## U RVEY

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.

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
OFFICE OF DEEDS OFFICE. DANIEL E. BEDNAR, RLS S-281 YAGGY COLBY ASSOCIATES 501 MAPLE AVE DELAFIELD, WI 53018 (262) 646-SURVEYOR: -6855S-2812

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

## LEGEND

- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- UTILITY BOX
- 8 CURB STOP
- X XXX.XX AS OF DATE OF SI SURVEY

BENCHMARK (AS NOTED)

- (XXX.X) ADJ. YARD GRADE PER MASTER GRADING PLAN
- × XXX.XX TOP OF STAKE ELEV.
- Chord: 105.55'
  Course: \$76°59'26.5"E
  Arc Length: 106.25'
  Radius: 267.00'

BUILDING SETBACK
PER MARKETING PLAT
FRONT - 25'

LAKE BLUFF

(863.55)

S24°24'33"W 165.00'

12,330 SF 109

861.82

108.70

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

4. EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT

PRISONMENT PER SS.

N88°40'43"W

39.5

Top of Foundation per MGP	863.69
Garage Grade	863 36
First Floor	864 89
Yard Grade	
The second secon	0000
TIOL I	000.00
Exposure	
	863.03
Wall Height per plans	8 00
Footing Grade	855 69
End of Drive Grade	860 00
Drive Length	46 00
Drive Grade	2.9%

Note: Contractor to verify grades and wall height prior to excavation.	Drive Grade	Drive Length 2	Grade		Wall Height per plans	Rear	Exposure	Front 86	Yard Grade	First Floor * 8	7	of Maria
height	2.9%	46.00	862 02	855.69	8.00	863.03		863.03	Annual Control Control	864.89	863.36	80.00

\$1.4 \$1.73						(863.69)	AKE BLUFF	101 108	3				
BROWN DEER RIVER STATE OF THE S	o excavation.			End of Drive Grade	Footing Grade	Wall Height per plans		Exp	Front	Yard Grade	First Floor	Garage Grade	Cop of confidencial per MGP
To The Table of the State of th	and wall neight	2.9%	46.00	862.02	855.69	8.00	863.03		863.03	***************************************	864.89	863.36	863.69

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13.74

STAKE

MAY

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2013

807.50 ·

36.00

2.00

20.00

28.00

PROP. STAKED HOUSE

GAR.

24.00

36.00

20.00

80,08

2.00

STAKE

(B)

28.91

PROP. DRIVE

\*802.73

26.00

SANITARY SEWER EASEMENT 3

(B). RI

SURVEYOR'S CERTIFICATE:

5

SCALE:

\_;

30

OAKMONT DRIVE

66' ROW

BENCHMARK BACK OF CURB EL=861.50'

861.50

851.0

 $\otimes$ 

1867.04

1857

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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\109 POS.DWG

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.