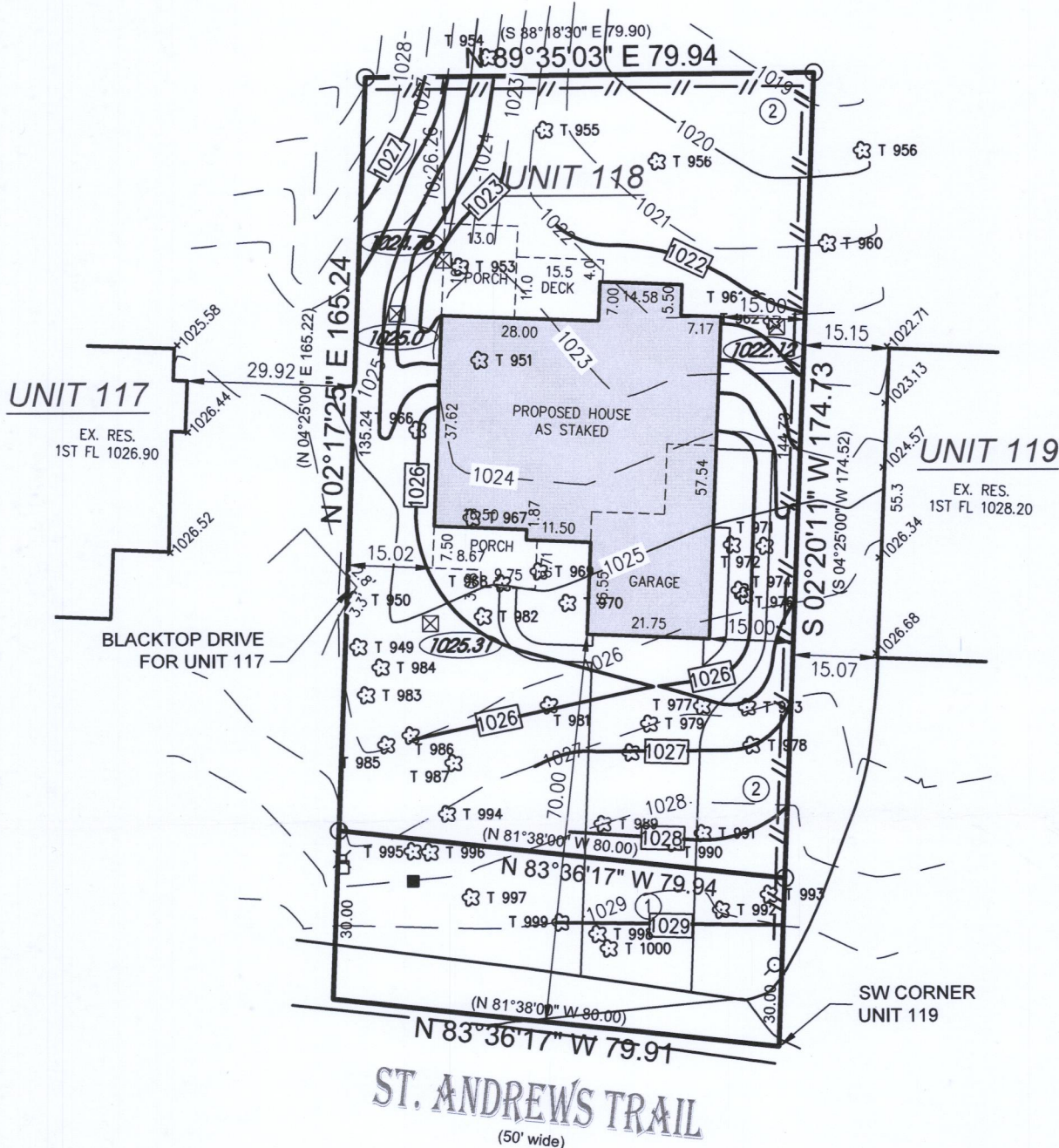
PLAT OF SURVEY

- OF -

UNIT 118 OF ABBEY SPRINGS A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 17 EAST IN THE VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF UNIT 119 OF ABBEY SPRINGS; THENCE N81°38'W 80.00 FEET; THENCE N04°25'E 165.22 FEET; THENCE S88°18'30"E 79.90 FEET; THENCE S04°25'W 174.52 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.3112 ACRES MORE OR LESS, AND FURTHER DESCRIBED IN THE CONDOMINIUM DECLARATION FOR ABBEY SPRINGS CONDOMINIUM NO. 4 RECORDED IN VOL. 74, PAGE 80 AS DOCUMENT NO. 652548.

PATHFINDER SURVEYING
(a NMB Company)
P.O BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

Proposed Top of Foundation 1027.07
Proposed Finished Yard Grade 1026.4 / 1022.4



NOTE:
THERE IS A GRANT OF RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS OVER A TRIANGULAR PIECE OF SUBJECT PROPERTY FOR THE BENEFIT OF UNIT 117 AS CONTAINED IN INSTRUMENT RECORDED AUGUST 30, 1988 AS DOC. NO. 167293

- ① GRAVEL ACCESS DRIVE REQ'D. MIN 6" DEPTH, 2" TO 3" AGG. 10' WIDE X 50 L.F.
- ② SILT FENCE, 240 L.F. ±, ALSO REQ'D. AT SPOIL STOCKPILE TOE SLOPE.

() = recorded as

⊗ = electric pedestal

○ = found iron pipe

■ = pad mount transformer

□ = communication box

⊕ = hydrant

T 900 = tree tag #

⊗ = offset hub

999.99 = offset hub elevation

SCALE 1" = 30'

JOB # 2017.0191.01

TAX ID # SCDB 400118

BASIS OF BEARING OF THIS PLAT: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASE UPON NAD 1988 (2011).

ALL ELEVATIONS REFER TO NAVD 88.

I hereby certify that I have surveyed the above- described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments if any.

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 19TH DAY OF FEBRUARY, 2018.



Mark R. Madsen
MARK R. MADSEN S - 2271
Wisconsin Professional Land Surveyor

SCDB400118 005-3402