PLAT OF SURVEY

LOT 34 OF LAKE BLUFF SUBDIVISION, BEING PART OF CERTIFIED SURVEY MAP No. 2265, LOCATED IN THE SE ¼, NW ¼, & SW ¼, OF THE SW ¼ OF SECTION 17, (GOVERNMENT LOT 3) TOWNSHIP 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

PROPOSED ELEVATIONS	
YARD GRADE	865.20
EXPOSURE	NA
GARAGE FLOOR	865.54
FOUNDATION HEIGHT	8.00
BASEMENT FLOOR EL	858.12
TOP FOOTING EL	857.87
TOP FOUNDATION	865.87
DRIVEWAY LENGTH TO BOC	40.57
ELEV AT BACK CURB	863.94
DRIVEWAY SLOPE TO EOP	3.94%

LEGEND:

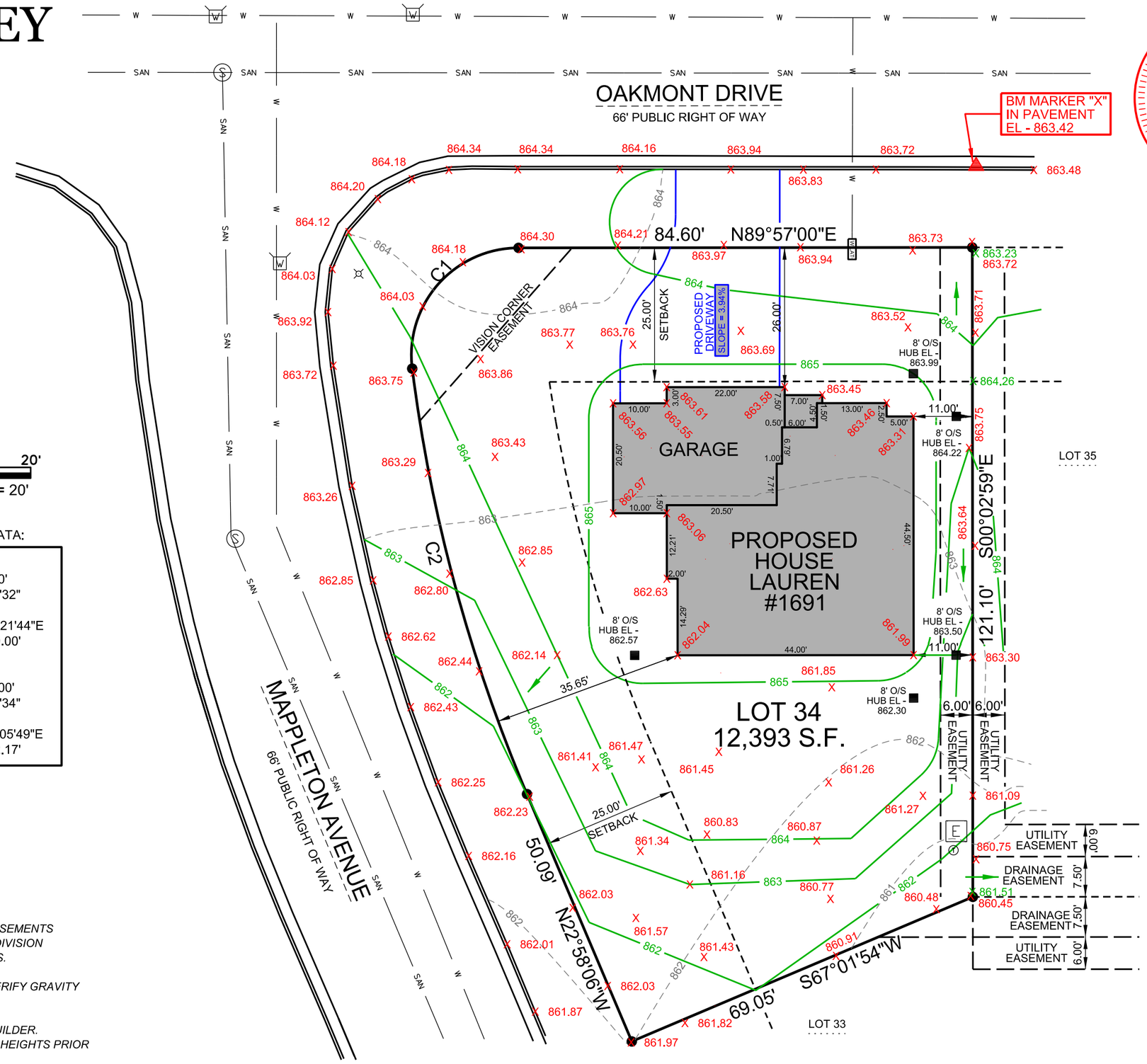
(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
●	1" FOUND IRON PIPE, UNLESS NOTED
⌀	¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.
W	WELL
W LAT	WATER LATERAL
S LAT	SANITARY LATERAL
ST	STORM MANHOLE
S	SANITARY MANHOLE
	LIGHT POLE
E	ELECTRIC TRANSFORMER
E	ELECTRIC PEDESTAL
T	TELEPHONE PEDESTAL
T	CABLE TV PEDESTAL

0' 20'
SCALE 1" = 20'

CURVE DATA:

C1
RADIUS - 20.00'
DELTA - 97°10'32"
ARC - 33.92'
CHORD - N41°21'44"E 30.00'

C2
RADIUS - 300.00'
DELTA - 15°44'34"
ARC - 82.43'
CHORD - S15°05'49"E 82.17'



NOTES:

THIS PARCEL IS SUBJECT TO ALL AND ANY RESTRICTIONS, EASEMENTS AND NOTES SHOWN ON THE FINAL PLAT OF LAKE BLUFF SUBDIVISION RECORDED AT THE WALWORTH COUNTY REGISTER OF DEEDS.

EXPOSE SANITARY LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW TO BASEMENT.

PROPOSED GRADES PER GRADING PLAN OR ADJUSTED BY BUILDER. CONTRACTOR TO VERIFY ALL PROPOSED GRADES AND WALL HEIGHTS PRIOR TO EXCAVATION.

WISCONSIN MICHAEL A. GREESON S-2770 EAST TROY WIS. LAND SURVEYOR

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.

I, MICHAEL A. GREESON P.L.S. #2770, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E 7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY MADE FOR:
BIELINSKI HOMES, INC.
1830 MEADOW LANE
PEWAUKEE, WI 53072

DATE	ITEM
10/21/2025	PRELIM SURVEY
11/06/2025	STAKE FLIP HSE
11/20/2025	PERMIT SURVEY

V2G SURVEYING, LLC
123 WOLF RUN – SUITE 4
MUKWONAGO, WI 53149
(262) 378-5097

FILE NAME: 2025-143 BIELINSKI LOT 34 LAKE BLUFF EAST TROY.DGN

PLOT DATE: 11/20/2025 V2G JOB # 2025-143