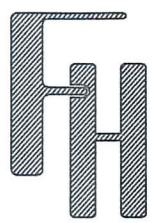


PLAT OF SURVEY
LOTS 7 & 18 OF ADDITION NO. 1 TO COUNTRY CLUB ESTATES
LOCATED IN PART OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST,
VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN

Lots 7 and 18, Addition No. 1 to Country Club Estates, a subdivision located in the Southeast 1/4 of Southwest 1/4 and the Southwest 1/4 of Southwest 1/4 of Section 14, T1N, R16E, Village of Fontana on Geneva Lake, Walworth County, Wisconsin.
Key No. SCT 00007 and SCT 00018
Address: 806 Shabbona Drive
LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER WA-19027



PLAT OF SURVEY
806 SHABBONA DRIVE
FONTANA, WISCONSIN

WORK ORDERED BY -
GENEVA LAKES DREAM HOMES
P.O. BOX 259
FONTANA, WI 53125

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
7157
DATE:
03/18/2021
SHEET NO.
1 OF 1

ASSIGNED THE NORTHWEST BOUNDARY OF LOT 18
N 39°03'00" E PER RECORD PLAT

EASTERLY EDGE OF PAVED
DRIVE 6' ON TO LOT 18

JENSEN DRIVE {BELL DRIVE}
{VARIABLE WIDTH R.O.W.}

SHABBONA DRIVE
{VARIABLE WIDTH R.O.W.}

TARRANT DRIVE
{50' WIDE R.O.W.}

LOT 7
15,227 S.F.
(0.35 ACRES)

LOT 18
15,130 S.F.
(0.35 ACRES)

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - △ = FOUND "MAG NAIL" IN PAVEMENT
 - ✕ = SET IRON REBAR STAKE
 - ✕ = FOUND CHISELED "X" IN CONCRETE
 - = UTILITY POLE LOCATED
 - ⋯ = GUY WIRE LOCATED
 - {XXX} = RECORDED AS

NOTE: EASEMENT RECORDED AS DOCUMENT NO. 489552 DOES NOT APPEAR TO AFFECT THE LANDS SURVEYED HEREON.

EASEMENT RECORDED IN VOL. 210 OF DEEDS ON PAGE 52 DOES NOT APPEAR TO AFFECT THE LANDS SURVEYED HEREON.

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, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. 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: 3/19/2021

CHRISTOPHER A. HODGES P.L.S. 2760



X:\PROJECTS\7157\ACAD\7157.dwg