

May 16, 2024

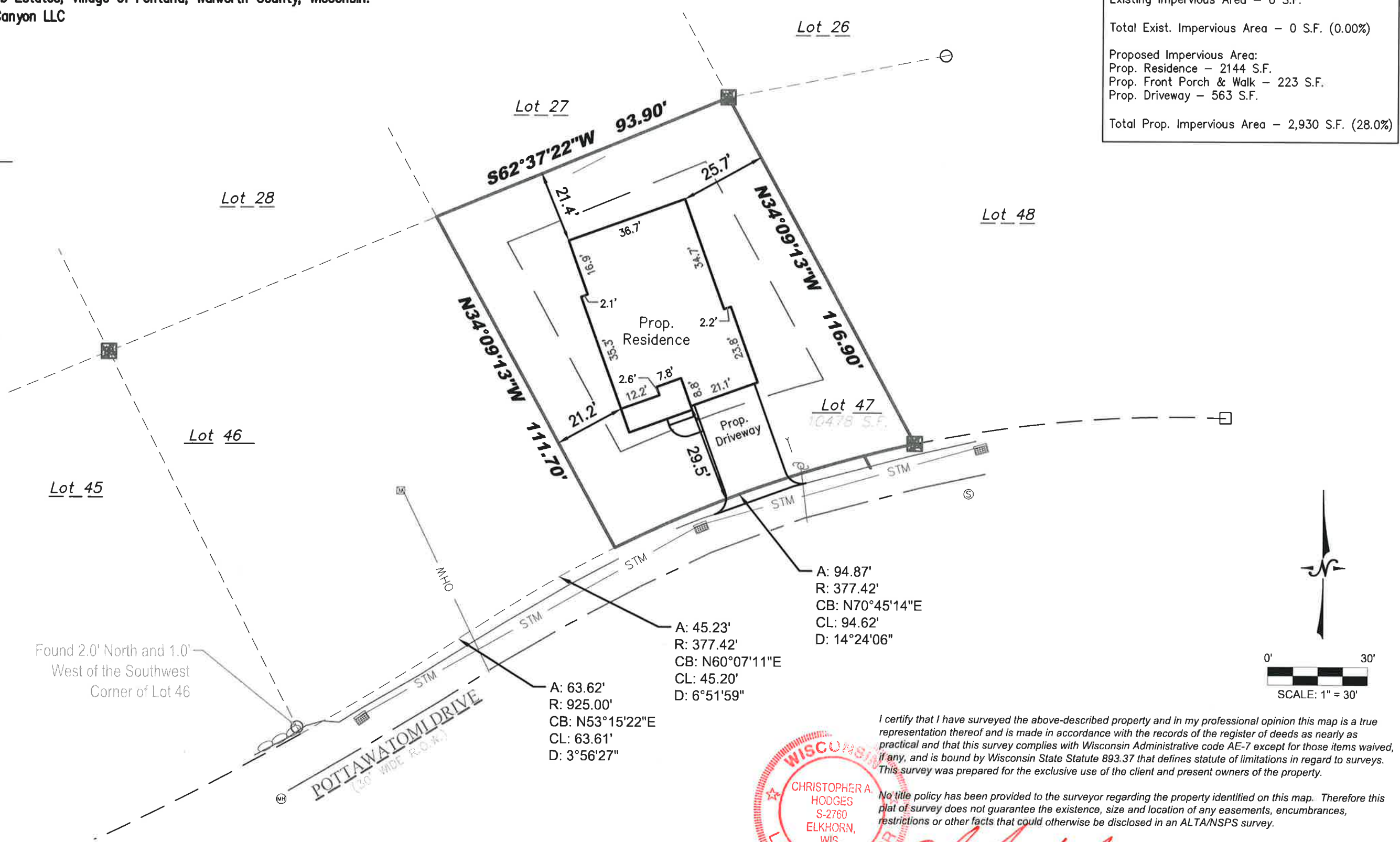
PLAT OF SURVEY

Survey No. 24.6009.04

LOCATION: 280 Potawatomi Drive, Fontana, WI
PREPARED FOR: Steve Greenberg – Canyon Development
PROPERTY DESCRIPTION: Per Document No. 1089405
Lot 47 in Unit 2 of Country Club Estates, Village of Fontana, Walworth County, Wisconsin.
CURRENT OWNER: Oak Canyon LLC
TAX ID: SC02 00044A

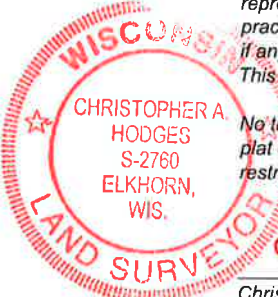
Impervious Area Calculations:	
Total Lot Area –	10,478 S.F.
Existing Impervious Area –	0 S.F.
Total Exist. Impervious Area –	0 S.F. (0.00%)
Proposed Impervious Area:	
Prop. Residence –	2144 S.F.
Prop. Front Porch & Walk –	223 S.F.
Prop. Driveway –	563 S.F.
Total Prop. Impervious Area –	2,930 S.F. (28.0%)

- Legend:
- Found Iron Rod
 - Found 1" Iron Pipe
 - Control Point
 - Utility Pole
 - Guy Anchor
 - Electric Meter
 - Utility Manhole
 - Storm Inlet – Curb
 - Gas Manhole
 - Coniferous Tree
 - Deciduous Tree
 - Found Monument





LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Christopher A. Hodges
Christopher A. Hodges, Professional Land Surveyor, S-2760

DRAWING BY: MRO
FIELD WORK BY: LG
FIELD WORK DATE: 2/12/2024