

# PLAT OF SURVEY

BEING ALL OF LOT 111 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) 646-6855

## SURVEY FOR:

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

## LEGEND

- - 1" IRON PIPE FOUND
- ⦿ - 2" IRON PIPE FOUND
- - UTILITY BOX
- ⊗ - MAPLEHEART
- ⊙ - STORM/SANITARY 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.

## NOTES:

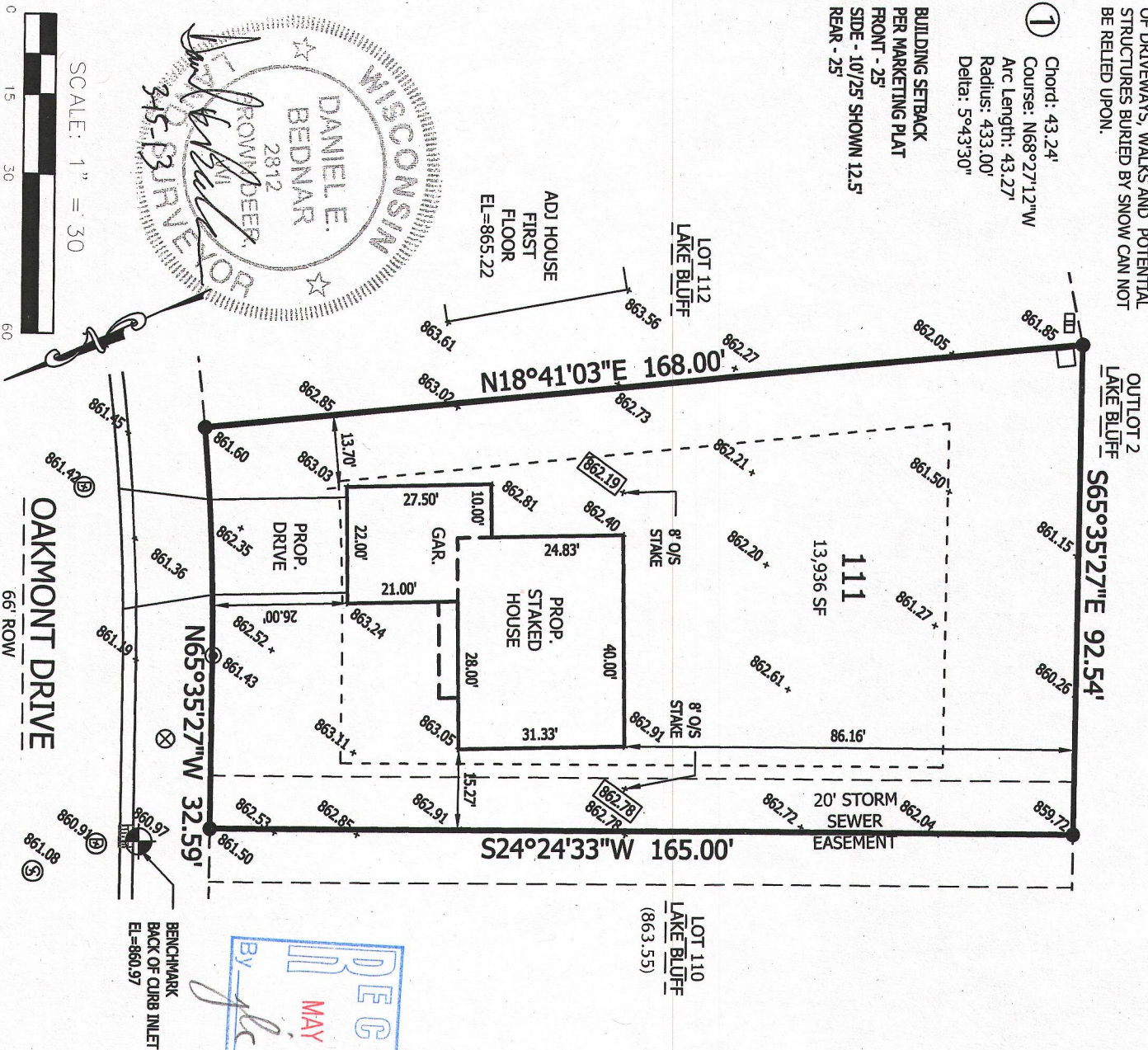
1. UTILITY EASEMENTS SHOWN PER FINAL PLAT--NO TITLE POLICY PROVIDED
2. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS AND NOTES SHOWN ON THE FINAL PLAT OF LAKE BLUFF RECORDED AT WAUKESHA COUNTY REGISTER OF DEEDS OFFICE.
3. PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2)
4. EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT
5. DUE TO SNOW COVER THE ACCURACY OF DRIVEWAYS, WALKS AND POTENTIAL STRUCTURES BURIED BY SNOW CAN NOT BE RELIED UPON.

Top of Foundation per MGP		863.55
Garage Grade		863.22
First Floor		864.75
Yard Grade		
	Front	862.89
	Exposure	
	Rear	862.89
Wall Height per plans		8.00
Footing Grade		855.55
End of Drive Grade		861.36
Drive Length		40.70
Drive Grade		4.6%

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

① Chord: 43.24'  
Course: N68°27'12"W  
Arc Length: 43.27'  
Radius: 433.00'  
Delta: 5°43'30"

BUILDING SETBACK  
PER MARKETING PLAT  
FRONT - 25'  
SIDE - 10/25 SHOWN 12.5'  
REAR - 25'



## 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:\B12682\DWG\111 POS.DWG

RLB 00111

003-1029