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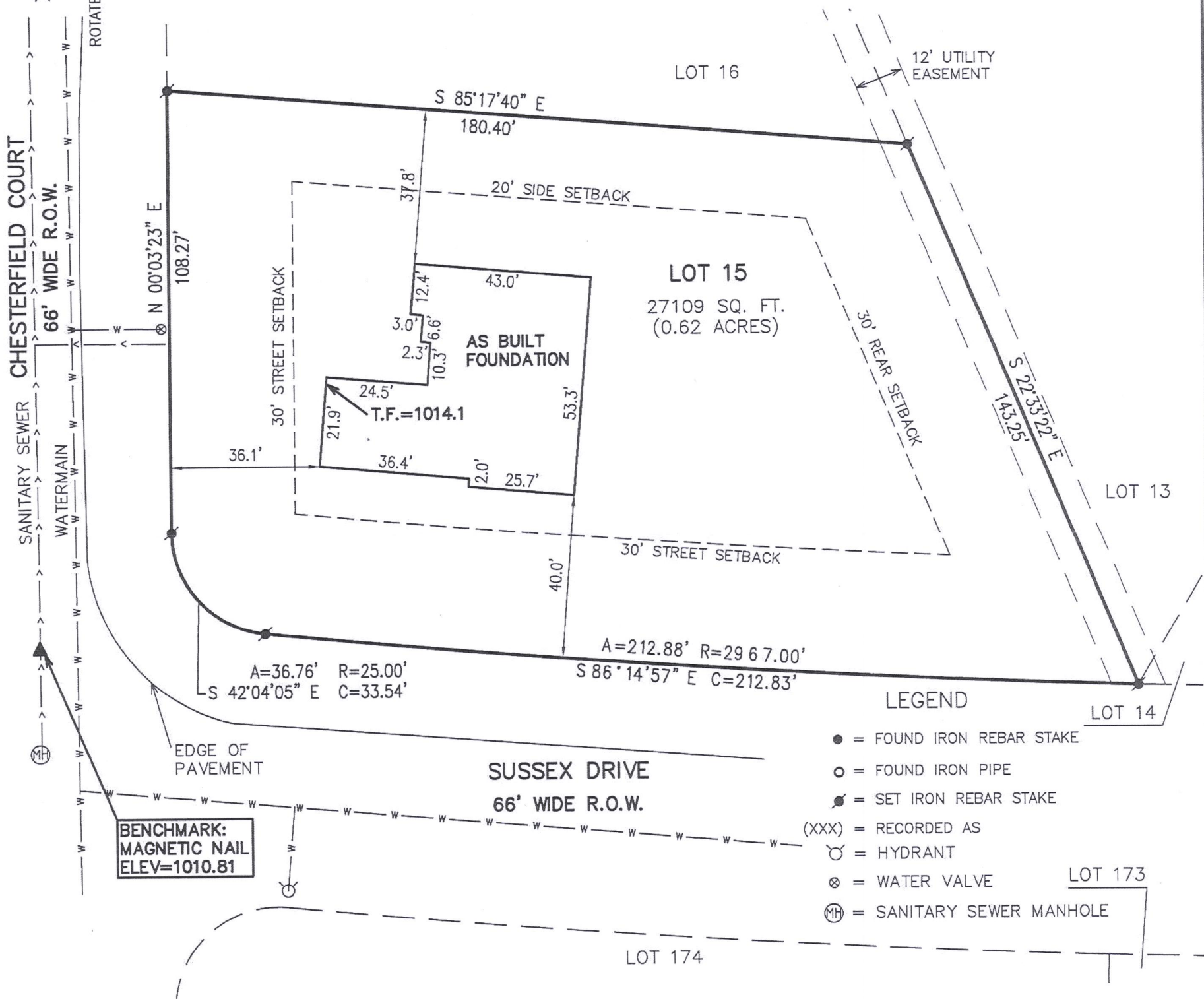
ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT — P.O. BOX 437 — ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098   FAX: (262) 723-5886

PLAT OF SURVEY – AS BUILT

LOT 15 OF BAILEY ESTATES
LOCATED IN PART OF THE SW 1/4 OF THE NW 1/4
OF SECTION 36, TOWN 2 NORTH, RANGE 16 EAST,
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

— WORK ORDERED BY —
GERSTAD BUILDERS
2703 BUSH TERRACE
McHENRY, IL 60051

WISCONSIN STATE PLANE COORDINATE SYSTEM
ROTATE BEARINGS -01° 01'12" FOR SOUTH ZONE BEARINGS
NORTH LINE OF THE NW 1/4 OF SECTION 36
N 00°00'00" E

LOT 16

12' UTILITY EASEMENT

CHESTERFIELD COURT
66' WIDE R.O.W.

SANITARY SEWER
WATERMAIN

S 85°17'40" E
180.40'

N 00°03'23" E
108.27'

37.8'

20' SIDE SETBACK

LOT 15
27109 SQ. FT.
(0.62 ACRES)

30' REAR SETBACK

S 22°33'22" E
143.25'

LOT 13

30' STREET SETBACK

43.0'

12.4'
3.0'
6.6'
2.3'
10.3'
24.5'
21.9'
T.F.=1014.1

AS BUILT FOUNDATION

53.3'

36.1'

36.4'
2.0'
25.7'

40.0'

30' STREET SETBACK

A=212.88' R=29 6 7.00'
S 86°14'57" E   C=212.83'

LOT 14

A=36.76' R=25.00'
S 42°04'05" E   C=33.54'

EDGE OF PAVEMENT

SUSSEX DRIVE
66' WIDE R.O.W.

LEGEND

● = FOUND IRON REBAR STAKE
○ = FOUND IRON PIPE
◉ = SET IRON REBAR STAKE
(XXX) = RECORDED AS
☿ = HYDRANT
⊗ = WATER VALVE
Ⓜ = SANITARY SEWER MANHOLE

LOT 173

LOT 174

BENCHMARK:
MAGNETIC NAIL
ELEV=1010.81

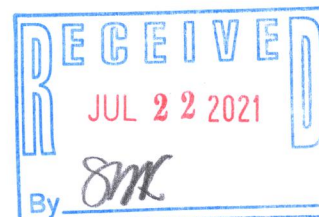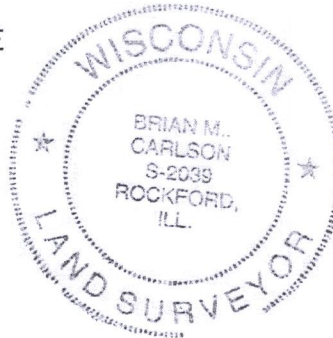30 15 0 30 60 90 120
MAP SCALE IN FEET – ORIGINAL 1"=30'

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 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: _____12/20/2019_____

BRIAN M. CARLSON P.L.S. 2039

WISCONSIN
BRIAN M. CARLSON
S-2039
ROCKFORD, ILL.
LAND SURVEYOR

PROJECT: 3249.15
DATE: 06/22/2017
SHEET 1 OF 1

X: \PROJECTS\3249\INDIV_LOTS\LOT_15\ACAD\3249-15.DWG

WBAIL-15

011-3079