

PLAT OF SURVEY

BEING ALL OF LOT 145 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

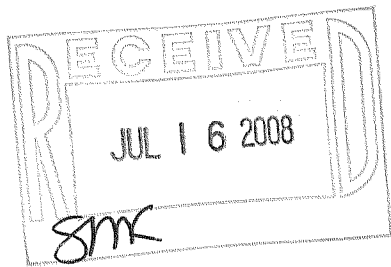
DAVID T. BOSSHARD, RLS 2641
YAGGY COLBY ASSOCIATES
P.O. BOX 180500, 501 MAPLE AVE.
DELAFIELD, WISCONSIN 53018
(262)646-6855

SURVEY FOR

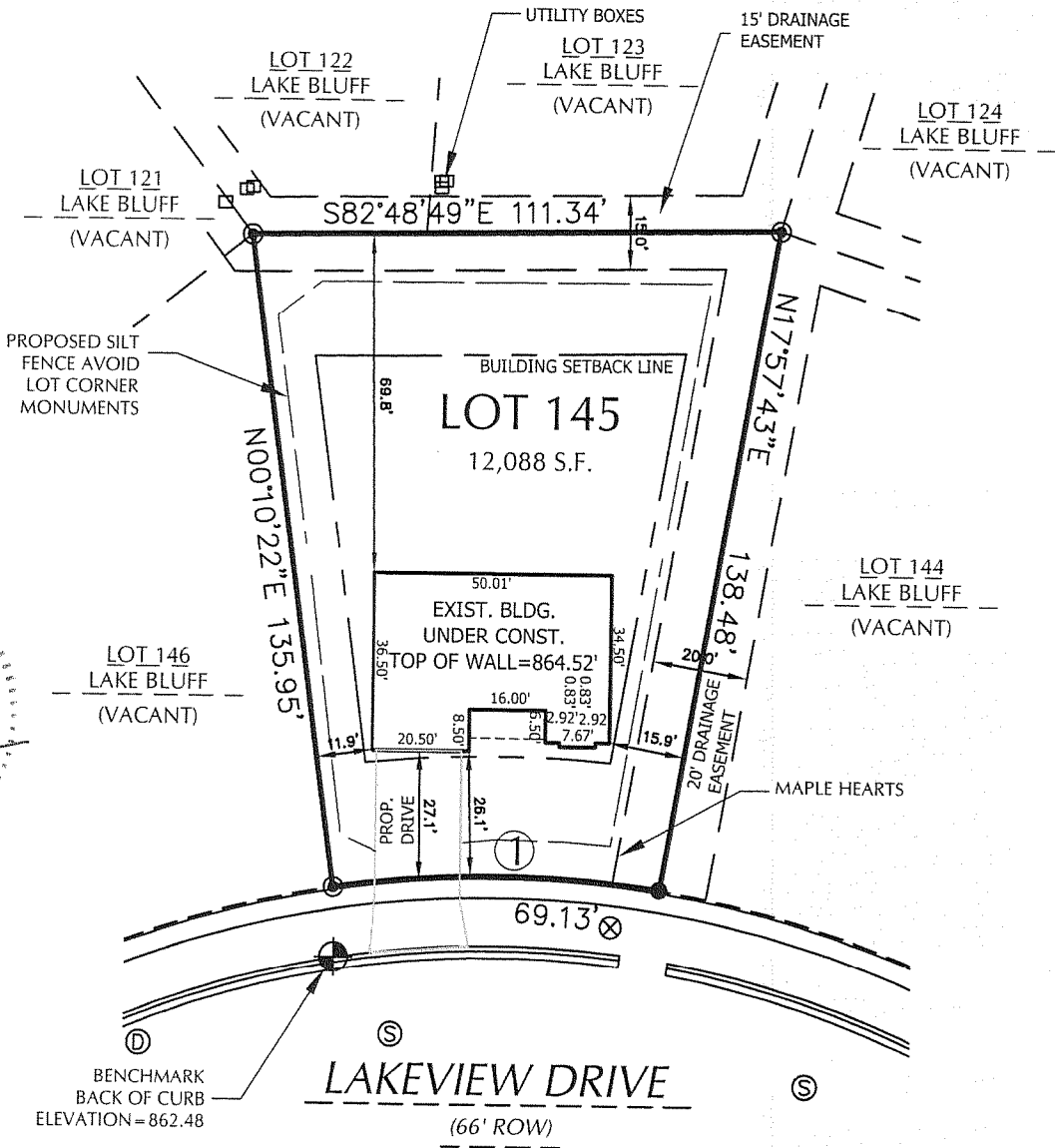
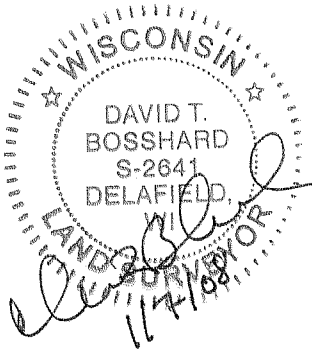
BIELINSKI CUSTOM HOMES
RE: LEDIN
N16 W23377 STONE RIDGE DRIVE
WAUKESHA, WI 53188

LEGEND

- ⊙ - NAIL SET
- - 1" IRON PIPE FOUND
- - UTILITY BOX
- ⊗ - CURB STOP
- ⊙ - MANHOLE
- ⊕ - BENCHMARK (AS NOTED)
- ⓓ - DRAINAGE MANHOLE



NOTES:
1. UTILITY EASEMENTS NOT SHOWN--NO TITLE POLICY PROVIDED
2. PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2)
3. EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT
4. 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).



SCALE : 1" = 40'

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 262-646-6855
PATH: P:\B12682\DWG\B12682.DWG

① Chord: 68.86'
Course: S 81°53'42" E
Arc Length: 69.13'
Radius: 226.00'
Delta: 17°31'34"

BUILDING SETBACK
PER FINAL PLAT
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-145

mm July