FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT – P.O. BOX 437 – ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 FAX: (262) 723-5886

PLAT OF SURVEY

LOT 118 OF THE PINES A SUBDIVISION LOCATED IN THE NW, NE, SW, & SE 1/4'S OF THE SE 1/4 OF SECTION 5, TOWN 2 NORTH, RANGE 17 EAST IN THE CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
THE TRACY GROUP
525 KENOSHA STREET, SUITE D
WALWORTH, WI 53184

SUBDIVISION PLAT BEARING BASIS

RECEIVED
SEP 13 2017
By BMK

NOTE:
SEE AS-BUILT PLANS FOR THE PINES FOR SANITARY SEWER AND WATER CONNECTIONS (CITY RECORDS).

10' WIDE UTILITY EASEMENT CENTERED ON LOT LINE

LOT 123
(VACANT)

N 73°50'54" W
71.67'

LOT 118
9,452 S.F.

N 19°33'33" E
131.30'

N 20°12'27" E
135.97'

LOT 117
EXISTING RESIDENCE
(FF=1019.98')

PROPOSED RESIDENCE
TF=1019.28'
FF=1020.48
BF=1011.28'
GE=1018.78'

LOT 119
(VACANT)

PROPOSED SILT FENCE (TYPICAL)

PROPOSED TEMPORARY TOPSOIL STOCKPILE AREA

BENCH MARK
UPPER FLANGE BOLT
ELEV.=1018.81'

MATCH EXISTING SIDEWALK

A=70.00'
C=70.00'
R=6186.86'
N 70°07'00" W

EXISTING CONCRETE SIDEWALK

EX. HYDRANT

EXISTING WATER LINE (PER RECORD)

EXISTING CURB LINE

LONGNEEDLE LANE

EXISTING SANITARY LINE (PER RECORD)

EXISTING STORM DRAIN (PER RECORD)

EXTG.CURB LINE

PROPOSED 6" CONCRETE DRIVEWAY

PROPOSED 12'x40' STONE ANTI-TRACKING MAT (3" STONE AT 8" DEPTH) TOP SET 10" BELOW FINISHED GRADE

PROPOSED 5' WIDE SIDEWALK EXTENSION

PROPOSED 6" CONCRETE DRIVEWAY APRON

20 10 0 20 40 60 80
MAP SCALE IN FEET – ORIGINAL 1"=20'

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.

DATED: 09/07/2017

PETER S. GORDON P.L.S. 2101

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

LEGEND
○ = FOUND IRON PIPE STAKE
● = SET IRON REBAR STAKE
(XXX) = RECORDED AS
FF = FIRST FLOOR ELEVATION
TF = TOP OF FOUNDATION
GE = GARAGE ENTRY ELEVATION
TC = TOP OF CONCRETE

PROJECT: 9252.118
DATE: 09/07/2017
SHEET 1 OF 1

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SEP 07 2017 YP1 -118

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