PHONE: (262) 723-2098 FAX: (262) 723-5886

PLAT OF SURVEY

UNIT 2 OF TIMBER RIDGE CONDOMINIUM

LOCATED IN PART OF THE SW 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN WORK ORDERED BY –
 DELILAH FLAUM
1300 N. LAKE SHORE DR. APT. 11D
 CHICAGO, IL 60610

SHEET 1 OF 1

NOTE: "RIGHT-OF-WAY AND EASEMENT" RECORDED IN VOL. 339 OF RECORDS ON PAGE 782 AS DOCUMENT NO. 112590 DOES NOT CROSS THE PARCEL SURVEYED. ASSIGNED EAST LINE OF PARCEL S 00°00'00" E UNIT 14 COMMON ELEMENT ROADWAY N 04°12'17" E 69.53' N 03°32'18" W 31.79'-EDGE OF PAVEMENT RAD.=420.00 ARC=69.61 RAD.=69.35 ARC=32.08 {N 04°14' E 69.80'} {ARC=69.88} {N 04°15' W} **TRANSFORMER** ELECTRIC METER FOUND IRON REBAR STAKE-POST DISTURBED S 13'50' E, 0.6' DESIGNATED BUILDING FROM BOUNDARY CORNER AREA AS SHOWN ON CONDOMINIUM PLAT 5 70°47' W SPRINKLER 124.063 S 77°35' W HEADS UNIT 2 15,144 SQ. FT. UNIT 1 LANDSCAPED 165.22'} N 165.09' UNIT 3 LANDSCAPED **BERM** 47.00 ≥ 89.27,06" ROADWAY EASEMENT OF {WEST - RECORD AS SHOWN ON CONDOMINIUM PLAT Z 132.04' {132.02'} EDGE OF PAVEMENT S 00°00'00" E 96.02 1' WEST OF LINE {96.00'} FOUND IRON PIPE STAKE PAVEMENT N 71°22' W, 0.3' FROM FOUND IRON PIPE STAKE IN PAVEMENT — S 31°56' W, 0.2' AND IRON REBAR STAKE RECORD CORNER AT EDGE OF PAVEMENT S 84°15' W, 1.3' FROM BOUNDARY CORNER 100 100 50 70 60 30 20 10 LEGEND MAP SCALE IN FEET ORIGINAL 1" = 30= FOUND IRON PIPE STAKE = FOUND IRON REBAR STAKE 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 = UTILITY BOX LOCATED CHRISTOPHERAHODGES 2760 PALM ${XXX} = RECORDED AS$ 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. 1/10/2022 REVISED 1/10/2022 TO UPDATE DETAIL ON PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 4/16/2002. PROJECT: 2210.01/02.21 DATED: 01/10/2022 CHRISTOPHER A. HODGES P.L.S. 2760

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