Plat of Survey

of

Lots 25 and 26 of The Ponds of Darien,

a subdivision located in the Northeast 1/4 of Section 27, Town 2 North, Range 15 East, Village of Darien, Walworth County, Wisconsin.

Surveyed for: **Dennis & Sadie Gunnink**
N3752 County Road C
Darien, Wisconsin. 53114

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By

Lot 22 | Lot 23 | Lot 24 | Lot 27 | Lot 28 | Outlot 2

Pond Court (66' Wide)

216.4' Between Manholes

Sanitary Manhole
Rim Elev. = 971.19
Flow Elev. = 960.56

R=60'

Arc=56.31'
Radius=60.00'
Chord=S29°07'51"W 53.37'

Approximate location of Water Lines

Approximate location of Underground Utilities as indicated by Digger's Hotline.

Storm Manhole

Sanitary Manhole
Rim Elev. = 970.26
Flow Elev. = 959.59

Arc=81.78'
Radius=60.00'
Chord=N85°24'52"W 75.60'

12'U.E.

Benchmark
Top nut - highest point on hydrant, Elev. 973.26
Flange bolt with chisseled cross, Elev. 972.73

Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

S87°16'34"E 140.00'
104.94'
35.06'
8'U.E.

S35°09'32"W 101.90'
S27°54'07"W 79.51'
S23°20'17"W 47.13'

Pond
As shown on the plat of The Ponds of Darien.

Pond Elevations
As shown on the plat of The Ponds of Darien.
Water Surface 955.9
Approx. High Water Elevation=956
Approx. Low Water Elevation=954

N19°28'44"W 148.81'
N30°38'32"W 99.94'

Lot 25
Tax Parcel
QPON 00025
0.509 Acre
22,189 Sq.Ft.
11,243 Sq.Ft.
Ex. of Wetlands

Flagged Wetlands As shown on the plat of The Ponds of Darien.

Silt Fence
Silt Fence
S26°50'45"E 140.68'

N16°11'11"W 188.35'
105.15'
83.20'

Lot 26
Tax Parcel
QPON 00026
0.298 Acre
12,997 Sq.Ft.
12,462 Sq.Ft.
Ex. of Wetlands

S60°20'59"W 164.95'
100.00'
64.95'
±20' 1.04
±35'

N29°33'00"W 33.00'
S62°03'46"W 70.00'
50.00'
20.00'

Tax Parcel
B D 2700002

Oak Street (66' Wide)

Fourth Avenue (66' Wide)

Duck Pond Lane

Notes:

As shown on the Preliminary Plat of The Ponds of Darien.

RS-2 Zoning Lot Requirements
Minimum Lot Area: 11,000 Square Feet
Minimum Lot Width: 75 feet
Minimum Street Frontage: 50 Feet
Minimum dwelling core dim.: 24' by 40'

Minimum House Setbacks
Street: 25'
Side: 10'
Total of both sides: 25'
Rear: 25'

The Preliminary Plat of The Ponds of Darien does not show a setback line from the Flagged Wetland.

12'U.E. - 12' Wide Utility Easement As shown on the plat of The Ponds of Darien.

8'U.E. - 8' Wide Utility Easement As shown on the plat of The Ponds of Darien.

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I, Douglas G. Olson, Wisconsin Registered Land Surveyor, do hereby certify that this survey was performed by me, or under my direction in full compliance with the owner's/agent's instructions and Chapter A-E 7 of the Wisconsin Administrative Code "Minimum Standards for Property Surveys"; and that this map is an accurate representation thereof to the best of my knowledge and belief.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR
Not Certified Unless Stamped in Red.

Notes:

1) This survey plat is not certified unless signed and sealed in red ink.

2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

Survey Date: Sept. 5, 2012.
Revisions:

Scale in Feet
1" = 20'
0' 10' 20' 40'

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Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
Email: jensen.olson@elknet.net

Legend
- ○ Found Iron Rod
- ● Set Iron Pipe, 1" dia.
- ( ) Recorded Information
- ⊠ Light Pole
- ⊠ Utility Box or Pedestal
- ○ Manhole
- ◇ Water Valve
- ◇ Hydrant
- ▣ Catch Basin
- Gravel
- Concrete
- Asphalt Surface

Sheet 1 of 1 Sheets

Drawing Name: I:\2012\2067-2012067Plat.sdj

Job Reference Number
2012.067

2012.067

QPON-25 QPON-26

001-565