

PLAT OF SURVEY

BEING ALL OF LOT 109 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
- ⊗ - CURB STOP

x xxx.xx - EX. GROUND ELEV.
AS OF DATE OF SURVEY

⊕ - BENCHMARK (AS NOTED)

(XXX.X) - ADJ. YARD GRADE PER
MASTER GRADING PLAN

x [XXX.X] - TOP OF STAKE ELEV.

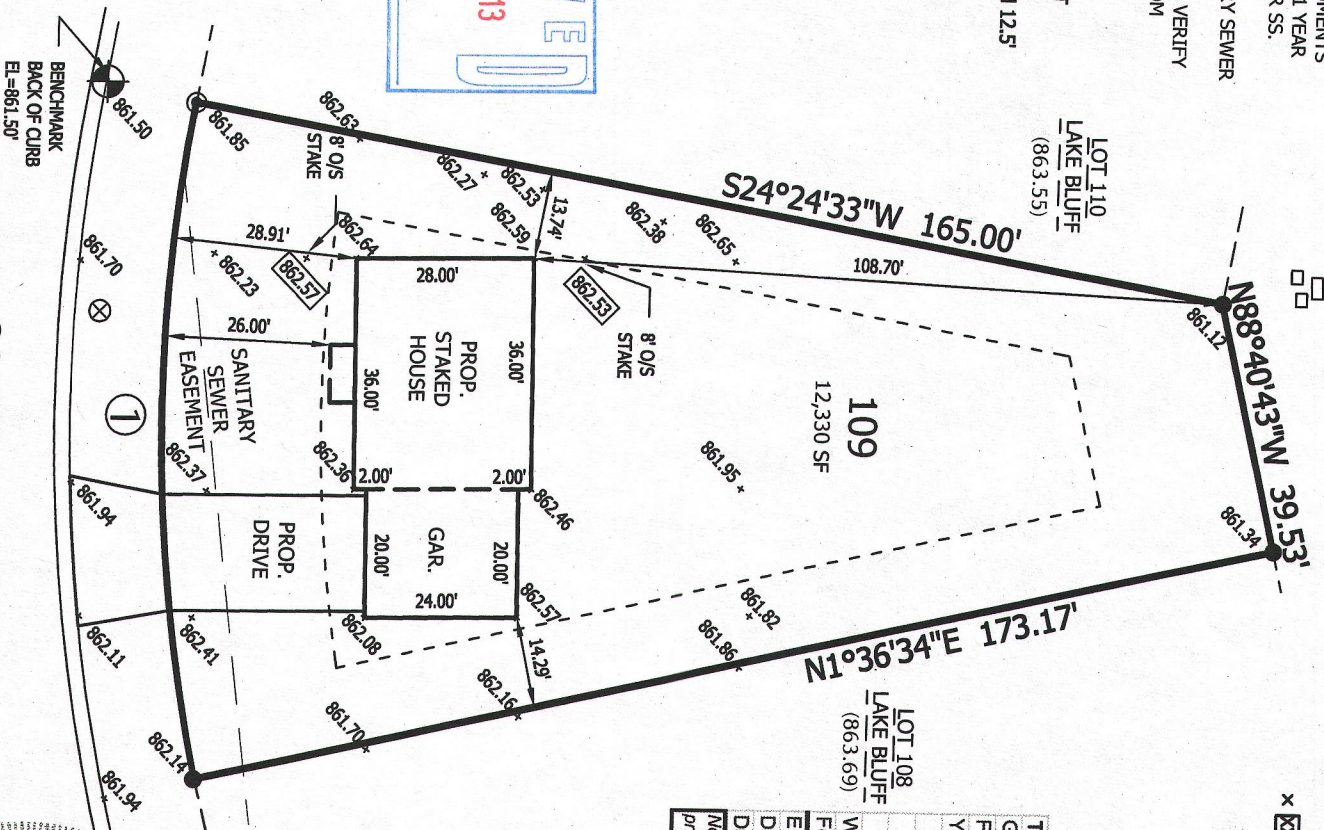
BUILDING SETBACK PER MARKETING PLAT

FRONT - .25'
SIDE - .10/.25' SHOWN 12.5'
REAR - .25'

① Chord: 105.55'
Course: S76°59'26.5"E
Arc Length: 106.25'
Radius: 267.00'
Delta: 22°47'49"

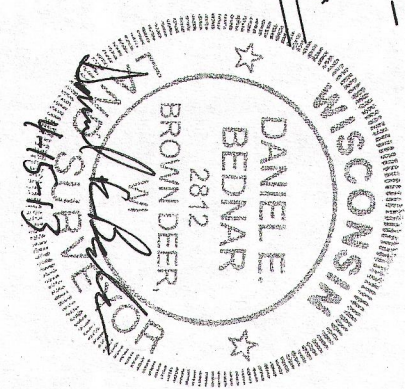
Top of Foundation per MGP		863.69
Garage Grade		863.36
First Floor		864.89
Yard Grade		
Exposure		Front
	Rear	863.03
Wall Height per plans		863.03
Footing Grade		8.00
		855.69
End of Drive Grade		862.02
Drive Length		46.00
Drive Grade		2.9%

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



SCALE: 1" = 30'

OAKMONT DRIVE
66' ROW



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 ENCOACHMENTS, 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\109 POS.DWG

NOTE:



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 60109

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