

AVALON PROPERTIES, LLC
PLAT OF SURVEY -- AS-BUILT IMPROVEMENTS
PHASE 1 WORK (as of SEPT. 22, 2023)

PART OF THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA AND TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN

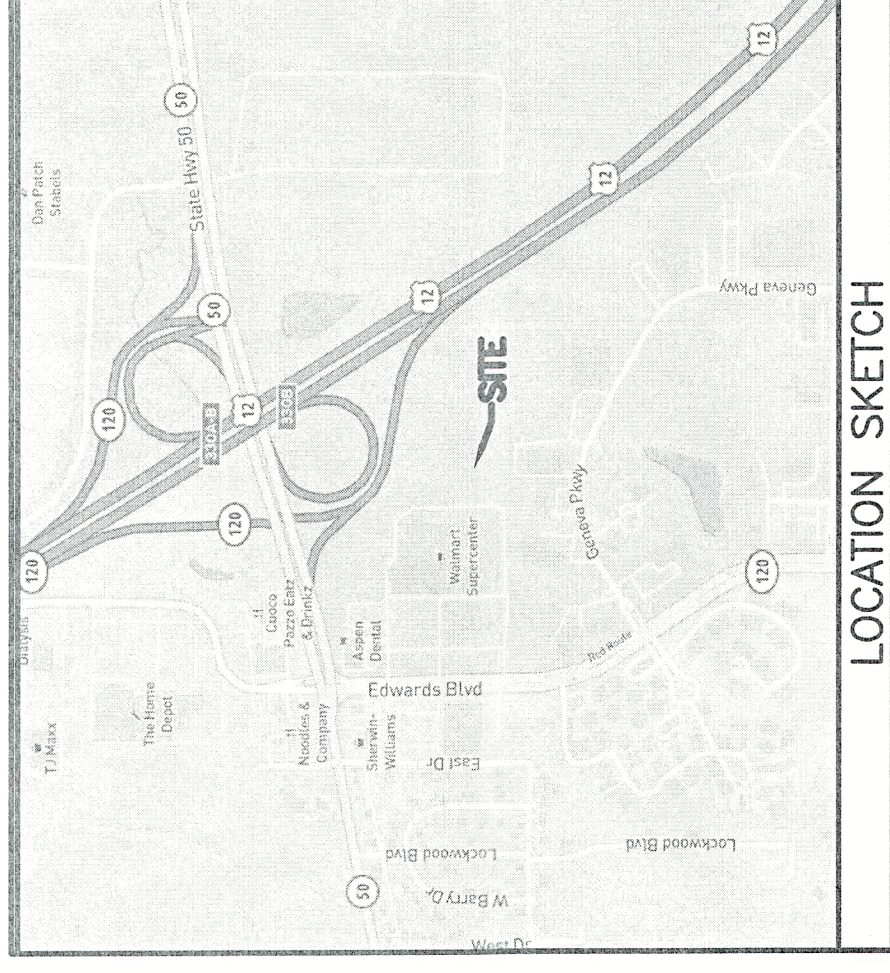
PLAS-TECH ENGINEERING

AVALON PROPERTIES, LLC
AS-BUILT IMPROVEMENTS

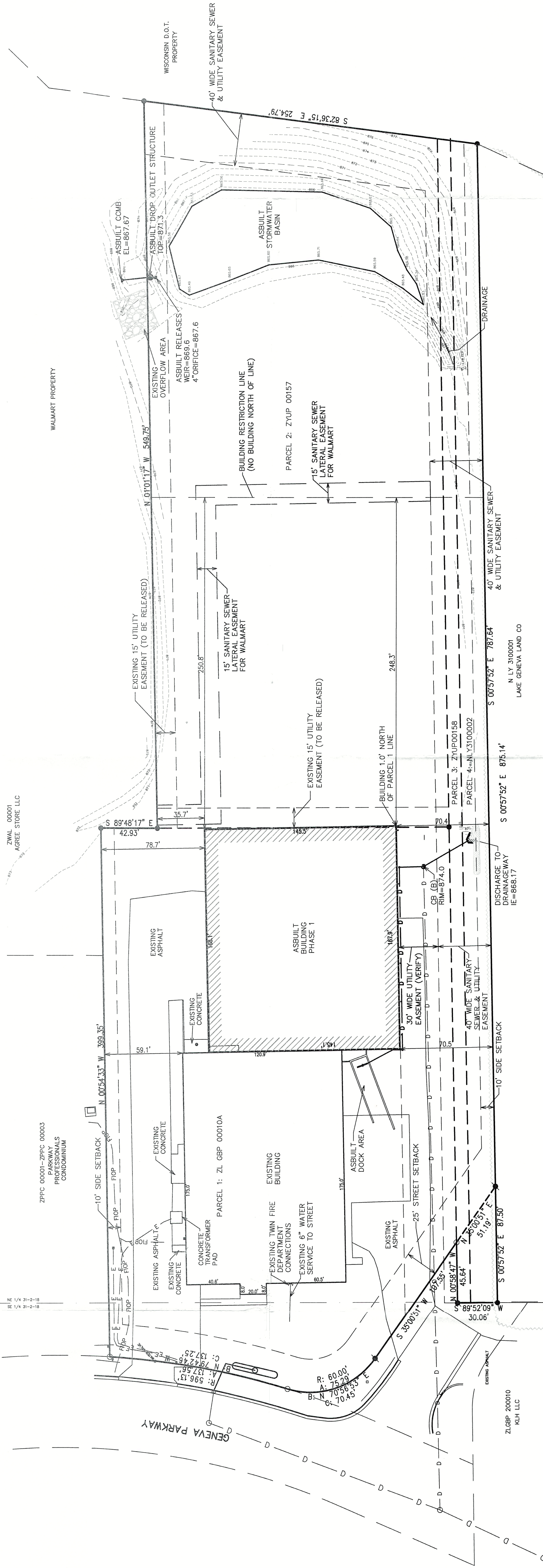
ARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098
FAX: (262) 723-5886

[illegible]

PROJECT NO. 10095
DATE 07/09/2020
SHEET NO. 1 OF 1



LOCATION SKETCH



SITE SUMMARY

~~TOTAL AREA=250.712 (5.76 ACRES)~~

TOTAL BUILDING AREA

EXISTING= 21,300 SQ.FT.
AS-BUILT (PHASE 1)= 45,805 SQ.FT.
PROPOSED (PHASE 2)= 75,205 SQ.FT.

TOTAL GREEN SPACE

AS-BUILT (PHASE 1)= 14

PROPOSED (PHASE 2)= 8

TOTAL IMPERVIOUS AREA
EXISTING= 45 699 SQ FT

AS-BUILT (PHASE 1)= 110,041 SQ.FT. (INCLUDES EXISTING)

PROPOSED (PHASE 2) = 100,119 SQ. FT. (INCLUDES EXISTING AND PHASE 1)

ADDITIONAL PROPOSED PARKING
66 CARS (PHASE 1) WITH EXISTING BUILDING

(GRAVEL PARKING FOR EXTRA 28 CARS WHEN LOOPED ROAD IS BUILT)

EXISTING ZONING

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COMMENCING AT A CONCRETE COUNTRY MONUMENT FOUND MARKING THE EAST 1/4 CORNER OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEA, WALNORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 10 OF LAKE GENEA BUSINESS PARK AND OTHER LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF LAKE GENEA BUSINESS PARK AND OTHER LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEA, WALNORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MARKING THE EASTERY-MOST CORNER OF LOT 10 OF LAKE GENEA BUSINESS PARK, THENCE ALONG THE BOUNDARY OF SAID LOT 10, S 35DEG 00MIN 51SEC W, 107.55 FEET TO AN IRON PIPE STAKE, THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 10, 75.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS S 00DEG 56MIN 33SEC W, 70.45 FEET TO AN IRON PIPE STAKE, THENCE ALONG THE BOUNDARY OF SAID LOT 10, 137.25 FEET TO THE LEFT HAVING A RADIUS OF 596.13 FEET AND A CHORD WHICH BEARS S 00DEG 42MIN 48SEC W, 137.25 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF PARKWAY PROFESSIONALS CONDOMINIUM; THENCE ALONG THE EASTERY BOUNDARY OF SAID CONDOMINIUM EXTENDED NORTHERLY, N 00DEG 54MIN 33SEC W, 399.35 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE BOUNDARY OF LOT 10 OF WALNORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MARKING THE EASTERY BOUNDARY OF SAID LOT 10, 107.61 FEET TO AN IRON PIPE STAKE, THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 10, N 00DEG 01MIN 17SEC W, 549.75 FEET TO AN IRON REBAR STAKE FOUND MARKING THE BOUNDARY OF SAID LOT 10 AND A POINT ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY 12TH, THENCE ALONG SAID HIGHWAY, S 82DEG 36MIN 15SEC E, 254.79 FEET TO AN IRON REBAR STAKE; THENCE, S 00DEG 57MIN 52SEC E, 975.14 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY BOUNDARY OF OUTLOT 2 OF LAKE GENEA, THENCE CONTINUE ALONG THE BOUNDARY OF SAID OUTLOT 2, N 00DEG 01MIN 17SEC W, 549.75 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID OUTLOT 2, N 00DEG 47MIN 31SEC W, 45.58 FEET TO THE POINT OF BEGINNING, CONTAINING 250,713 SQUARE FEET (5.76 ACRES) OF LAND, OR LESS.

LEGEND

○	=	IRON PIPE FOUND 1 3/8" O.D.
●	=	IRON REDBAR FOUND 3/4" O.D.
⦿	=	IRON REDBAR SET
{xxx}	=	3/4" x 18" x 1.13 lbs/ft RECORDED AS
—○—	=	STORM SEWER LINE
—>—	=	SANITARY SEWER LINE
—e—	=	BURIED ELECTRIC LINE
—fop—	=	BURIED FIBER OPTIC LINE

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW MEANS BY WHICH THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE PURPOSES OF THE 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, THE UNDERSIGNED, CHRISTOPHER A. HOOGES, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO:

FIRST AMERICAN TITLE COMPANY
AXIOM PROPERTIES, LLC
FIRST CITIZENS BANK

THAT THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE PURPOSES OF THE ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

DATED: 9/29/2023
 CHRISTOPHER A. HODGES P.L.S. 2760

ZLGBP-10A ZYUP-157

007-42711