

PLAT OF SURVEY

OF LOT 19, CEYLON COURT ESTATES SUBDIVISION, BEING
PART OF GOVERNMENT LOT 2 AND 3, AND PART OF THE
SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NE
1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4 OF
SECTION 1, T. 1 N., R. 17 E., OF THE 4TH P.M.,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MONUMENT KEY

1" Iron Pipe Found, unless noted
Record Information

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Fence
- Existing Stone Wall
- Existing Electric Meter
- Existing Gas Meter
- Existing Air Conditioner
- Existing Water Valve
- Existing Mailbox
- Existing Sanitary Manhole
- Benchmark
- Deciduous Tree

LOT AREA (GSA):

25,160± SQ. FT.
-OR-
0.576± ACRES

EXISTING ZONING:

ER-1
(MINIMUM LOT AREA = 40,000 SQ. FT.)

MINIMUM LANDSCAPE
SURFACE AREA (LSA):

60%

EXISTING SURFACE
AREAS:

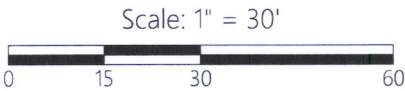
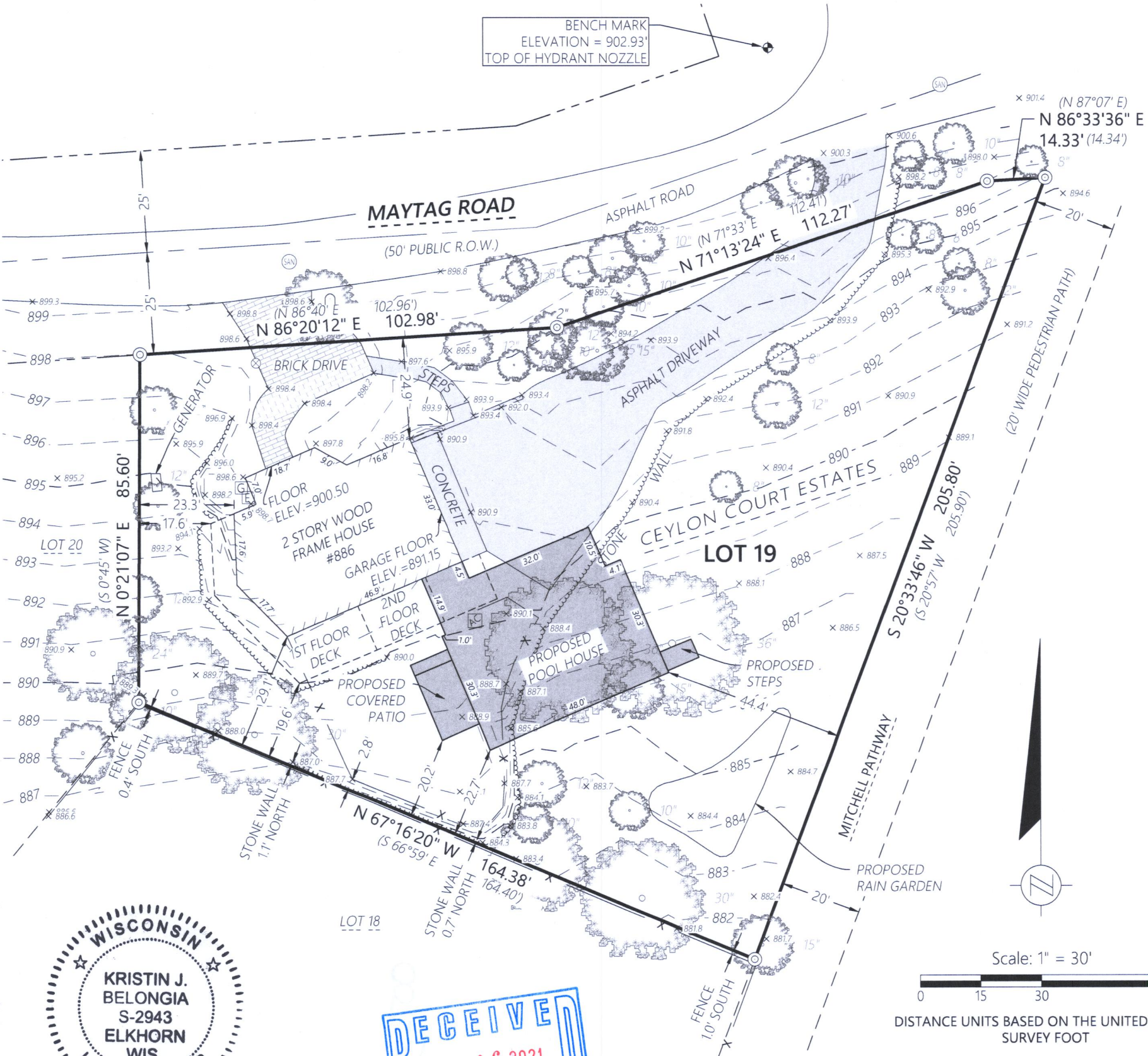
HOUSE = 1,805± SQ. FT. (7.2%)
ASPHALT DRIVE = 3,025± SQ. FT. (12.0%)
BRICK DRIVE = 465± SQ. FT. (1.9%)
DECK/STEPS = 1,010± SQ. FT. (4.0%)
TOTAL = 6,305± SQ. FT. (25.1%)

LANDSCAPE AREA 18,855± SQ. FT. (74.9%)

PROPOSED SURFACE
AREAS:

ADDITION/HOUSE = 3,760± SQ. FT. (14.9%)
ASPHALT DRIVE = 2,925± SQ. FT. (11.6%)
BRICK DRIVE = 465± SQ. FT. (1.9%)
DECK/PATIO/STEPS = 1,065± SQ. FT. (4.2%)
TOTAL = 8,215± SQ. FT. (32.6%)

LANDSCAPE AREA 16,945± SQ. FT. (67.3%)



DISTANCE UNITS BASED ON THE UNITED STATES
SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COUNTY
COORDINATE SYSTEM, WALWORTH ZONE. THE
EAST LINE OF LOT 19 BEARING S 20°33'46" W

VERTICAL DATUM BASED ON NAVD-88 (2012)

Kristin J. Belongia

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin } ss
County of Walworth }

I hereby certify that I have supervised the survey of the property described above and to the best
my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of
Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly
represents said survey and its location.

Given under my hand and seal this 5th day of February, 2021 at Beloit, Wisconsin.

Last day of field work February 3rd, 2021

Revised this 2nd day of June, 2021 to show the size and location of the proposed pool house.

Revised this 17th day of June, 2021 to show the location of the proposed rain garden.

If the surveyor's signature is not red in color,
the plan is a copy that should be assumed to
contain unauthorized alterations.
The certification contained on this document
shall not apply to any copies.



Batterman
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www.batterman.com

PLAT OF SURVEY

FOR THE EXCLUSIVE USE OF:
Lowell Custom Homes
401 Geneva National Ave. So.
Lake Geneva, WI 53147

ORDER NO: 33840

FIELD CREW: DJE
DRAWN BY: DJE