

# PLAT OF SURVEY LOT 1 OF BLOCK 19 OF LAKE GENEVA MANOR (TRACT #17)

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

## LEGAL DESCRIPTION:

Lot 1, Block 19, in Map of Lake Geneva Manor Tract No. 17, being a subdivision in the East one-half of Section 35, in Township 2 North, Range 17 East, in the City of Lake Geneva, Walworth County, Wisconsin.

Tax Key No. ZLM 00048

Address: 1530 Lake Shore Drive

PLAT OF SURVEY  
1530 LAKE SHORE DRIVE  
LAKE GENEVA, WI 53147

WORK ORDERED BY -  
GENEVA LAKEFRONT REALTY  
57 WEST GENEVA STREET  
WILLIAMS BAY, WI 53191

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

## REVISIONS

08/24/2010	AS BUILT ADDITION
09/01/2010	ADD RIPARIAN INFO.
08/21/2014	UPDATE TITLE INFO.
02/10/2020	- LB RESURVEY & FLAG CORNERS
02/12/2020	- LB UPDATE LEGAL & ADD SETBACKS

PROJECT NO.  
8010.20

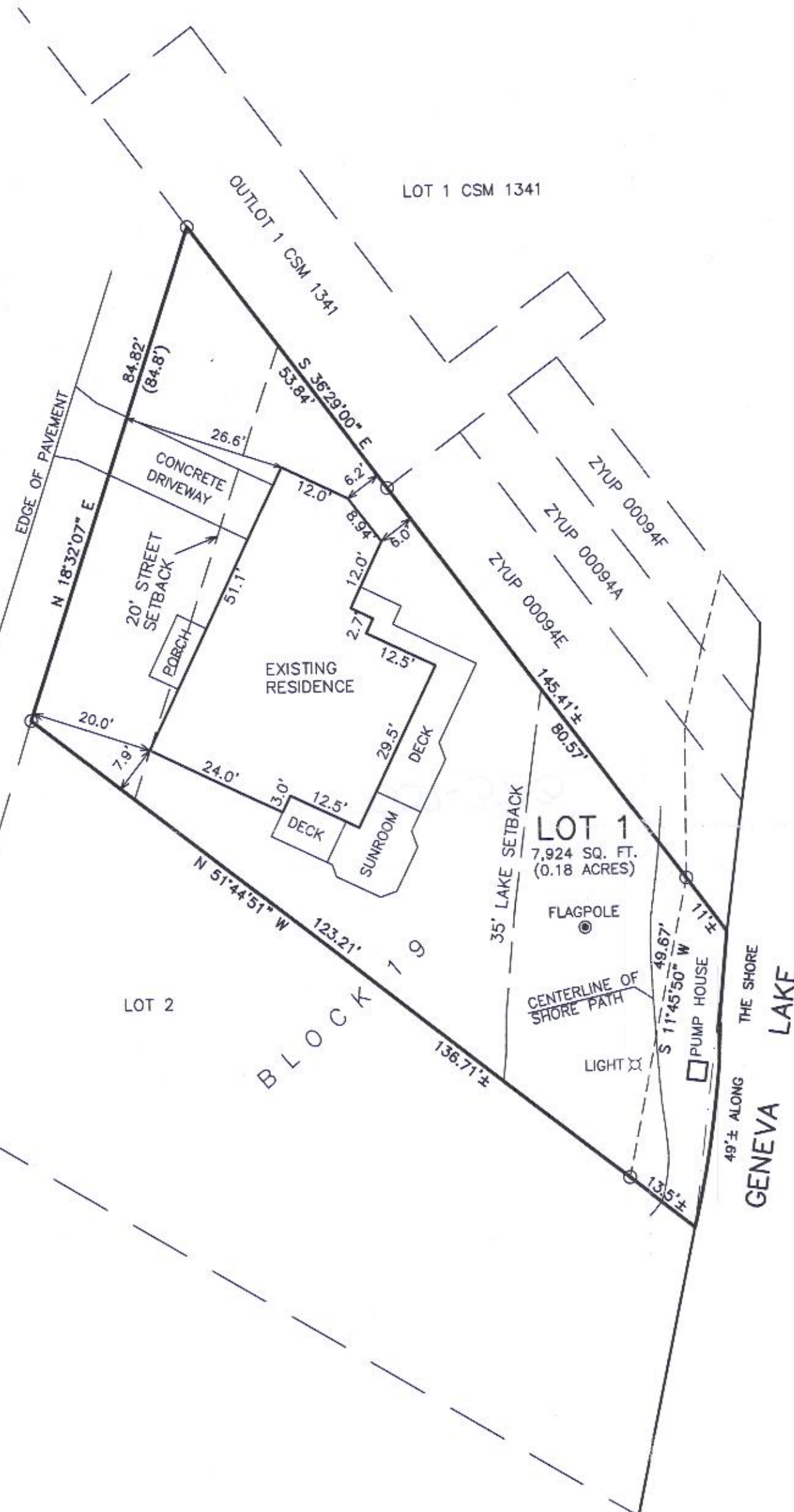
DATE:  
09/24/2009

SHEET NO.  
1 OF 1

ASSIGNED THE NORTHEASTERLY LINE OF LOT 1  
S 36°29'00" E

HILLSIDE DRIVE  
{45' WIDE R.O.W.}

LAKE SHORE DRIVE  
{45' WIDE R.O.W.}



LEGEND  
○ = FOUND IRON PIPE STAKE  
(XXX) = RECORDED AS

MAP SCALE IN FEET - ORIGINAL 1"=20'

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: 02/12/2020

BRIAN M. CARLSON P.L.S. 2039

007-3733