

# 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 173 OF BAILEY ESTATES, A SUBDIVISION  
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  
MC HENRY, IL 60051

BEARINGS MEASURED RELATIVE TO  
NORTH LINE NW 1/4 SECTION 36  
(ASSIGNED N 19°00'00" E)  
ROTATE BEARINGS -01°01'12" FOR  
WISCONSIN STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE BEARINGS

### SUSSEX DRIVE

{66' WIDE R.O.W.}

WATERMAIN

EDGE OF PAVEMENT

A=38.91' R=25.00'

N 44°31'50" W C=35.10'

A=49.03' R=3033.00'  
S 88°39'16" E C=49.03'

S 89°07'03" E 153.36'

6' UTILITY  
EASEMENT

30' STREET YARD SETBACK

CONCRETE

36.0'

AS BUILT  
RESIDENCE

T.F. = 1017.45'

LOT 173  
26413 SQ. FT.  
(0.61 ACRES)

30' REAR YARD SETBACK

15' SIDE YARD SETBACK

N 89°56'37" W 227.00'

LOT 172

CAMBRIDGE DRIVE

{66' WIDE R.O.W.}

SANITARY SEWER

WATERMAIN



### LEGEND

- = FOUND IRON REBAR STAKE
- ▲ = SET NAIL/MAGNETIC NAIL
- ⊕ = SANITARY SEWER MANHOLE
- = WATER VALVE
- {XXX} = RECORDED AS
- T.F. = TOP OF FOUNDATION ELEVATION

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.

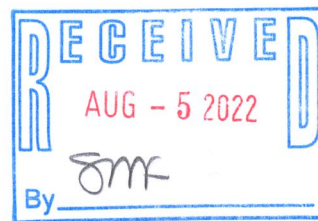
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED  
UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION  
THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR  
BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE  
PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE  
THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 10/30/2018

REVISED 7/27/2022 TO  
SHOW SIZE AND LOCATION  
OF AS BUILT FOUNDATION

CHRISTOPHER A. HODGES

P.L.S. 2760



PROJECT: 3249.173  
DATE: 10/30/2018  
SHEET 1 OF 1