

# PLAT OF SURVEY

BEING ALL OF LOT 88 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

601 MAPLE AVE  
DELAFIELD, WI 53018

NOTES: (262) 646-6855

## SURVEY FOR:

BIELINSKI HOMES, INC  
RE: SWIATEK/HUSEONICA  
1830 MEADOW LANE, SUITE A  
PEWAUKEE, WI 53072

## LEGEND

- - 1" IRON PIPE FOUND
- ⊙ - 2" IRON PIPE FOUND
- - UTILITY BOX
- ⊗ - CURB STOP
- × XXX.XX - EX. GROUND ELEV.  
AS OF DATE OF SURVEY
- ⊕ - BENCHMARK (AS NOTED)
- × XXX.XX - TOP OF STAKE ELEV.

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

- ① Chord: 34.57'  
Course: S62°07'12"W  
Arc Length: 34.60'  
Radius: 263.00'  
Delta: 07°32'14"
- ② Chord: 55.43'  
Course: S61°54'22"W  
Arc Length: 55.47'  
Radius: 447.00'  
Delta: 07°06'34"

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

ADJ HOUSE  
GAR. FLOOR  
EL=865.04

864.69  
864.46  
864.35  
864.44  
863.79  
863.25  
863.81  
863.25

LOT 89  
LAKE BLUFF

N24°32'21"W 218.16'

OUTLOT 2  
LAKE BLUFF  
N64°02'43"E 91.47'

860.72

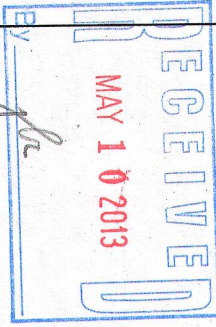
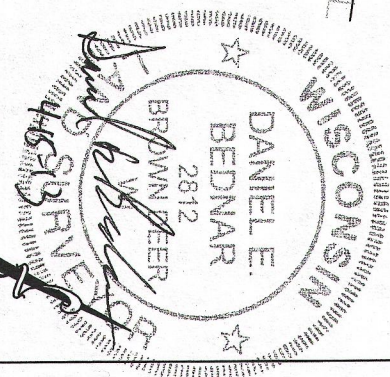
861.77  
862.10

S24°06'41"E 214.97'

Top of Foundation per MGP		865.70
Garage Grade		865.37
First Floor		866.90
Yard Grade		
Exposure		
Front	865.04	
Rear	865.04	
Wall Height per plans	8.00	
Footing Grade	857.70	
End of Drive Grade	863.81	
Drive Length	46.00	
Drive Grade	3.4%	
Note: Contractor to verify grades and wall height prior to excavation.		

864.70  
865.52  
ADJ HOUSE  
GAR. FLOOR  
EL=865.81

LOT 87  
LAKE BLUFF



## 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\088 POS.DWG

LAKEVIEW DRIVE  
66' ROW

BENCHMARK  
BACK OF CURB  
EL=863.99

SCALE: 1" = 30'

CAUTION

THE UTILITIES SHOWN IN THIS PLAT ARE AS OBSERVED IN THE FIELD, NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. 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 60088

003-1026