

# PLAT OF SURVEY

LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 35,  
TOWN 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY,  
WALWORTH COUNTY, WISCONSIN

ASSIGNED CENTERLINE OF C.T.H. "B"  
S 89°49'19" E

EXISTING  
SANITARY MH  
RIM=819.2'

EXISTING CURB & GUTTER

COUNTY TRUNK HIGHWAY "B"

S 89°49'19" E 90.22'  
[S 89°52'00" E] [90.24']

{66' WDE R.O.W.}

ROAD RIGHT-OF-WAY

EXISTING CURB & GUTTER

[S 89°52'00" E] [90.24']  
[S 89°47'22" E] [80.30']

BENCH MARK  
TOP IRON REBAR  
STAKE  
ELEV.=816.97'

UNPLATTED LANDS

EXISTING C-1 ZONING

EXISTING STONE  
RETAINMENT  
WALL

TOTAL AREA  
22,636 S.F. 0.52 ACRES  
19,936 S.F. 0.46 ACRES  
EXCLUDING ROAD R.O.W.

75' SETBACK

EXISTING C-1 ZONING

UNPLATTED LANDS

EXISTING ZONING: R-1

FRONT YARD SETBACK: 40' FROM C.T.H. "B"

SIDE YARD SETBACK: 15' (COMBINED)

SHORE YARD SETBACK: 100'

NOTE: PARCEL IS LIMITED BY SETBACK REQUIREMENTS  
AND MUST OF SPECIAL CONSIDERATION FOR BUILDING  
ON SITE.

## LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- {XXX} = RECORDED AS

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 AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS  
MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND  
ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE  
THERE TO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 12, 2007

PETER S. GORDON R.L.S. 2101

MAP SCALE IN FEET ORIGINAL 1" = 20'



WORK ORDERED BY -  
DON BASS  
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## REVISIONS

PROJECT NO.  
7487  
DATE:  
11/12/2007  
SHEET NO.  
1 OF 1

006-1260