

PLAT OF SURVEY & TOPOGRAPHIC MAPPING

LEGAL DESCRIPTION (SOP 00041 & SOP 00042)

LOTS 6, 7 AND 8 IN BLOCK 8 OF THE ORIGINAL PLAT OF THE VILLAGE OF FONTANA, EXCEPT FOR THE NORTH 19.73 FEET OF LOT 6, AND EXCEPT THE NORTH 19.73 FEET OF THE WEST 10.00 FEET OF LOT 7, AND FURTHER EXCEPTING THEREFROM THE SOUTHERLY 10.00 FEET RESERVED FOR HIGHWAY PURPOSES, SAID LAND BEING IN THE VILLAGE OF FONTANA, COUNTY OF WALWORTH, WISCONSIN.

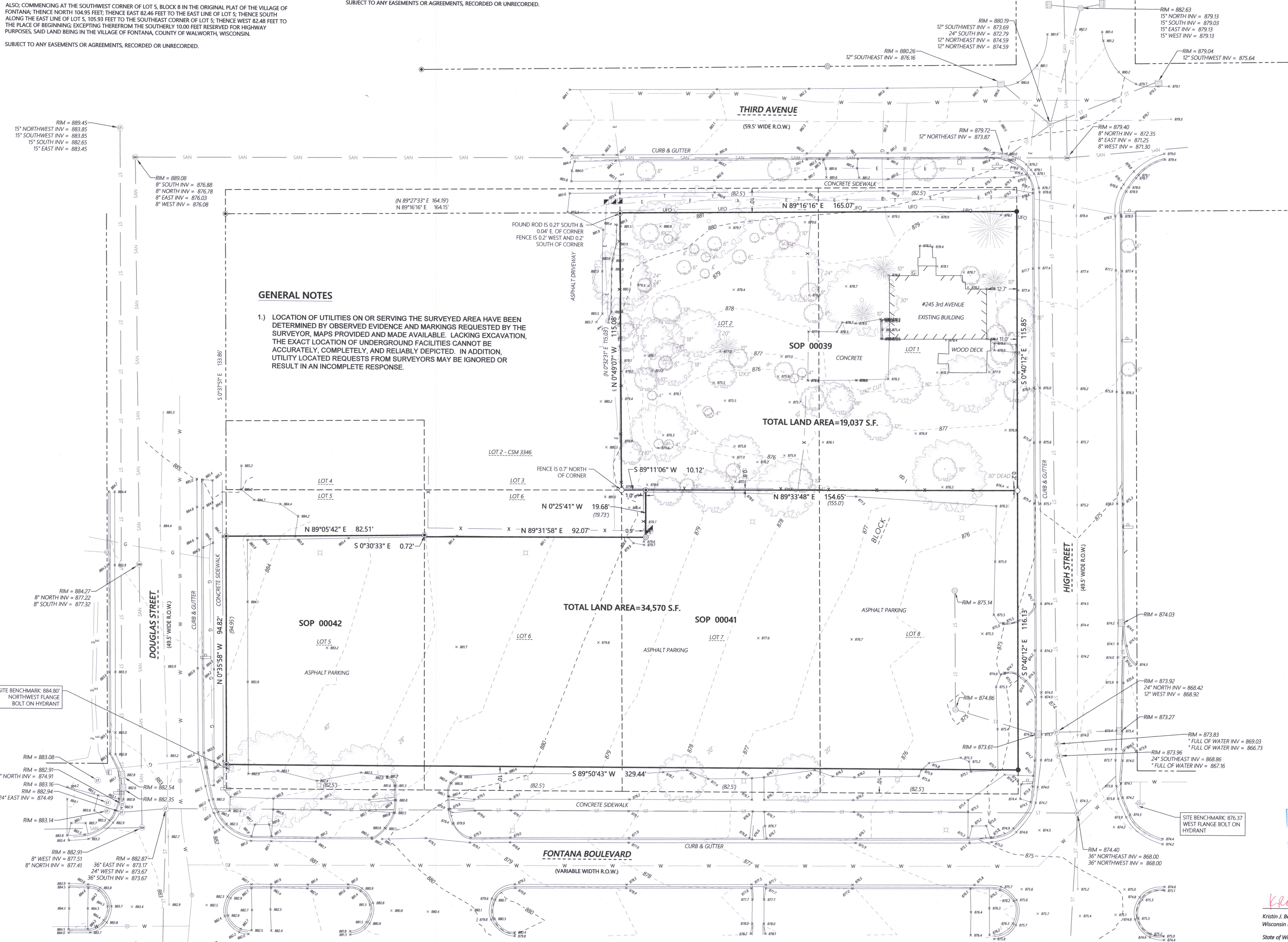
ALSO, COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 8 IN THE ORIGINAL PLAT OF THE VILLAGE OF FONTANA; THENCE NORTH 104.95 FEET; THENCE EAST 82.46 FEET TO THE EAST LINE OF LOT 5; THENCE SOUTH ALONG THE EAST LINE OF LOT 5, 105.93 FEET TO THE SOUTHEAST CORNER OF LOT 5; THENCE WEST 82.48 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE SOUTHERLY 10.00 FEET RESERVED FOR HIGHWAY PURPOSES, SAID LAND BEING IN THE VILLAGE OF FONTANA, COUNTY OF WALWORTH, WISCONSIN.

SUBJECT TO ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

LEGAL DESCRIPTION (SOP 00039)

LOTS 1 AND 2, LESS A STRIP 10 FEET WIDE IN THE NORTH SIDE OF EACH LOT, THE SAME TO BE USED FOR PURPOSES OF A HIGHWAY, IN BLOCK 8, IN THE ORIGINAL PLAT IN THE VILLAGE OF FONTANA, WALWORTH COUNTY, WISCONSIN.

SUBJECT TO ANY EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.



GENERAL NOTES

- 1.) LOCATION OF UTILITIES ON OR SERVING THE SURVEYED AREA HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR, MAPS PROVIDED AND MADE AVAILABLE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE.

DIGGERS HOTLINE

Dial 811 or (800) 242-8511

www.DiggersHotline.com

DIGGERS HOTLINE TICKET NUMBERS
20213823990 & 20213823998
START DATE: 09/22/2021

20220305461
START DATE: 01/20/2022

Scale: 1" = 20'
DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE NORTH LINE OF FONTANA BOULEVARD BEARING S 89°50'43" W
VERTICAL DATUM BASED ON NAVD-88 (2012)

MONUMENT KEY

- Iron Rebar Set
- 3/4" x 24" (1.5 Lbs./Ft.)
- ⊙ 3/4" Iron Rebar Found
- ⊙ Iron Pipe Found
- Concrete Monument Found
- (XXXXXX) Record Information

LEGEND

- W Existing Watermain
- W Existing Water Valve
- ST Existing Storm Sewer
- ST Existing Storm Manhole
- ST Existing Curb Inlet
- ST Existing Round Inlet
- ST Existing Sanitary Sewer
- ST Existing Sanitary Manhole
- G Existing Gas Main
- E Existing Electric
- T Existing Telephone
- UFO Existing Underground Fiber Optic
- Existing Electric Pedestal
- Existing Light Pole
- Existing Telephone Pedestal
- Existing Sign
- Existing Boundary Line
- Existing Adjacent Property
- Existing Right-of-Way
- Existing Centerline
- Existing Fence
- Deciduous Tree
- Coniferous Tree
- Existing Mailbox
- Existing Gas Meter

RECEIVED
24 2022

KRISTIN J. BELONGIA
S-2943
ELKHORN
WIS.
LAND SURVEYOR

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Rock

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 8th day of October, 2021 at Elkhorn, Wisconsin.
Revised this 28th day of January, 2022 at Elkhorn, Wisconsin.



2857 Barrells Drive
Beloit, Wisconsin 53511
608.365.4464
1040 N. Wisconsin Street
Elkhorn, Wisconsin 53121
262.379.2250
www.batterman.com

Batterman
engineers surveyors planners

PLAT OF SURVEY &
TOPOGRAPHIC MAPPING

FOR THE EXCLUSIVE USE OF:
ABBEE PROVIDENT VENTURE, LLC
269 FONTANA BOULEVARD
FONTANA, WI 53125

ORDER NO: 34045
BOOK SEE FILE
FIELD CREW: AMK/BMR
DRAWN BY: AKK/BLMB
SHEET 1 OF 1

SOP-39 SOP-41 SOP-42

005-3687