

PLAT OF SURVEY
UNIT 11-05 OF GENEVA NATIONAL CONDOMINIUM NO. 11
LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 17 EAST
TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN



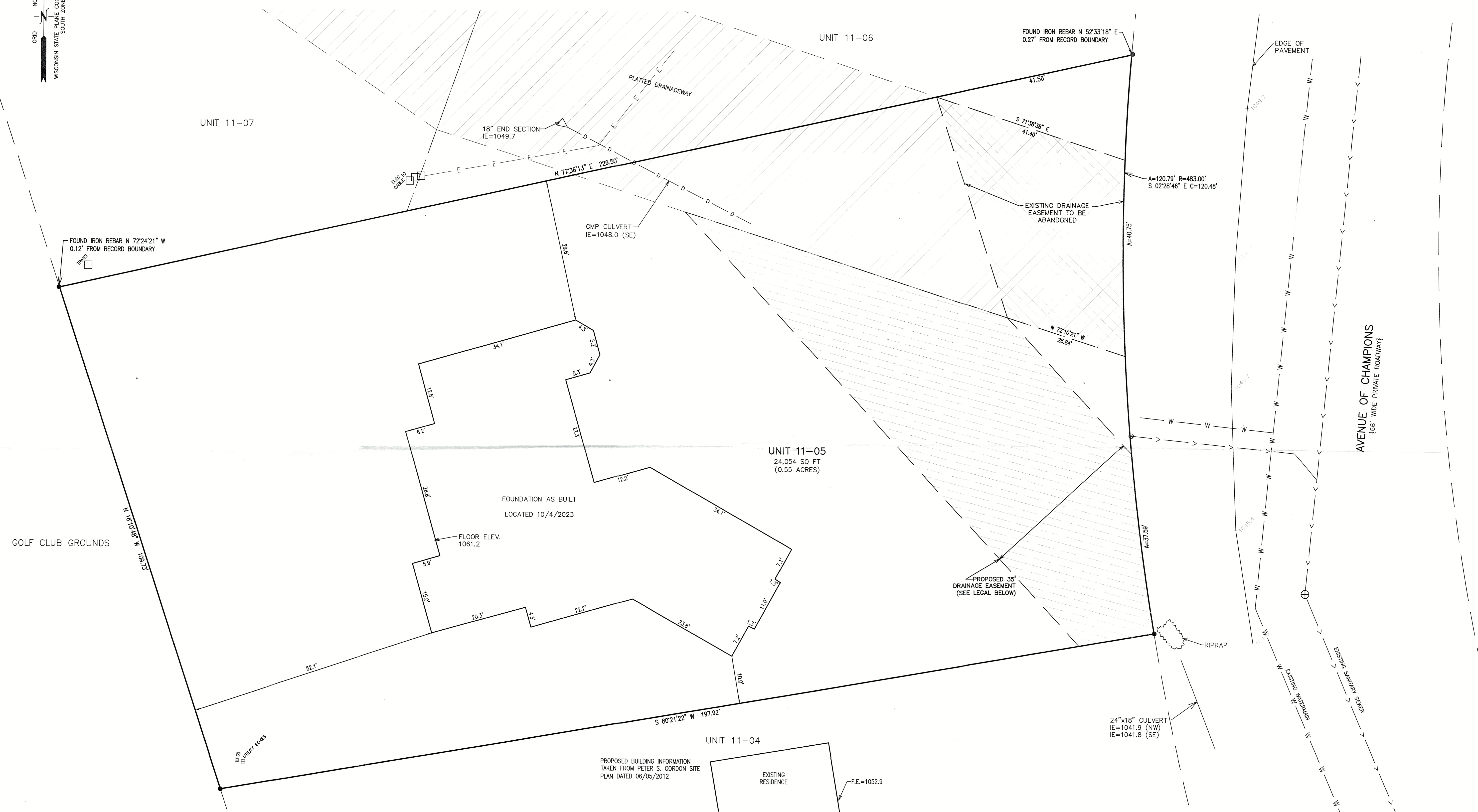
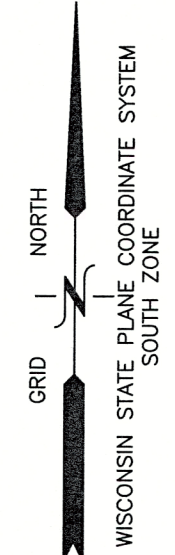
CARLSON HOME
UNIT 11-05
GENEVA NATIONAL CONDOMINIUM NO. 11

WORK ORDERED BY -
JOSEPH DOUGLAS HOMES - KATHY ETHERIDGE
NS0W13740 OVERVIEW DR, SUITE D
MENOMONEE FALLS, WI

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
2/09/2023 - DHC
MOVED DRIVEWAY
3/17/2023 - DHC
RAISED GARAGE AND
CONTOURS S. OF GARAGE
06/12/2023 - TS
ADVANCED
06/16/2023 - TS
REVISE PROJECT NAME

PROJECT NO.
3269-11-05-20
DATE
02/02/2022
SHEET NO.
1 OF 1



FOUND IRON REBAR N 72°24'21" W
0.12' FROM RECORD BOUNDARY

18" END SECTION
IE=1049.7

CMP CULVERT
IE=1048.0 (SE)

FOUND IRON REBAR N 52°33'18" E
0.27' FROM RECORD BOUNDARY

EDGE OF PAVEMENT

EXISTING DRAINAGE
EASEMENT TO BE
ABANDONED

AVENUE OF CHAMPIONS
{66' WIDE PRIVATE ROADWAY}

UNIT 11-05
24,054 SQ. FT.
(0.55 ACRES)

FOUNDATION AS BUILT
LOCATED 10/4/2023

FLOOR ELEV.
1061.2

PROPOSED 35'
DRAINAGE EASEMENT
(SEE LEGAL BELOW)

RIPRAP

24"x18" CULVERT
IE=1041.9 (NW)
IE=1041.8 (SE)

UNIT 11-04

PROPOSED BUILDING INFORMATION
TAKEN FROM PETER S. GORDON SITE
PLAN DATED 06/05/2012

EXISTING
RESIDENCE

F.E.=1052.9

LEGEND

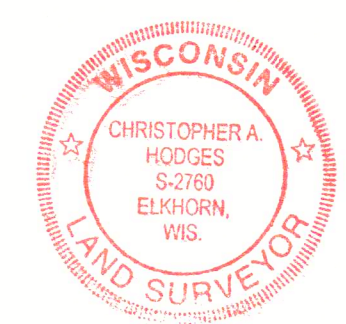
● = FOUND IRON REBAR STAKE
{XXX} = RECORDED AS

LEGAL DESCRIPTION - PROPOSED DRAINAGE EASEMENT
AN EASEMENT, BEING PART OF UNIT 5 OF GENEVA NATIONAL CONDO 11, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.
DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID UNIT 5 OF GENEVA NATIONAL CONDOMINIUM NO. 11; THENCE S 80°21'23" W ALONG SOUTH LOT OF UNIT 5, 15.91 FEET; THENCE N 42°35'24" W, 122.17 FEET; THENCE S 72°10'21" E, 70.90 FEET; THENCE S 42°35'24" E TO THE WEST R.O.W. OF AVENUE OF CHAMPIONS, 38.44 FEET; THENCE SOUTHERLY ALONG THE WEST R.O.W. LINE OF AVENUE OF CHAMPIONS 37.59 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - DRAINAGE EASEMENT TO BE ABANDONED
AN EXISTING EASEMENT, BEING PART OF UNIT 5 OF GENEVA NATIONAL CONDO 11, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.
DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID UNIT 5 OF GENEVA NATIONAL CONDOMINIUM NO. 11; THENCE S 77°36'13" W ALONG NORTH LOT LINE OF UNIT 5 TO THE POINT OF BEGINNING, THENCE S 72°38'38" E TO THE WEST R.O.W. OF AVENUE OF CHAMPIONS, 41.40 FEET; THENCE ALONG THE WEST R.O.W. LINE OF AVENUE OF CHAMPIONS, 40.75 FEET; THENCE N 72°10'21" W, 25.84 FEET; THENCE N 18°02'30" W, 48.24 FEET TO THE POINT OF BEGINNING.

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.

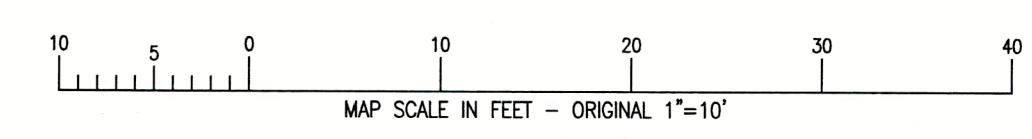


DATED: 02/02/2022

REVISED 10/9/2023 TO SHOW FOUNDATION AS BUILT.

CHRISTOPHER A. HODGES P.L.S. 2760

217-5138



3269-11-05-23 SCDECP.dwg

UGN 11-5