## **PLAT OF SURVEY**

UNIT 78, ABBEY SPRINGS CONDOMINIUM NO. 3 A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 13, T. 1 N., R. 16 E., VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN

DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF UNIT 78 OF ABBEY SPRINGS; THENCE SOUTH 3°23'18" EAST A DISTANCE OF 160.09 FEET; THENCE SOUTH 86°24'00" WEST A DISTANCE OF 80.15 FEET; THENCE NORTH 3°20'51" WEST A DISTANCE OF 161.94 FEET; THENCE NORTH 87°43'12" EAST A DISTANCE OF 80.05 FEET TO THE POINT OF BEGINNING.
CONTAINING 12,896 SQUARE FEET (0.296 ACRES) OF LAND, MORE OR LESS.

(N 87°45' E 80.00') NORTHEAST CORNER OF UNIT 78 N 87°43'12" E 80.05 SAN  $\otimes$ ST. ANDREWS TRAIL  $\otimes$ 30.00 25 30.00 **RIGHT OF WAY** LINE OF ROAD **ASPHALT** 1.5' DRIVEWAY 25 **UNIT 78 BOUNDARY OF AREA BUILDING LOCATION** 14.5 FROM PLAT **ASPHALT** / 22.1' DRIVEWAY N 3°20'51" W 3°23'18" E WOOD STOOP BEARINGS BASED ON THE SOUTH LINE OF UNIT 78 BEARING S 86°24'00" W 15.1 160.05') **160.09'** UNIT 79 UNIT 77 2ND STORY **OVERHANG 130.09'** (130.05') (131.93') **131.94**' 2 STORY **WOOD FRAME** HOUSE #78 3.8 20.47 WOOD DECK 50.2 CONCRETE 1/3 OF AVERAGE DISTANCE FROM ROAD RIGHT OF WAY LINE TO BACK LINE OF UNIT (130.09' + 131.94' / 2 = 131.02 / 3 = 43.67'S 86°24'00" W 80.15

GOLF COURSE

(80.00')

## LEGEND

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

Iron Rebar Set 3/4" x 24"(1.5 Lbs./Ft.)

⊚ (XXX.XX) 1" Iron Pipe Found Record Information

SAN

Existing Telephone Pedestal Existing Sanitary Manhole

 $\otimes$ 

Existing Fire Hydrant

G

Existing Water Valve Existing Gas Meter

E

Existing Electric Meter

PC.

**Existing Air Conditioner** 

KRISTIN J.
BELONGIA
S-2943
ELKHORN
WIS.
Scale: 1" = 20'

Kristin J. Belongia, P.L.S.

Wisconsin Professional Land Surveyor S-2943

State of Wisconsin County of Rock

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If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

I hereby certify that I have supervised the survey of the property described above and to the best 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 22nd day of July, 2020 at Beloit, Wisconsin. Last day of field work July 17th, 2020

**ORDER NO: 33675** 

BOOK: SEE FILE FIELD CREW: DJE DRAWN BY: KJB FOR THE EXCLUSIVE USE OF: PAUL MCALLISTER 928 FRANKLIN AVENUE RIVER FOREST, IL 60305

**PLAT OF SURVEY** 

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Batterman

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