

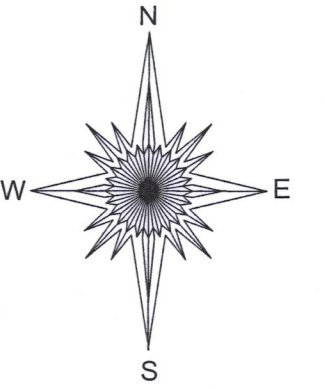
PREPARED FOR
JERRY McCOY

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

Lowest existing elevation 1018.24

Lot Area 11,163s.f.*
Roof Area 3,066s.f.
Drive/walk Area 1,251s.f.
Total Impervious 4,317s.f.*

Deck Area 171s.f.
Greenspace Area 6,675s.f.
Total Pervious 6,846s.f.*

*Excludes right-of-way

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

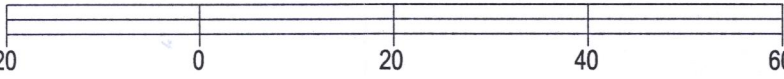
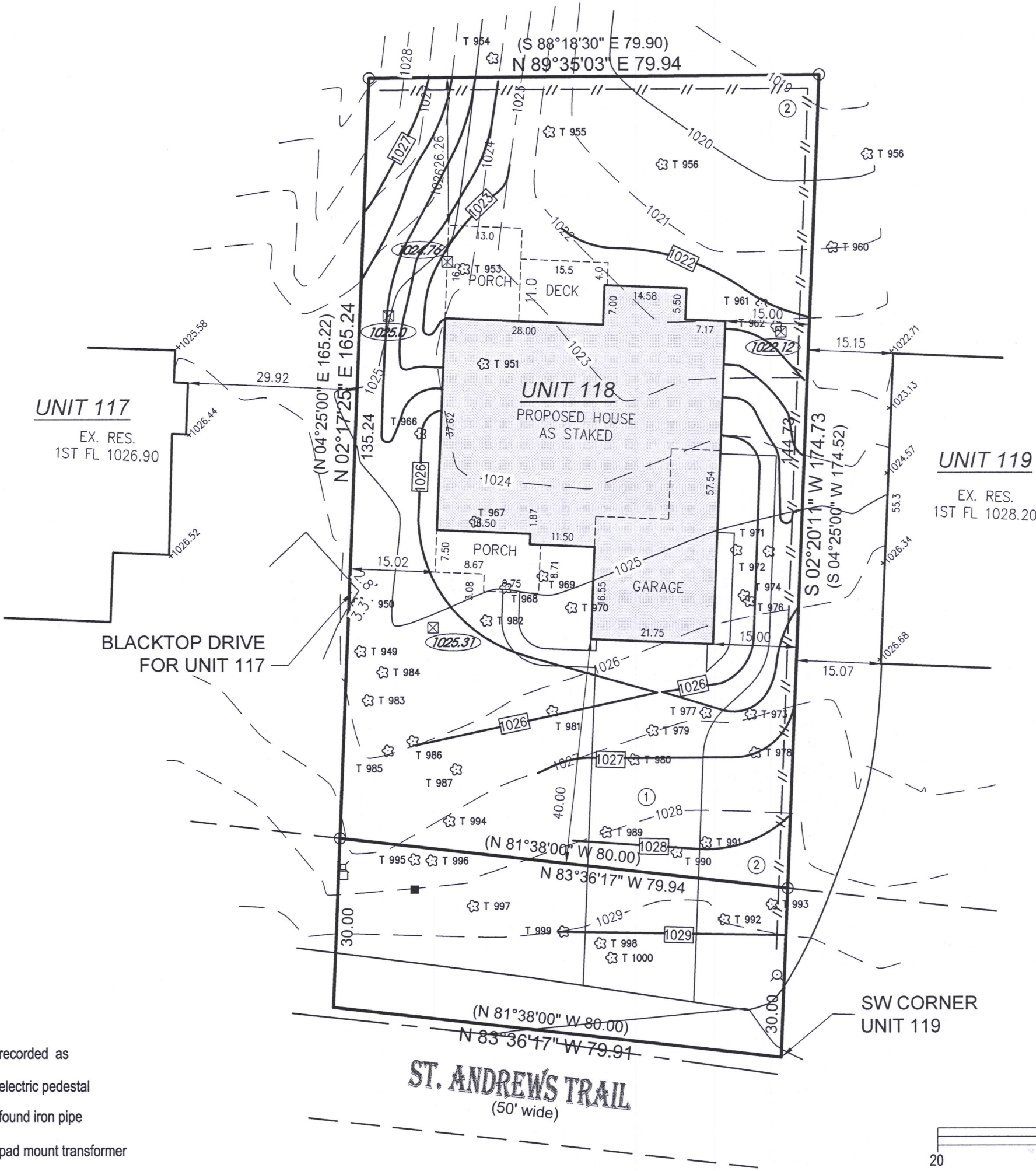
- GRAVEL ACCESS DRIVE REQ'D. MIN 6"
DEPTH, 2" TO 3" AGG. 10' WIDE X 50 L.F.
- SILT FENCE, 240 L.F. ±, ALSO REQ'D. AT
SPOIL STOCKPILE TOE SLOPE.

- () = 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 # 2017.0191.02

TAX ID # SCDB 400118



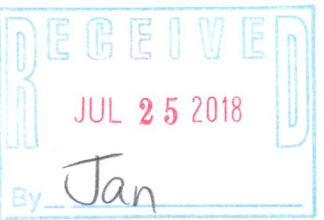
BASIS OF BEARING OF THIS PLAT: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASE UPON NAD 1988
(2011).

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 to the best of my knowledge and belief.

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 23RD DAY OF APRIL, 2018.



MARK R. MADSEN S - 2271
Wisconsin Professional Land Surveyor

SCDB 4-118 005-3423