PLAT OF SURVEY

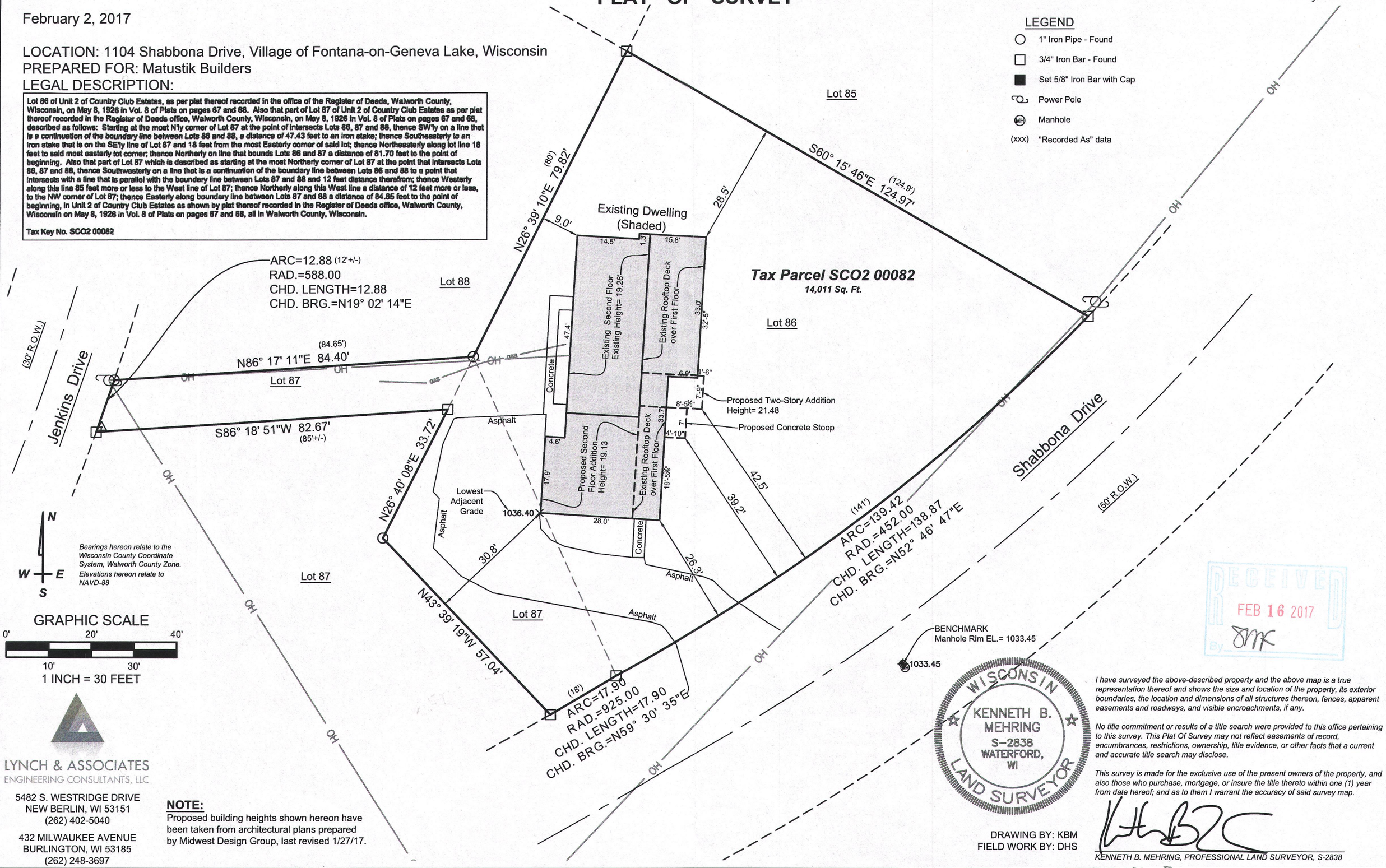
Survey No. 17-5005

February 2, 2017

LOCATION: 1104 Shabbona Drive, Village of Fontana-on-Geneva Lake, Wisconsin
PREPARED FOR: Matustik Builders
LEGAL DESCRIPTION:

Lot 86 of Unit 2 of Country Club Estates, as per plat thereof recorded in the office of the Register of Deeds, Walworth County, Wisconsin, on May 8, 1926 in Vol. 8 of Plats on pages 67 and 68. Also that part of Lot 87 of Unit 2 of Country Club Estates as per plat thereof recorded in the Register of Deeds office, Walworth County, Wisconsin, on May 8, 1926 in Vol. 8 of Plats on pages 67 and 68, described as follows: Starting at the most N'ly corner of Lot 87 at the point of intersects Lots 86, 87 and 88, thence SW'ly on a line that is a continuation of the boundary line between Lots 88 and 88, a distance of 47.43 feet to an iron stake; thence Southeasterly to an iron stake that is on the SE'ly line of Lot 87 and 18 feet from the most Easterly corner of said lot; thence Northeasterly along lot line 18 feet to said most easterly lot corner; thence Northerly on line that bounds Lots 86 and 87 a distance of 81.70 feet to the point of beginning. Also that part of Lot 87 which is described as starting at the most Northerly corner of Lot 87 at the point that intersects Lots 86, 87 and 88, thence Southwesterly on a line that is a continuation of the boundary line between Lots 86 and 88 to a point that intersects with a line that is parallel with the boundary line between Lots 87 and 88 and 12 feet distance therefrom; thence Westerly along this line 85 feet more or less to the West line of Lot 87; thence Northerly along this West line a distance of 12 feet more or less, to the NW corner of Lot 87; thence Easterly along boundary line between Lots 87 and 88 a distance of 84.85 feet to the point of beginning, in Unit 2 of Country Club Estates as shown by plat thereof recorded in the Register of Deeds office, Walworth County, Wisconsin on May 8, 1926 in Vol. 8 of Plats on pages 67 and 68, all in Walworth County, Wisconsin.

Tax Key No. SCO2 00082



GRAPHIC SCALE

0' 20' 40'

10' 30'

1 INCH = 30 FEET

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 402-5040

432 MILWAUKEE AVENUE
BURLINGTON, WI 53185
(262) 248-3697

NOTE:
Proposed building heights shown hereon have been taken from architectural plans prepared by Midwest Design Group, last revised 1/27/17.

RECEIVED
FEB 16 2017
By SMK

WISCONSIN
KENNETH B. MEHRING
S-2838
WATERFORD, WI
LAND SURVEYOR

DRAWING BY: KBM
FIELD WORK BY: DHS

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.

KENNETH B. MEHRING, PROFESSIONAL LAND SURVEYOR, S-2838

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