

PLAT OF SURVEY LOT 6 OF PHEASANT RIDGE

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 23, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN



BOUNDARY SURVEY
PARCEL #: SPHR 00006
FONTANA, WI

WORK ORDERED BY -
ANNE MARIE HENRY
100 N. MILWAUKEE AVE.
LIBERTYVILLE, IL 60048

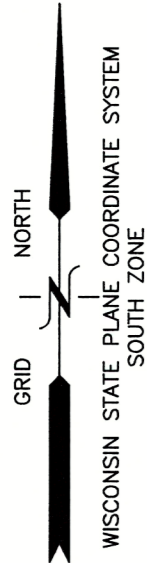
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS

PROJECT NO.
3997.06.23

DATE:
9/15/2023

SHEET NO.
1 OF 1



PARCEL #: STFV 00166

CURVE	ARC LEN.	RADIUS	CHORD BEARING	CHORD LEN.
C-1	96.85'	50.00'	S 6° 38' 25" E {N 6° 38' 24.5" W}	82.40'
C-2	20.18' {20.22'}	25.00'	S 38° 57' 45" E {N 38° 57' 44.5" W}	19.64' {19.67'}
C-3	10.91' {10.95'}	850.00'	S 16° 09' 50" E	10.91' {10.95'}

LOT 1
CSM 4870

S 89° 48' 03" E 470.02'

76' ENVIRONMENTAL SETBACK

PRIMARY ENVIRONMENTAL CORRIDOR AS
IDENTIFIED BY THE VILLAGE OF FONTANA
OCTOBER, 1996

LANDS SURVEYED
LOT 6
61,109 SQ FT
(1.40 ACRES)

BUILDINGS ON LOT 6 MUST BE
PLACED EAST OF THIS LINE

N 89° 51' 03" W 495.28'
{495.32'}

LOT 7

30' STREET
SETBACK

S 0° 08' 57" W
22.95' {66.00'}

BENCH MARK
N. RIM OF MH
EL=1033.60'

10' UTILITY
EASEMENT

ELECTRICAL TRANSFORMER
CABLE BOX
TELEPHONE BOX

KATHY COURT
(36' WIDE R.O.W.)

LEGEND

- = IRON REBAR FOUND 3/4" O.D.
- ◆ = BENCHMARK
- = WATER HYDRANT
- ⊕ = SANITARY MANHOLE
- {xxx} = RECORDED AS

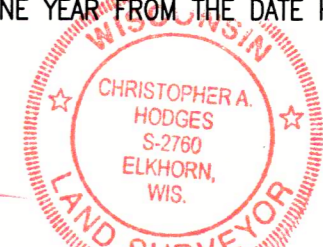


NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE
SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY
HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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: 9/15/2023

CHRISTOPHER A. HODGES P.L.S. 2760



005-3757