

PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23 IN TOWNSHIP 1 NORTH, RANGE 16 EAST, IN THE VILLAGE OF FONTANA-ON-GENEVA-LAKE, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:  
LOT 38 OF THE COUNTRY CLUB ESTATES, UNIT IN THE VILLAGE OF FONTANA-ON-GENEVA-LAKE, RECORDED AS DOCUMENT NO. P255927 AT THE WALWORTH COUNTY REGISTER OF DEEDS.

IMPERVIOUS SURFACE'S  
(Current Zoning SR-5)

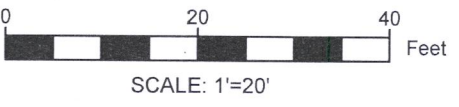
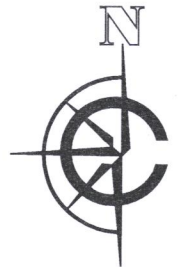
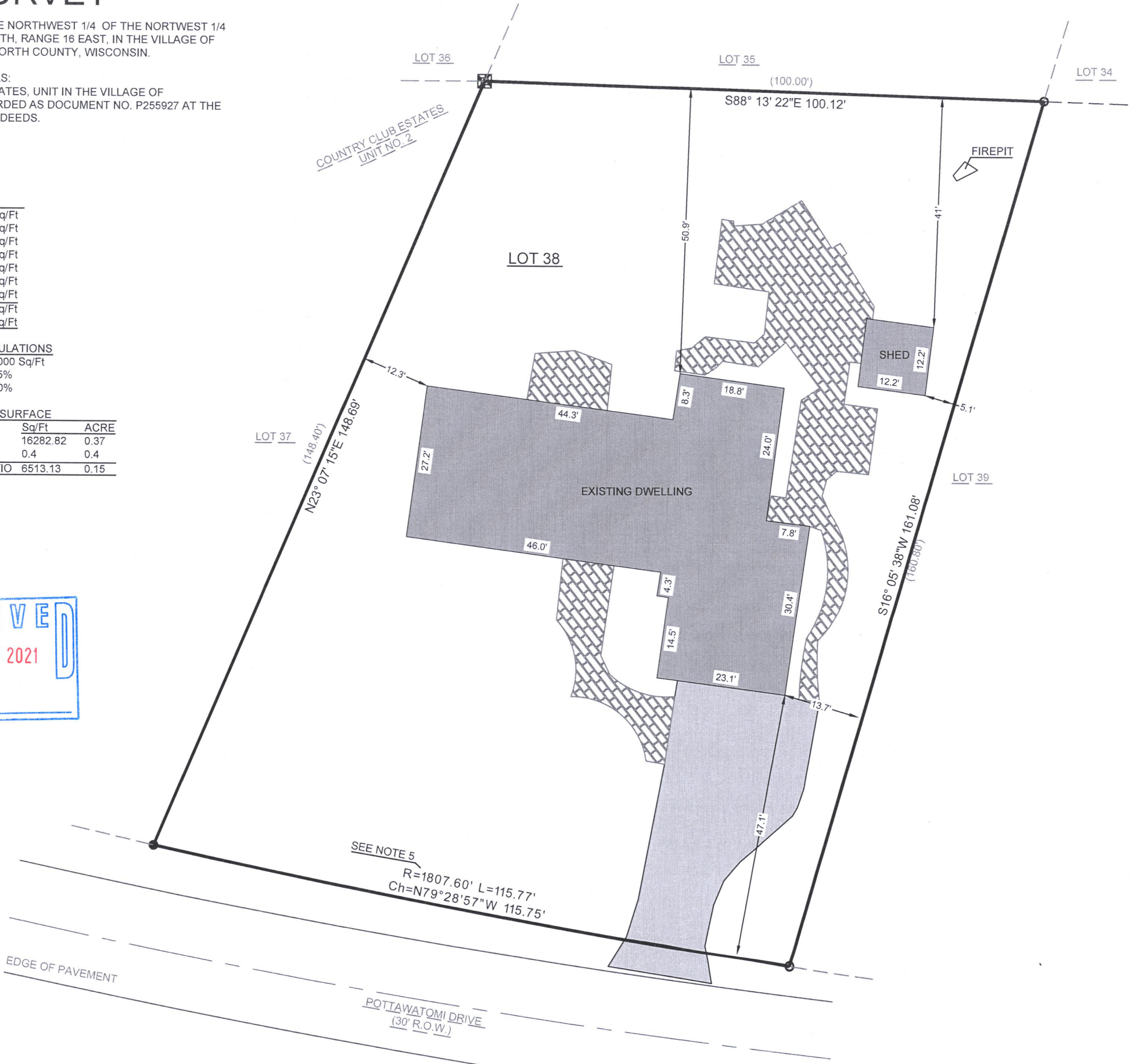
SURFACE	AMOUNT	
Dwelling	2419.14	Sq/Ft
Driveway	967.33	Sq/Ft
Walkway 1	276.42	Sq/Ft
Walkway 2	977.16	Sq/Ft
Patio	130.00	Sq/Ft
Accessory Structure #1	149.01	Sq/Ft
Fire Pit	7.00	Sq/Ft
NET IMPERVIOUS	4928.99	Sq/Ft
NET SITE AREA	16282.82	Sq/Ft

DENSITY, INTENSITY AND BULK REGULATIONS

Minimum Lot Area	7000 Sq/Ft
Maximum Building Coverage	35%
Minimum Landscape Surface Ratio	40%

CALCULATED MINIMUM LANDSCAPE SURFACE

	Sq/Ft	ACRE
NET SITE AREA	16282.82	0.37
MINIMUM LANDSCAPE SURFACE	0.4	0.4
MINIMUM LANDSCAPE SURFACE RATIO	6513.13	0.15



- LEGEND
- EXISTING BUILDING
  - EXISTING ASPHALT DRIVE
  - EXISTING CONCRETE PAVERS
  - CONCRETE MONUMENT
  - FOUND 1" IRON PIPE
  - SET 1" IRON PIPE
  - RECORDED AS

- NOTE:
1. BASIS OF BEARING:  
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.
  2. FIELD WORK COMPLETED:  
JUNE 21, 2020
  3. BUILDING SURVEYED TO:  
THE EXTERIOR OF SIDING.
  4. FIELD CREW CHIEF:  
RAYMOND MCARDLE
  5. RADIUS OF CURVE WAS CALCULATED USING  
THE EQUATION FOR DEGREE OF CURVE,  
SAID DEGREE OF CURVE SHOWN  
ON THE CENTERLINE AS 4 ON THE  
RECORDED SUBDIVISION PLAT.

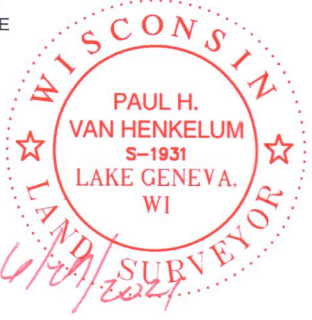
SURVEY ORDERED BY:  
RICHARD CEFFALIO

PROPERTY ADDRESS:  
212 POTTAWATOMI DRIVE  
FONTANA WI, 53128

SURVEYOR:  
PAUL H. VAN HENKELUM, PLS  
CARDINAL ENGINEERING LLC

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY."

PAUL H VAN HENKELUM, PLS #1931  
DATE 6/28/2021



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

PO BOX 281 - 1200 LA SALLE ST.  
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