

PLAT OF SURVEY

Survey No. 16-0000

April 5th, 2021

LOCATION: 410 Waubun Drive, Fontana, Wisconsin

PREPARED FOR: Roberta M. Luporini

LEGAL DESCRIPTION:

Lot 12, Addition 'A' of the Country Club Estates, all located in the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin. Also, a triangular piece of land between Lot 12 of Addition 'A' of Country Club Estates and Woodland Drive which is described as starting at the Southeast corner of said Lot 12, Thence Southwesterly along lot line of Woodland Drive 105.33 feet to a point, thence 28.75 feet Northerly to the Place of Beginning.

CURRENT OWNER: Roberta M. Luporini, Trust

TAX ID: SCTA 00011

LEGEND

- FOUND 1" IRON PIPE
- (XX R) RECORDED AS
- SET 3/4"x18" REBAR 1.5#/L.F.
- CONCRETE MON. W/ SEWRPC BRASS CAP

COUNTRY CLUB
ESTATES ADDITION 'A'

LOT 11

ROCK WALL 1.9'
NORTH OF LINE

COR. OF WOOD FNC.
0.4' NE OF CORNER

CONC. MON

COUNTRY CLUB
ESTATES ADDITION 'E'

LOT 14

LOT 12
114,738 S.F.
0.269 AC.

FEATHERSTONE DRIVE
30' R/W

GAS METER

SOUTH 1/4 COR.
SEC. 14

C1
L = 63.30' (63.18' R)
R = 340.32'
Δ = 10°39'25"
C.L. = 63.21'
L.C.B. = N29°41'46"E
(S29°42'E R)

OVERHEAD
WIRE

HOUSE

BRICK
WALK

DECK

CONC.

BRICK

GARAGE

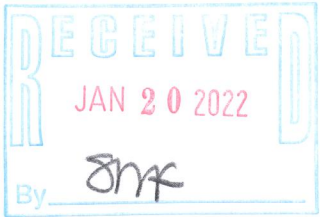
ASPH.

DRIVE

WAUBUN DRIVE
50' R/W

(NORTHERLY 28.75' R)

GRAPHIC SCALE
0' 20' 40'
10' 30'
1 INCH = 20 FEET
BEARINGS ARE BASED ON THE
WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH
ZONE (NAD '27) - GRID NORTH.



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.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

Peter J. Nielson

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

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DRAWING BY:
FIELD WORK BY:

SCTA - 11

005-3666