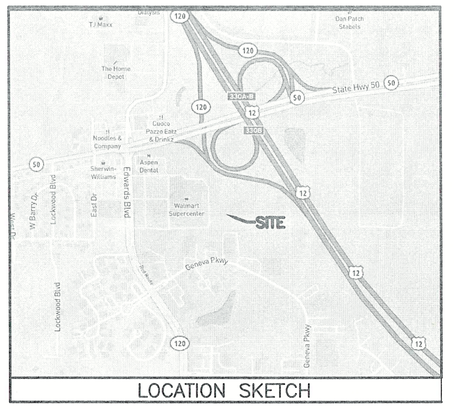
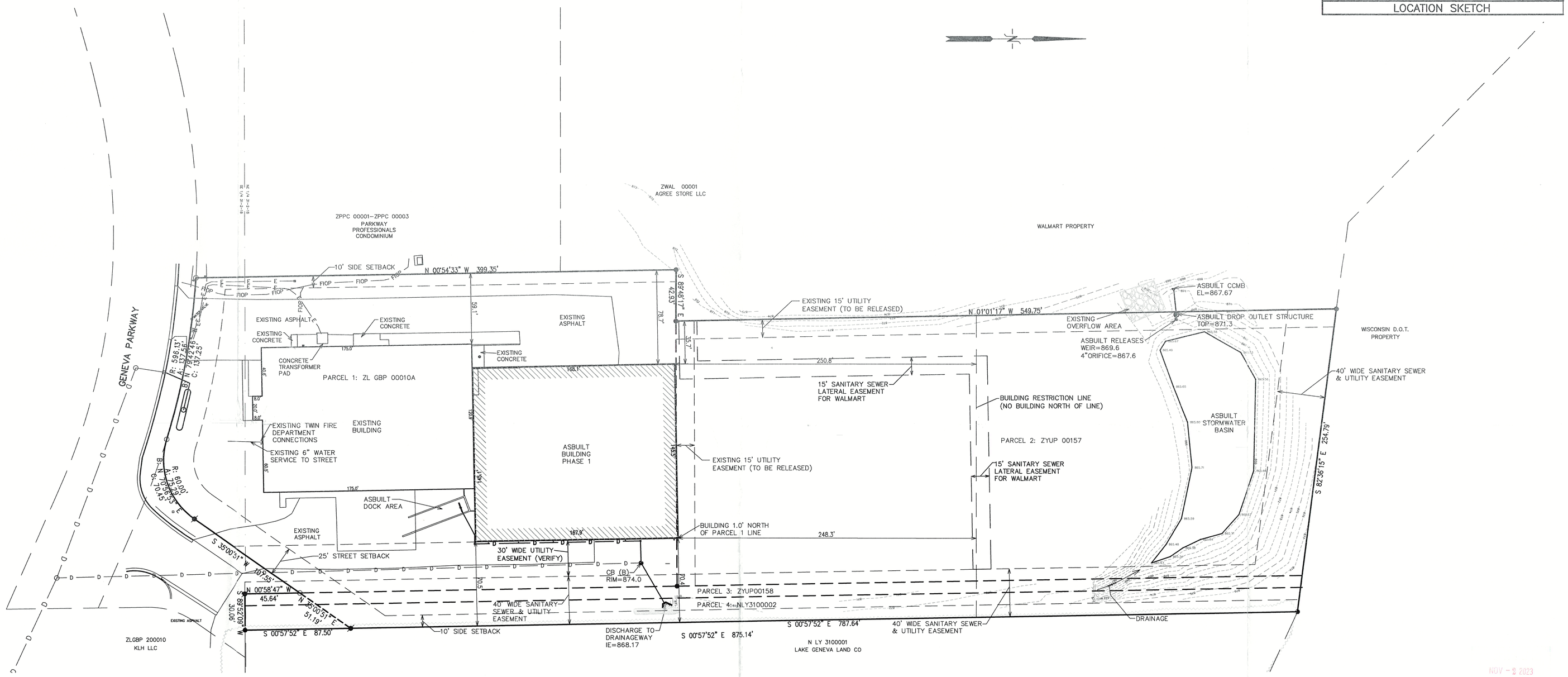
AVALON PROPERTIES, LLC
PLAT OF SURVEY – AS-BUILT IMPROVEMENTS
PHASE 1 WORK (as of SEPT. 22, 2023)

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



LOCATION SKETCH



NOTE: PREVIOUS PLANS HAD 3 PHASES WHICH HAVE BEEN REPHASED INTO 2, PHASES 1 & 2 WERE COMBINED INTO PHASE 1 AND PHASE 3 IS NOW PHASE 2

NOTE: PLANS HAVE BEEN STATE DSPS APPROVED AND CITY OF LAKE GENEVA APPROVED THROUGH THEIR PLAN COMMISSION AND CITY COUNCIL. WALMART HAS ALSO APPROVED THE SITE PLANS.

NOTE: ALL FOUR (4) TAX PARCELS ARE BEING COMBINED BY CERTIFIED SURVEY MAP THAT HAS BEEN APPROVED BY THE CITY.

NOTE: THERE IS NO FLOOD HAZARD ON SITE, FLOOD ZONE DESIGNATION IS "ZONE X".

– WORK ORDERED BY –
GENEVA BAY CONSTRUCTION
N2689 SUNSET BOULEVARD
LAKE GENEVA, WI 53147

– PROPERTY OWNER IS –
AVALON PROPERTIES, LLC
875 GENEVA PARKWAY NORTH
LAKE GENEVA, WI 53147

40 20 0 40 80 120 160
MAP SCALE IN FEET – ORIGINAL 1"=40'

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
EXISTING= 183,713 SQ.FT.
AS-BUILT (PHASE 1)= 140,671 SQ.FT. (INCLUDES EXISTING)
PROPOSED (PHASE 2)= 85,593 SQ.FT. (INCLUDES EXISTING AND PHASE 1)

TOTAL IMPERVIOUS AREA
EXISTING= 45,699 SQ.FT. (67,000 SF WITH EXISTING BUILDING)
AS-BUILT (PHASE 1)= 110,041 SQ.FT. (INCLUDES EXISTING)
PROPOSED (PHASE 2)= 165,119 SQ.FT. (INCLUDES EXISTING AND PHASE 1)

TOTAL PROPOSED PARKING
66 CARS (PHASE 1) WITH EXISTING BUILDING
(GRAVEL PARKING FOR EXTRA 28 CARS WHEN LOOPED ROAD IS BUILT)

EXISTING ZONING
PB – PLANNED BUSINESS
PBP – PLANNED BUSINESS PARK

LEGAL DESCRIPTION

PART OF LOT 10 OF LAKE GENEVA BUSINESS PARK AND OTHER LANDS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE EAST 1/4 CORNER OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST; THENCE N 88DEG 12MIN 09SEC W 1344.16 FEET TO AN IRON PIPE STAKE FOUND MARKING THE EASTERLY–MOST CORNER OF LOT 10 OF LAKE GENEVA 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 70DEG 56MIN 53SEC W, 70.45 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 10, 137.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 596.13 FEET AND A CHORD WHICH BEARS N 79DEG 42MIN 46SEC W, 137.25 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF PARKWAY PROFESSIONALS CONDOMINIUM; THENCE ALONG THE EASTERLY 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 1 OF WALMART SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID LOT 1, S 89DEG 48MIN 17SEC E, 42.93 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 1, N 01DEG 01MIN 17SEC W, 549.75 FEET TO AN IRON REBAR STAKE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND A POINT ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY "12"; THENCE ALONG SAID HIGHWAY, S 82DEG 36MIN 15SEC E, 254.79 FEET TO AN IRON REBAR STAKE; THENCE S 00DEG 57MIN 52SEC E, 875.14 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY BOUNDARY OF OUTLOT 2 OF LAKE GENEVA BUSINESS PARK; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 2, S 89DEG 58MIN 03SEC W, 30.21 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, MORE OR LESS.

LEGEND

- ○ = IRON PIPE FOUND 1 3/8" O.D.
- ● = IRON REBAR FOUND 3/4" O.D.
- ⊘ = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- [XXX] = RECORDED AS
- —o— = 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 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.

THE UNDERSIGNED, CHRISTOPHER A. HODGES, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO:

FIRST AMERICAN TITLE COMPANY
AVALON PROPERTIES, LLC
FIRST CITIZENS BANK

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 AND ITS EXTERIOR BOUNDARIES. 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: 9/29/2023

CHRISTOPHER A. HODGES P.L.S. 2760

WISCONSIN CHRISTOPHER A HODGES S-2760 ELKHORN, WIS. LAND SURVEYOR

07/10/2023 –TS ADVANCE
08/10/2023 –TS REV. #4–REV. UNISEX RESTROOM & PLBG. PLANS
9/29/2023 – DHC PHASE 1 AS-BUILT

PLAS–TECH ENGINEERING
SITE, GRADING, & DRAINAGE PLAN
875 GENEVA PARKWAY
LAKE GENEVA, WI 53147

AVALON PROPERTIES, LLC
AS–BUILT IMPROVEMENTS

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
07/31/2020 FINAL FOR SITE SUBMITTAL
09/16/2021 – TS ADVANCE
09/23/2021 – TS ADVANCE
10/01/2021– TS ADVANCE
10/12/2021 – TS ADVANCE
12/09/2021 – TS ADVANCE
12/20/2021 – TS REVISE PHASE 3 BLD
12/28/2021 ISSUED FOR BIDDING
01/25/2022 REVISE CURB
04/20/2022 – TS ADVANCE
5/20/2022 –TS ADVANCE
09/12/2022 –TS ADVANCE
03/22/2023 –TS ADVANCE
03/31/2023 –DHC ADVANCE
04/19/2023 –TS ADVANCE
04/21/2023 –TS ADVANCE
06/14/2023 –TS ADVANCE

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

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ZLGBP-10A ZYUP-157

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