

# PLAT OF SURVEY

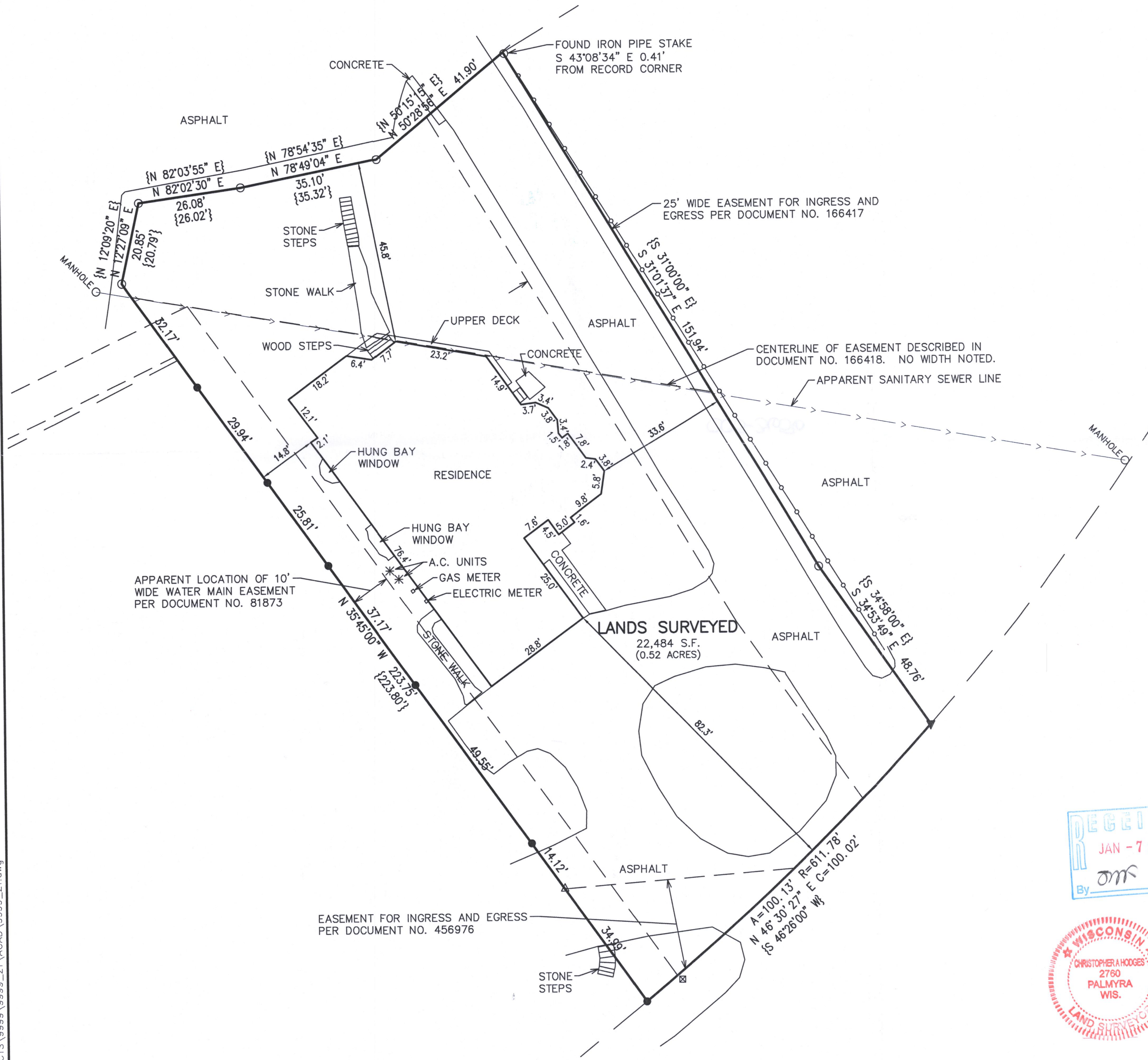
That part of Lots 1 and 2, Country Club Estates, Unit 1, Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, described as follows: Commencing at the West 1/4 corner of Section 14, Town 1 North, Range 16 East; thence S 87 degrees 06 minutes 05 seconds E 2301.43 feet to the place of beginning; thence N 12 degrees 09 minutes 20 seconds E 20.79 feet; thence N 82 degrees 03 minutes 55 seconds E 26.02 feet; thence N 78 degrees 54 minutes 35 seconds E 35.32 feet; thence N 50 degrees 15 minutes 15 seconds E 41.90 feet; thence S 31 degrees 00 minutes 00 seconds E 151.94 feet; thence S 34 degrees 58 minutes 00 seconds E 48.76 feet; thence Southwesterly 100.13 feet along the arc of curve to the right, the radius being 611.78 feet, and the chord bearing S 46 degrees 26 minutes 00 seconds W 100.02 feet; thence N 35 degrees 45 minutes 00 seconds W 223.80 feet to the place of beginning.

Tax Key No. STFV 00047D

Address: 646 Shabbona Drive

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO. WA-20340 DATED 10/07/2021

ASSIGNED THE WESTERLY BOUNDARY OF LANDS SURVEYED  
N 35°45'00" W PER RECORD LEGAL DESCRIPTION



## LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- △ = FOUND MAG NAIL IN PAVEMENT
- ▼ = SET MAG NAIL IN PAVEMENT
- {xxx} = RECORDED AS

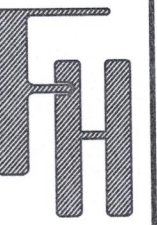
NOTE: THE GAS EASEMENT GRANTED AND DESCRIBED IN VOLUME 210 OF DEEDS ON PAGES 52 AND 53 DOES NOT HAVE A SPECIFIC LOCATION OR WIDTH AND CAN NOT BE SHOWN RELATIVE TO THE LANDS SURVEYED HEREON.

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: 11/1/2021

CHRISTOPHER A. HODGES P.L.S. 2760



PLAT OF SURVEY  
646 SHABBONA DRIVE  
FONTANA, WISCONSIN

WORK ORDERED BY -  
GENEVA LAKEFRONT REALTY, LLC  
323 BROAD STREET, SUITE 101  
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

## REVISIONS

PROJECT NO.  
9999.21  
DATE:  
10/29/2021  
SHEET NO.  
1 OF 1