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PLAT OF SURVEY UNIT 10-03 OF GENEVA NATIONAL CONDOMINIUM NO. 10

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

BUILDING INFORMATION TAKEN
FROM PETER S. GORDON
SURVEY DATED 08/25/2015

AS BUILT
FOUNDATION

UNIT 10-02

UNABLE TO LOCATE IRON REBAR
FOUND FROM PETER S. GORDON
SURVEY DATED 08/09/2006
(TREE LOCATED AT BOUNDARY)

OFFSET IRON REBAR S 06°10'11" W
1.76' FROM RECORD BOUNDARY

PROPOSED SANI.
MANHOLE #3
RM=1081.00'
IE=1072.13' N
IE=1072.18' S

PROPOSED EDGE
OF PAVEMENT

EXISTING EDGE
OF POND

WOODS WAY
(50' WIDE PRIVATE R.O.W.)

HYDRANT
LOCATED

UNIT 10-03
30,342 SQ. FT.
(0.70 ACRES)

40' SIDE YARD

25' STREET YARD

50' REAR YARD

GENEVA NATIONAL CONDOMINIUM NO. 31
GOLF CLUB GROUNDS

UNIT 10-04

UNABLE TO LOCATE IRON REBAR
FOUND FROM PETER S. GORDON
SURVEY DATED 08/09/2006

EXISTING
RESIDENCE

BUILDING INFORMATION
TAKEN FROM MARK R.
MADSEN SURVEY
DATED 12/05/2017

NOTE: THIS PLAT BY PETER S.
GORDON ON 08/09/2006 DEPICTS
PROPOSED PAVEMENT, WATER &
SANITARY SEWER LINES SINCE
CONSTRUCTION NOT COMPLETED AT
THAT TIME.

THE GENEVA NATIONAL SANITARY SEWER
& WATERMAIN PHASE I AS-BUILT PLAN
DATED 02/25/1991 DOES NOT INCLUDE
WOODS WAY.

THE EDGE OF PAVEMENT CLOSEST TO
UNIT 10-03 AND WATER HYDRANT WERE
LOCATED AS REFERENCE.

PROPOSED SANI.
MANHOLE #4
RM=1081.50'
IE=1072.72' N
IE=1072.77' SW

PROPOSED SANI.
MANHOLE #5
RM=1083.40'
IE=1073.13' NE
IE=1073.18' W

FOUND IRON REBAR
S 46°21'59" W
0.21' FROM RECORD
BOUNDARY

A=115.00' R=175.00'
N 40°50'21" E C=112.94'

A=34.04' R=50.00'
S 88°24'21" E C=33.39'
A=37.94' R=175.00'
N 65°52'38" E C=37.87'

UNIT 10-05



LEGAL DESCRIPTION:

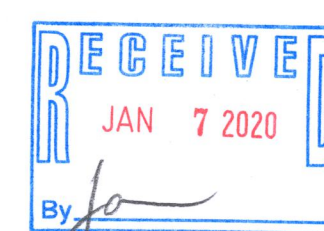
Unit 10-3, together with said unit's undivided interest in the common elements all in Geneva National Condominium No. 10, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, as Document No. 683920, said condominium being located in the Town of Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. JGN 1000003

Address: 1705 Woods Way

LEGEND

- = FOUND REBAR STAKE
- ✱ = SET REBAR STAKE
- ☒ = TELEPHONE BOX
- ☒ = CABLE BOX
- ☒ = ELECTRIC TRANSFORMER
- (xxx) = RECORDED AS



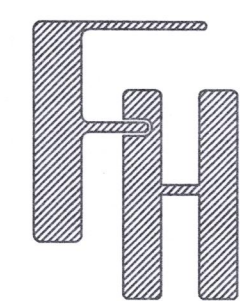
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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: 12/11/2019

BRIAN M. CARLSON P.L.S. 2039



PLAT OF SURVEY
1705 WOODS WAY
LAKE GENEVA, WI 53147

WORK ORDERED BY -
LOWELL CUSTOM HOMES
401 GENEVA NATIONAL AVE. SUITE 6
LAKE GENEVA, WI 53147

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

12/11/2019 - LB
RESURVEYED

PROJECT NO.
3269-10-03

DATE
08/09/2006

SHEET NO.
1 OF 1

JGN 10-3 217-4610