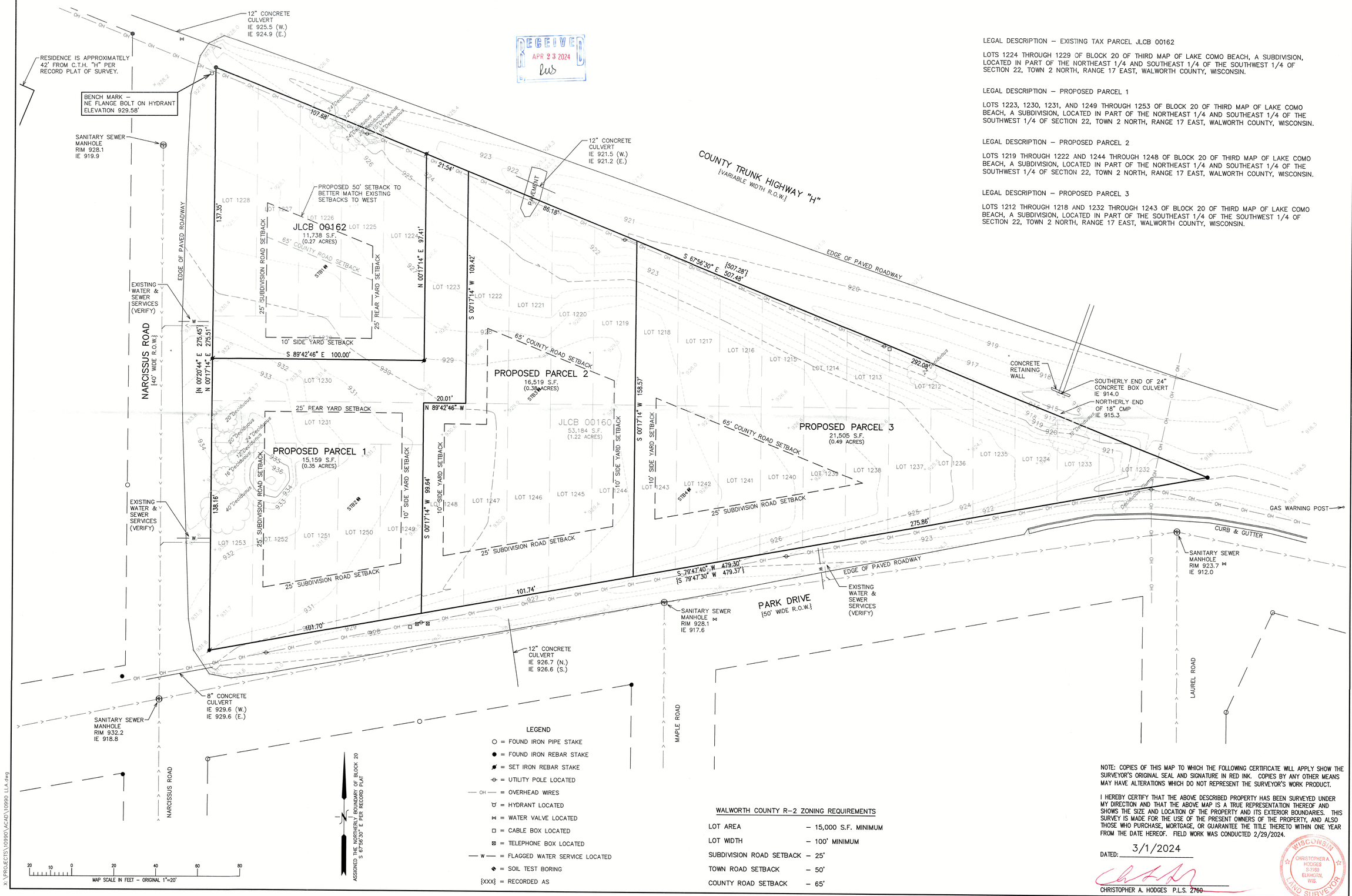
PLAT OF SURVEY – PARCEL SPLIT

BLOCK 20 OF THIRD MAP OF LAKE COMO BEACH, A SUBDIVISION

LOCATED IN PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN



RECEIVED APR 23 2024 lus

LEGAL DESCRIPTION – EXISTING TAX PARCEL JLCB 00162

LOTS 1224 THROUGH 1229 OF BLOCK 20 OF THIRD MAP OF LAKE COMO BEACH, A SUBDIVISION, LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION – PROPOSED PARCEL 1

LOTS 1223, 1230, 1231, AND 1249 THROUGH 1253 OF BLOCK 20 OF THIRD MAP OF LAKE COMO BEACH, A SUBDIVISION, LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION – PROPOSED PARCEL 2

LOTS 1219 THROUGH 1222 AND 1244 THROUGH 1248 OF BLOCK 20 OF THIRD MAP OF LAKE COMO BEACH, A SUBDIVISION, LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION – PROPOSED PARCEL 3

LOTS 1212 THROUGH 1218 AND 1232 THROUGH 1243 OF BLOCK 20 OF THIRD MAP OF LAKE COMO BEACH, A SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- = SET IRON REBAR STAKE
- = UTILITY POLE LOCATED
- — OH — = OVERHEAD WIRES
- = HYDRANT LOCATED
- = WATER VALVE LOCATED
- □ = CABLE BOX LOCATED
- ⊠ = TELEPHONE BOX LOCATED
- — W — = FLAGGED WATER SERVICE LOCATED
- = SOIL TEST BORING
- {XXX} = RECORDED AS

WALWORTH COUNTY R-2 ZONING REQUIREMENTS

LOT AREA	– 15,000 S.F. MINIMUM
LOT WIDTH	– 100' MINIMUM
SUBDIVISION ROAD SETBACK	– 25'
TOWN ROAD SETBACK	– 50'
COUNTY ROAD SETBACK	– 65'

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. FIELD WORK WAS CONDUCTED 2/29/2024.

DATED: 3/1/2024

CHRISTOPHER A. HODGES P.L.S. 2760

WISCONSIN CHRISTOPHER A. HODGES S-2760 ELKHORN, WIS. LAND SURVEYOR

LOT LINE ADJUSTMENT MAP

N3419 COUNTY TRUNK HIGHWAY H
LAKE GENEVA, WISCONSIN

– WORK ORDERED BY –
BASSO BUILDERS, INC.
405 SKYLINE DRIVE
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS

3-25-24 Rev name from LLA to Parcel Split

PROJECT NO.	10990
DATE	03/12/2024
SHEET NO.	1 OF 1

X:\PROJECTS\10990\ACAD\10990 LLA.dwg

JLCB-160,162

217-5177