

PLAT OF SURVEY LOT 27 OF EDGEWOOD HILLS, A SUBDIVISION

LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

Lot 27, Edgewood Hills, a subdivision in the City of Lake Geneva, Walworth County, Wisconsin, recorded
in Cabinet B of Plats, slide 34 as Document No. 264922.

Tax Key No. ZEH 00027

Address: 1211 Pheasant Court

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER WA-17186

ASSIGNED THE NORTHERLY BOUNDARY OF LOT 27
N 84°39'00" E PER PLAT OF EDGEWOOD HILLS

PHEASANT COURT
{66' WIDE R.O.W.}

APPARENT 25'
BUILDING SETBACK
SHOWN ON PLAT OF
EDGEWOOD HILLS

LOT 26

LOT 22

LOT 21

LOT 27
21,921 S.F.
(0.50 ACRES)

UTILITY BOXES

12' WIDE UTILITY
EASEMENT PER PLAT
OF EDGEWOOD HILLS

10' WIDE UTILITY
EASEMENT PER PLAT
OF EDGEWOOD HILLS

LEGEND

- = FOUND IRON REBAR 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: 8/5/2020

BRIAN M. CARLSON P.L.S. 2039



PLAT OF SURVEY
1211 PHEASANT COURT,
LAKE GENEVA, WI 53147

WORK ORDERED BY -
DIANE KRAUSE
800 W. MAIN STREET
LAKE GENEVA, WI 53147

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

PROJECT NO.
5351.20
DATE:
08/05/2020
SHEET NO.
1 OF 1