

PLAT OF SURVEY

LOT 6

FOUND 1.5" IP-
4.1' NORTH OF
CORNER

S89°09'55"E 190.06

(S89°17'E 190.27' R)

RETAINING WALL
1.0' SOUTH OF LINE

25' SETBACK LINE

TOP OF PIPE
ELEV. = 907.29

NORTH-SOUTH 1/4 LINE
SEC. 4-1-17

CHAPIN ROAD

49.5' R/W

LOT 8

N3°14'05"W 85.22
(N3°34'W 85.10'R)

5', $\angle$

15' UTILITY &
PEDESTRIAN
EASEMENT
PER PLAT

LOT 7
IGO 00007
19,728 S.F.
0.453 AC.

25' SETBACK LINE

N76°10'59"W 162.45
(S76°12'E)

FND. 3" IP.

- 896

$C1$
 $L = 39.69'$
 $R = 22.00'$
 $\Delta = 103^\circ 21' 50''$
 $(103^\circ 48' R)$
 $C.L. = 34.52' (34.62' R)$
 $L.C.B. = N52^\circ 17' 39'' E$
 $(N51^\circ 54' E R)$

SIN

—GAS LINE
(AS-MARKED)

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

DRAWING BY:
FIELD WORK BY:

PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

LEGEND

☐ FOUND 3/4" IRON BAR
☐ FOUND 1" IRON PIPE
 (XX R) RECORDED AS

NOTE: Proposed finished yard as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.



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P. Shared | 1 - Projects | 2019 | 19.5076 Kyle Robbins - Lot 7 Geneva Oaks - Town of Linn - TX ID IGO 00007 | CAD | Design | 19-5076 S0.dwg

IGO - 7

117-4285