

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

PARCEL OF LAND LOCATED IN NE 1/4 OF NW 1/4, T1N, R16E
VILLAGE OF WALWORTH, WISCONSIN

— WORK ORDERED BY —
SHOREWEST REALTY
623 W MAIN STREET
LAKE GENEVA, WI

LAKE VIEW DRIVE
{66' WIDE RIGHT-OF-WAY}

MR
SANITARY
MANHOLE

S 89°35'00" W
99.98' {100'}

WATER
VALVE

ASPHALT

CONC STEPS

CONC STOOP

25.4'

4.0'

31.1'

A/C

30.4'

EX RESIDENCE

GAS
METER

ELECTRIC
METER

BRICK

WOOD STEPS

AREA SURVEYED
PARCEL# VWP 00218A
17,059 S.F.
0.39 AC

LEGAL DESCRIPTION:

A parcel of land located in the Northwest 1/4 of Section 22, Township 1 North, Range 16 East, Village of Walworth, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the North 1/4 section corner of said Section 22; thence South 00 degrees 25 minutes East along the North-South 1/4 section line of said Section 22, 784.53 feet; thence South 85 degrees 23 minutes West 174.00 feet; thence South 89 degrees 35 minutes West 121.46 feet to the place of beginning; thence continue South 89 degrees 35 minutes West 100 feet; thence South 00 degrees 25 minutes East 170.60 feet; thence North 89 degrees 35 minutes East 100 feet; thence North 00 degrees 25 minutes West 170.60 feet to the place of beginning.
Tax ID No. VWP 00218A

N 00°31'37" W
170.48' {170.60'}

NORTH
GRID
ASSIGNED BEARING FROM PREVIOUS SURVEY
SOUTH RIGHT OF WAY OF LAKE VIEW DRIVE
S 89° 35' 00" W

LEGEND

FOUND IRON PIPE
RECORDED AS

○
(XXX)

OVERHEAD
ELECTRIC

20 10 0 20 40 60 80
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: NOVEMBER 15, 2021

Christopher A. Hodges
CHRISTOPHER A. HODGES P.L.S. 2760

RECEIVED
JAN - 7 2021
By *SMF*

PROJECT: 10584
DATE: 11/15/21
SHEET 1 OF 1

VWP-218A

009-1359 009-1359