

# PLAT OF SURVEY

BEING ALL OF LOT 118 OF LAKE BLUFF, LOCATED IN THE SW 1/4 OF SEC. 17  
(GOVERNMENT LOT 3), T.4N., R.18E., VILLAGE OF EAST TROY, WALWORTH COUNTY, WI.

## SURVEYOR

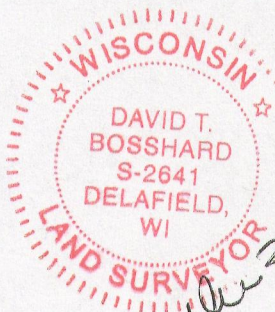
DAVID T. BOSSHARD, RLS 2641  
YAGGY COLBY ASSOCIATES  
P.O. BOX 180500  
DELAFIELD, WISCONSIN 53018  
(262)646-6855

## SURVEY FOR

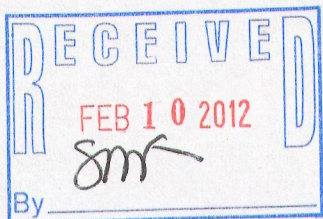
BIELINSKI CUSTOM HOMES  
N16 W23377 STONE RIDGE DRIVE  
WAUKESHA, WI 53188

## LEGEND

- - 1" IRON PIPE FOUND
- - NAIL SET
- - UTILITY BOX
- ⊗ - CURB STOP
- ▨ - CURB INLET
- ⊕ - BENCHMARK (AS NOTED)
- xxx.xx - EXIST. GROUND ELEV. AS OF DATE OF SURVEY
- (xxx.x) - ADJ. TOP FND GRADE PER MASTER GRADING PLAN
- xxx.xx - TOP OF STAKE ELEV.



OUTLOT 2  
LAKE BLUFF



## NOTES:

- PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2)
- EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT
- MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME PER THE CLIENT'S REQUEST. SIGNED LOT PIPE PLACEMENT WAIVER ON FILE IN ACCORDANCE WITH AE 7.01(2).

LOT 117  
LAKE BLUFF  
(VACANT)  
(868.47)

- ① Chord: 87.96'  
Course: S 05°19'42" E  
Arc Length: 88.09'  
Radius: 467.00'  
Delta: 10°48'28"

PROP. ADJ.  
HOUSE

BENCHMARK  
BACK OF CURB  
ELEV=865.05

EXISTING FOUNDATION  
TOP OF WALL=868.45

GAR.

PROP. DRIVE

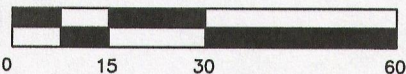
PROP. SIDEWALK

EXIST. CURB

THOMAS DRIVE

(66' ROW)

SCALE: 1" = 30



## 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 PO BOX 180500, DELAFIELD, WI 262-646-6855  
PATH: P:\B12682\DWG\B12682.DWG

BUILDING SETBACK  
FRONT - 25'  
SIDE - 8'/20'-One Story  
SIDE - 10'/25'-Two Story  
REAR - 25'

NOTE:  CAUTION

THE UTILITIES SHOWN IN THIS PLAT ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. 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.

RLB-118

003-002