

# PLAT OF SURVEY

Survey No. 17-5053

June 28, 2017

LOCATION: Manning Way, Lake Geneva, Wisconsin

PREPARED FOR: Kennedy Signature Homes

LEGAL DESCRIPTION:

Lot 32 in the The Highlands of Lake Geneva, being a subdivision in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Town 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin.

## Proposed Grades per Grading Plan:

Prop. Top of Wall EL. = 931.50  
Prop. Garage Floor EL. = 931.17  
Prop. Finish Yard Grade EL. = 930.83  
Prop. Driveway Slope = 5.23%

## Setback Requirements:

Street Yard = 25.00'  
Side Yard = 6.00'  
Rear Yard = 25.00'

Prop. Finish  
Yard Grade  
**930.83**

## LEGEND

- 1" Iron Pipe - Found
- 3/4" Iron Bar - Found
- Set 5/8" Iron Bar with Cap
- Power Pole
- Telephone Pedestal
- Cable TV Pedestal
- Transformer
- Curb stop
- Manhole
- Mailbox
- (xxx) "Recorded As" data

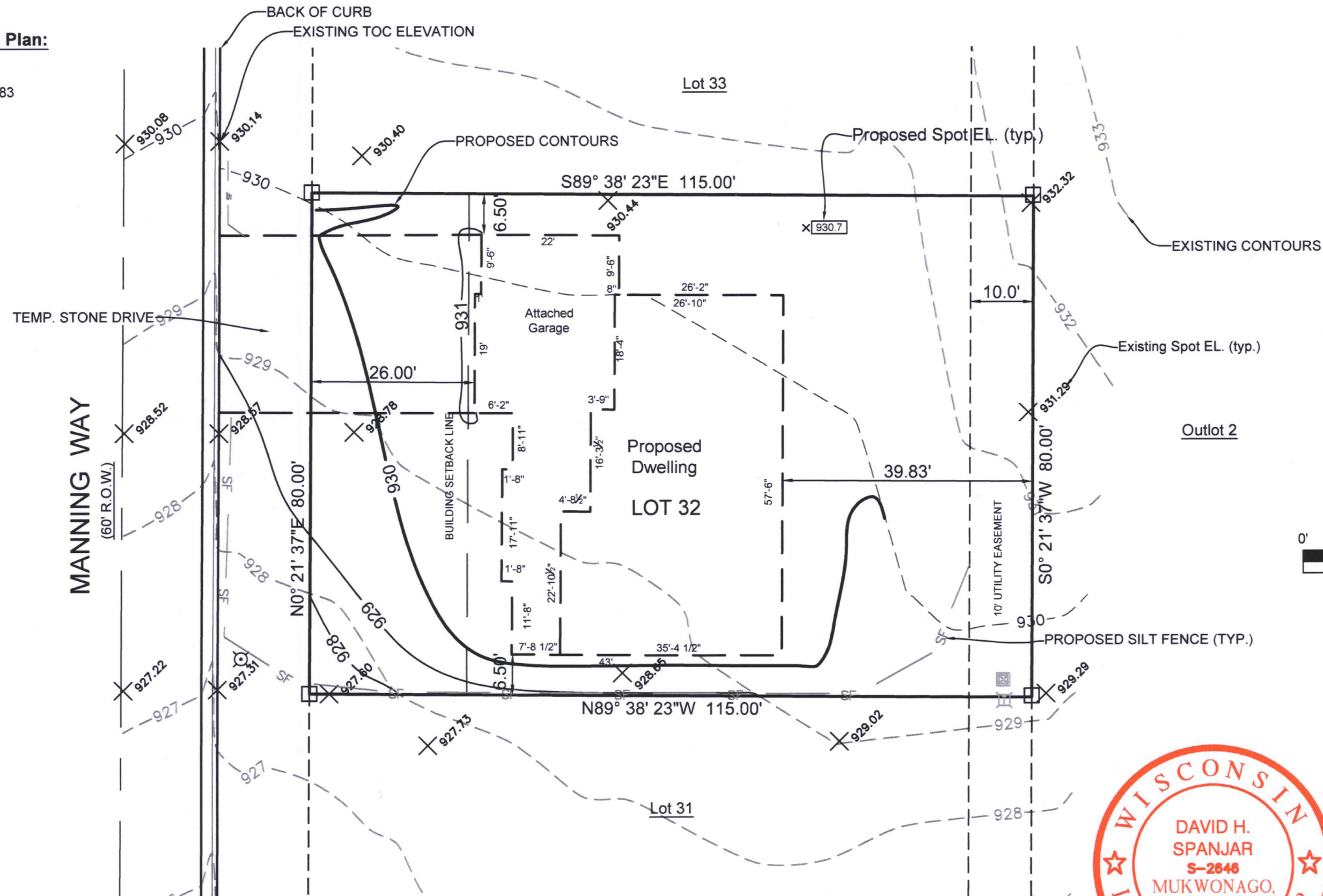


**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC

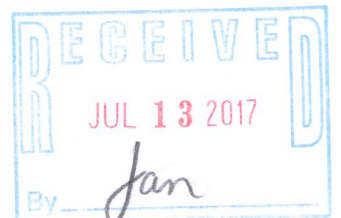
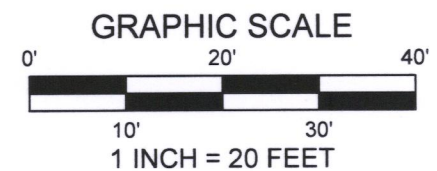
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151  
(262) 402-5040

432 MILWAUKEE AVENUE  
BURLINGTON, WI 53185  
(262) 248-3697

NOTE: Proposed finished yard as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.



All bearings refer to the east line of Manning Way, which has a recorded bearing of N00°21'37"E.  
Elevations based on the North American Vertical Datum of 1988



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

DRAWING BY: DHS  
FIELD WORK BY: LMG

*David H. Spanjar*  
DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, S-2646

ZHIGH-32

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