

PLAT OF SURVEY

BEING ALL OF LOT 110 OF LAKE BLUFF, LOCATED IN THE SW 1/4 OF SEC. 17 (GOVT LOT 3), T.4N, R.18E, VILLAGE OF EAST TROY, WALWORTH COUNTY, WI.

SURVEYOR:
DANIEL E. BEDNAR, RLS S-2812
YAGGY COLBY ASSOCIATES
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 646-6865

SURVEY FOR:
BIELINSKI HOMES, INC
1830 MEADOW LANE, SUITE A
PEWAUKEE, WI 53072

- NOTES:**
1. UTILITY EASEMENTS SHOWN PER FINAL PLAT--NO TITLE POLICY PROVIDED
 2. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS AND NOTES SHOWN ON THE FINAL PLAT OF LAKE BLUFF RECORDED AT WALKESHA COUNTY REGISTER OF DEEDS OFFICE.
 3. PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2)
 4. EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT

BUILDING SETBACK
PER MARKETING PLAT
FRONT - 25'
SIDE - 8'/20' SHOWN 10'
REAR - 25'

OUTLOT 3
LAKE BLUFF



— CURB INLET

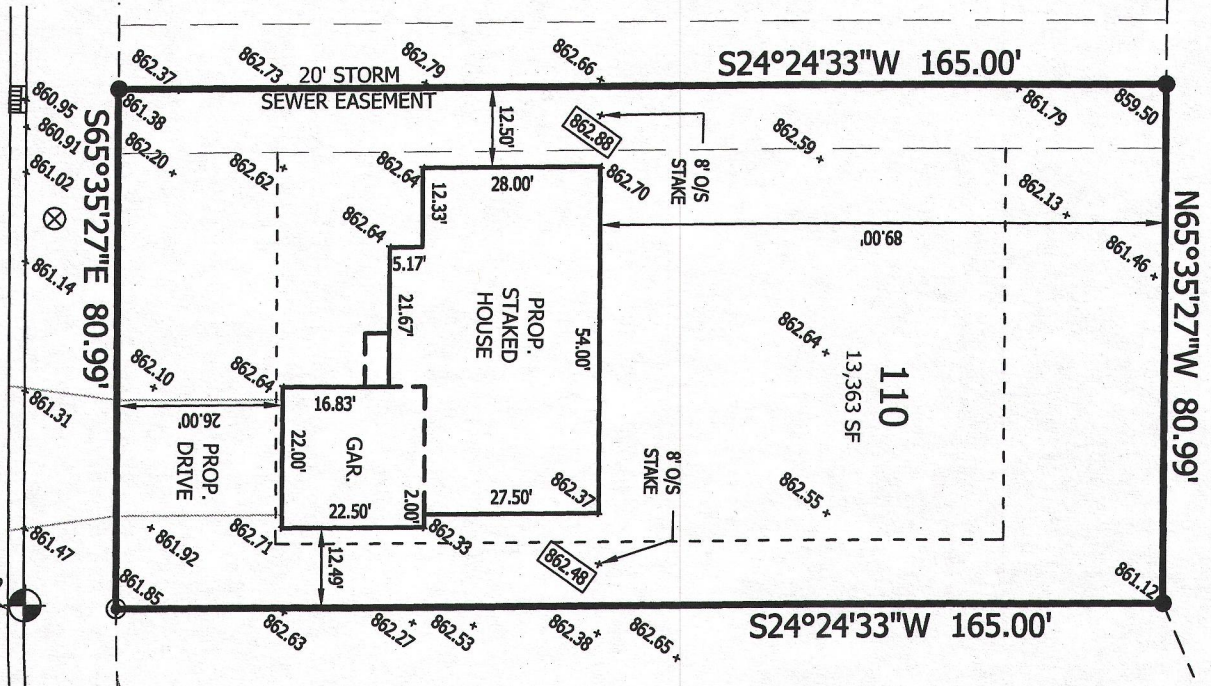
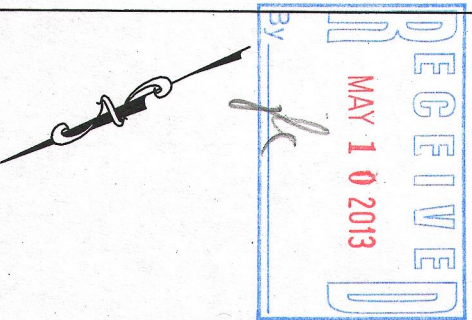
- LEGEND**
- - 1" IRON PIPE FOUND
 - ⊙ - 2" IRON PIPE FOUND
 - - UTILITY BOX
 - ⊗ - CURB STOP
 - ⊙ - SANITARY/STORM MANHOLE
 - × XXX.XX - EX. GROUND ELEV. AS OF DATE OF SURVEY
 - ⊙ - BENCHMARK (AS NOTED)
 - (XXX.X) - ADJ. YARD GRADE PER MASTER GRADING PLAN
 - × XXX.XX - TOP OF STAKE ELEV.

Top of Foundation per MGP		863.55
Garage Grade		863.22
First Floor		864.75
Yard Grade		862.89
Exposure		
Front		862.89
Rear		862.89
Wall Height per plans		8.00
Footling Grade		855.55
End of Drive Grade		861.39
Drive Length		40.50
Drive Grade		4.5%

Note: Contractor to verify grades and wall height prior to excavation.

LOT 111
LAKE BLUFF
(863.55)

LOT 109
LAKE BLUFF
(863.69)



SCALE: 1" = 30'

OAKMONT DRIVE
66' ROW

BENCHMARK
BACK OF CURB
EL=861.50'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY 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 PRINCIPAL 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 (1) YEAR FROM DATE HEREOF.

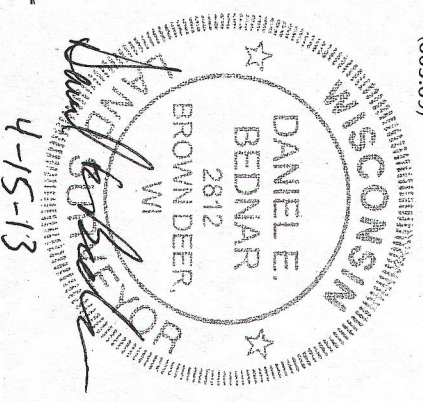
YAGGY COLBY ASSOCIATES 501 MAPLE AVE., DELAFIELD, WI 53018 262-646-6855
PATH: P:\B12662\DWG\110 POS.DWG

NOTE:



CAUTION

THE UTILITIES SHOWN IN THIS PLAT ARE AS OBSERVED IN THE FIELD, NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.



4-15-13

RLB 06110

003-1028