

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT — P.O. BOX 437 — ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 FAX: (262) 723-5886

PLAT OF SURVEY

LOT 3 OF POND VIEW ESTATES, A SUBDIVISION

LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 OF
SECTION 35, TOWN 2 NORTH, RANGE 17 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

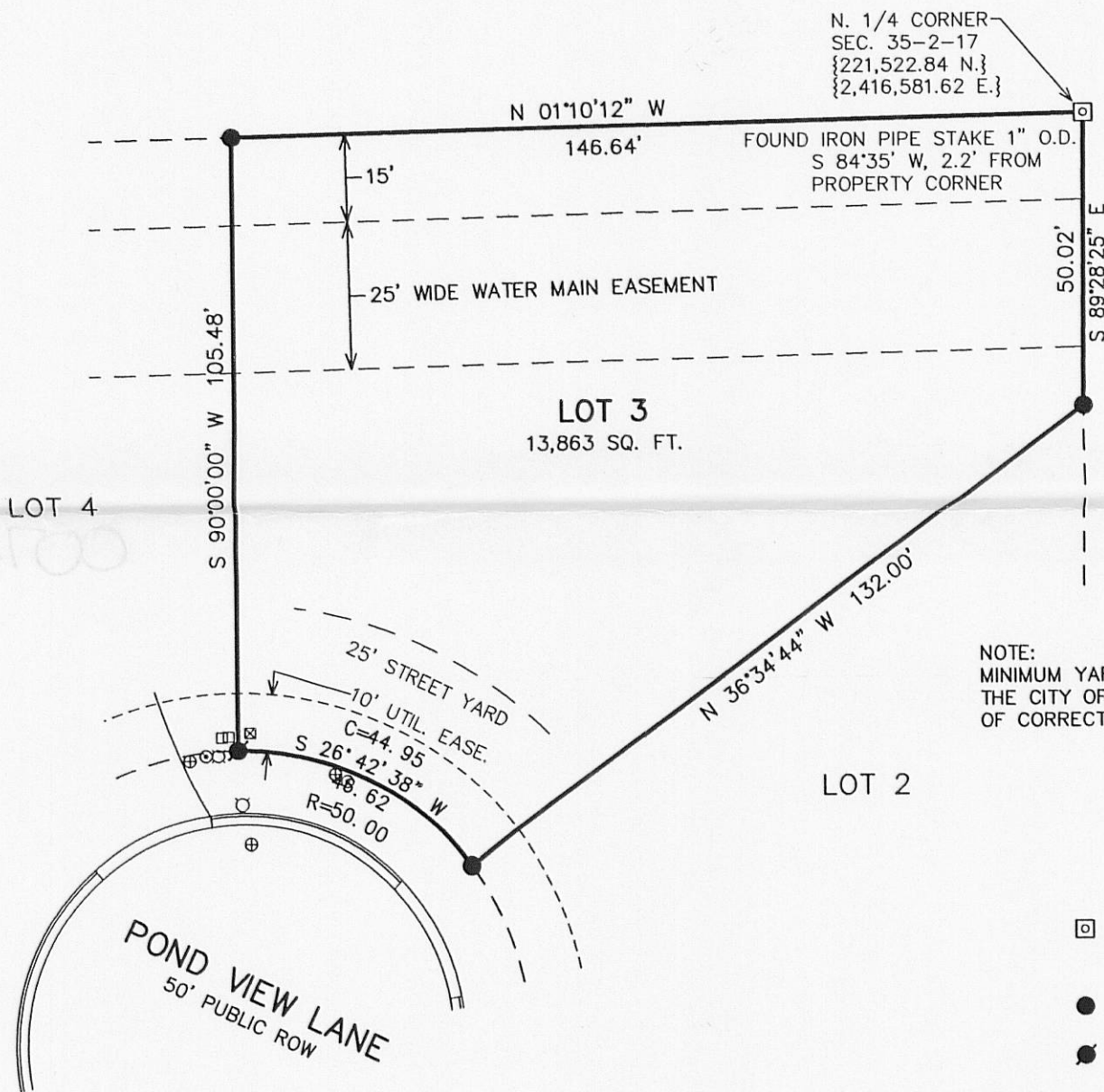
CITY OF LAKE GENEVA ZONING REQUIREMENTS

Minimum Setbacks: (Note L:, below, along zoning district boundaries.)

- E: Front or Street Side Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G: Side Lot Line to House or Garage: 6 feet
- H: Total of Both Sides, Lot Lines to House/Garage: 15 feet
- I: Rear Lot Line to House or Garage: 30 feet

— WORK ORDERED BY —
LAKE GENEVA AREA REALTY, INC
101 BROAD STREET, SUITE C-3
LAKE GENEVA, WI 53147

GRID NORTH
WISCONSIN COORDINATE SYSTEM
SOUTH ZONE
N. LINE OF NE 1/4 OF SEC. 35-2-17
BEARS S 89°30'21" E



NOTE:
MINIMUM YARDS TO BE THOSE REQUIRED BY
THE CITY OF LAKE GENEVA PER AFFIDAVIT
OF CORRECTION.

LEGEND

- ☐ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- = FOUND IRON REBAR STAKE
- = SET IRON REBAR STAKE
- = HYDRANT LOCATED
- ⊕ = WATER VALVE LOCATED
- ⊙ = CLEANOUT LOCATED
- = LIGHT POLE LOCATED
- {XXX} = RECORDED AS

100 90 80 70 60 50 40 30 20 10 0 50 100
MAP SCALE IN FEET ORIGINAL 1" = 30'

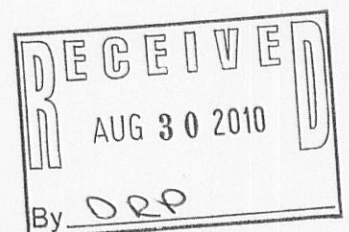
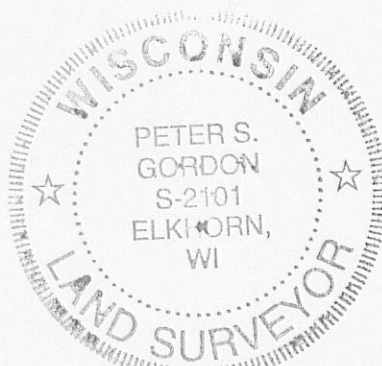
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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: 8/23/2010

REV. 08-25-2010
ADD ZONING INFO

PETER S. GORDON



PROJECT: 6833.03
DATE: 08/23/2010
SHEET 1 OF 1