

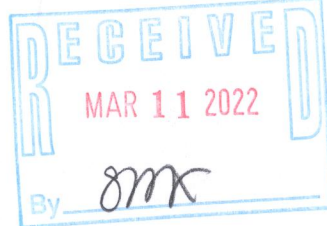
PLAT OF SURVEY LOT 1 OF PARTRIDGE COURT SUBDIVISION

LOCATED IN PART OF THE NE 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

PARCEL 1:
Lot 1 of Partridge Court Subdivision, a resubdivision located in the Northeast 1/4 of the Southwest 1/4 of Section 14, T1N, R16E, Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, being part of Lot 7, all of Lots 8, 9 and 10, and a vacated road, vacated on the 11th day of June, 1980 and recorded in Volume 252, page 285 of Records, Walworth County, Wisconsin, all located in Country Club Estates Unit No. 1.

PARCEL 2: (BOAT SLIP OFF SITE)
Unit No. 1027, together with said unit's undivided appurtenant interest in the common elements and the exclusive use of the limited common elements appurtenant to said units (being Boat Slips and Dock Boxes), all in The Abbey Harbor Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a declaration as such condominium in the office of the Register of Deeds for Walworth County, Wisconsin on February 28, 1995, in Volume 633 of Records on pages 9729-9765 as Document No. 301770, said condominium being located in the Village of Fontana, County of Walworth, State of Wisconsin on real estate described in said declaration and incorporated herein by this reference thereto.

LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP COMMITMENT NO. WI2200989



LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- ☒ = TELEPHONE BOX
- = CABLE BOX
- ⊞ = TRANSFORMER
- {XXX} = RECORDED AS

PARTRIDGE COURT
{50' WIDE R.O.W.}

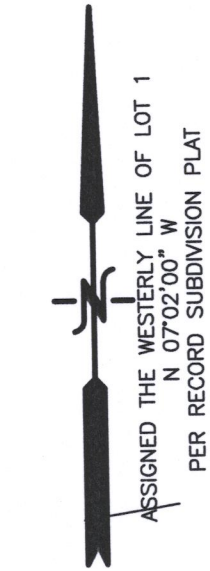
PAVED ROADWAY

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: 02/25/2022

Christopher A. Hodges
CHRISTOPHER A. HODGES P.L.S. 2760



ABBEY HARBOR CONDOMINIUM

ABBEY RIDGE CONDOMINIUM

LOT 2

RESIDENCE

BRICK

LOT 1
25,243 S.F.
(0.58 ACRES)

BRIDGE

SWALE

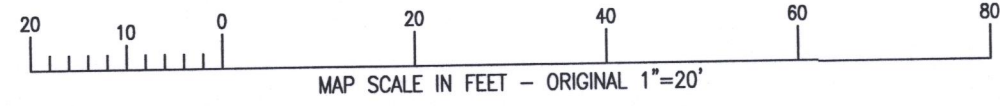
STONE RETAINING WALL

LOT 11 COUNTRY CLUB ESTATES

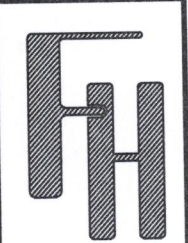
NOTE: THE EASEMENT DESCRIBED IN DOCUMENT 81873 APPEARS TO LIE WEST OF THE LANDS SURVEYED.

THE GAS COMPANY EASEMENT RECORDED IN VOLUME 210 OF DEEDS ON PAGE 52 DOES NOT CONTAIN A SPECIFIC LOCATION OR WIDTH THAT CAN BE SHOWN HEREON.

THE SIDEWALK AND ACCESS EASEMENT RECORDED AS DOCUMENT NO. 559612 DOES NOT APPEAR TO AFFECT THE LANDS SURVEYED HEREON.



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PLAT OF SURVEY
650 PARTRIDGE COURT
FONTANA, WISCONSIN

WORK ORDERED BY -
SWEET & MAIER, SC - CHRISTINA GREEN
114 NORTH CHURCH STREET
ELKHORN, WISCONSIN 53121

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.
10640
DATE:
02/25/2022
SHEET NO.
1 OF 1

005-3683