

# PLAT OF SURVEY

Being a part of Lot 125 and a part of Outlot 4 of Lake Bluff, located in the SW ¼ of Section 17 (Government Lot 3), T.4N., R.18E., Village of East Troy, Walworth County, Wisconsin, being further described as follows: Beginning at the Southeast corner of Lot 125 thence N.65°35'27"W., 11.31 feet; thence 71.86 feet along the arc of a curve to the left, whose radius is 333.00 feet, and whose chord bears N.71°46'22"W., 71.72 feet, along the northerly right-of-way of Oakmont Drive; thence N.12°02'41"E., 16.25 feet; thence N.33°44'06"E., 122.25 feet; thence S.63°43'05"E., 66.31 feet to the Northeast corner of said Lot 125; thence S.24°24'33"W., 126.62 feet to the point of beginning. Said land contains 10,002 square feet.

## SURVEYOR

DANIEL E. BEDNAR, RLS 2812  
YAGGY COLBY ASSOCIATES  
501 MAPLE AVE.  
DELAFIELD, WISCONSIN 53018  
(262)646-6855

## SURVEY FOR

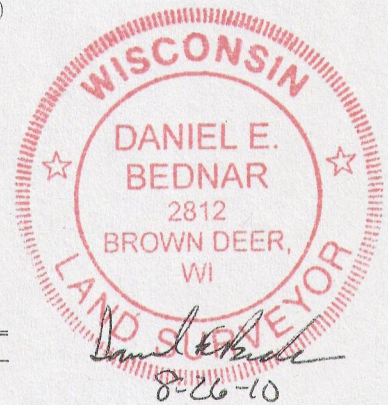
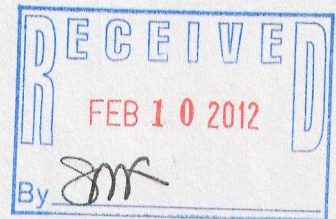
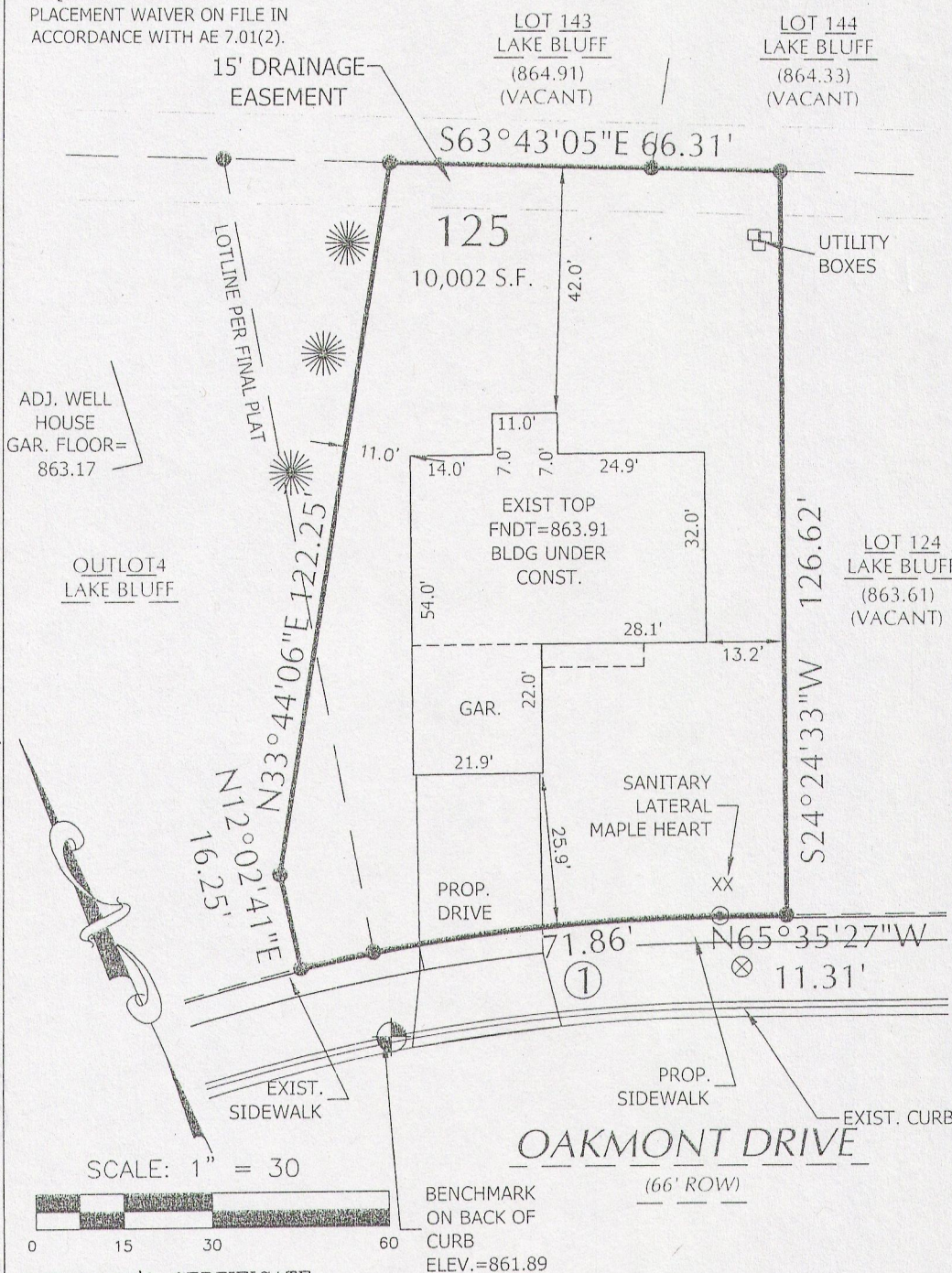
BIELINSKI CUSTOM HOMES  
RE: PLUESS  
N16 W23377 STONE RIDGE DRIVE  
WAUKESHA, WI 53188

## LEGEND

- - 1" IRON PIPE FOUND
- ⊙ - NAIL SET
- - UTILITY BOX
- ⊗ - CURB STOP
- ⊕ - MANHOLE
- ⊗ - BENCHMARK (AS NOTED)
- (XXX.X) - ADJ. TOP OF WALL GRADE PER MASTER GRADING PLAN
- ☼ - PINE TREES

## NOTES:

1. EASEMENTS SHOWN PER FINAL PLAT--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).



- ① Chord: 71.72'  
Course: N71°46'22"W  
Arc Length: 71.86'  
Radius: 333.00'  
Delta: 12°21'50"

## 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\B12682.DWG

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-125

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