

PLAT OF SURVEY

BEING ALL OF LOT 115 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

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

SURVEY FOR

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

LEGEND

- - 1" IRON PIPE FOUND
- ⊙ - NAIL SET
- - UTILITY BOX
- ⊗ - CURB STOP/MAPLEHEART
- ⑤ ① - SAN/STORM MANHOLE
- × xxx.xx - EX. GROUND ELEV. AS OF DATE OF SURVEY
- ⊕ - BENCHMARK (AS NOTED)
- (xxx.x) - ADJ. TOP OF WALL GRADE PER MASTER GRADING PLAN
- × [xxx.xx] - TOP OF STAKE ELEV.

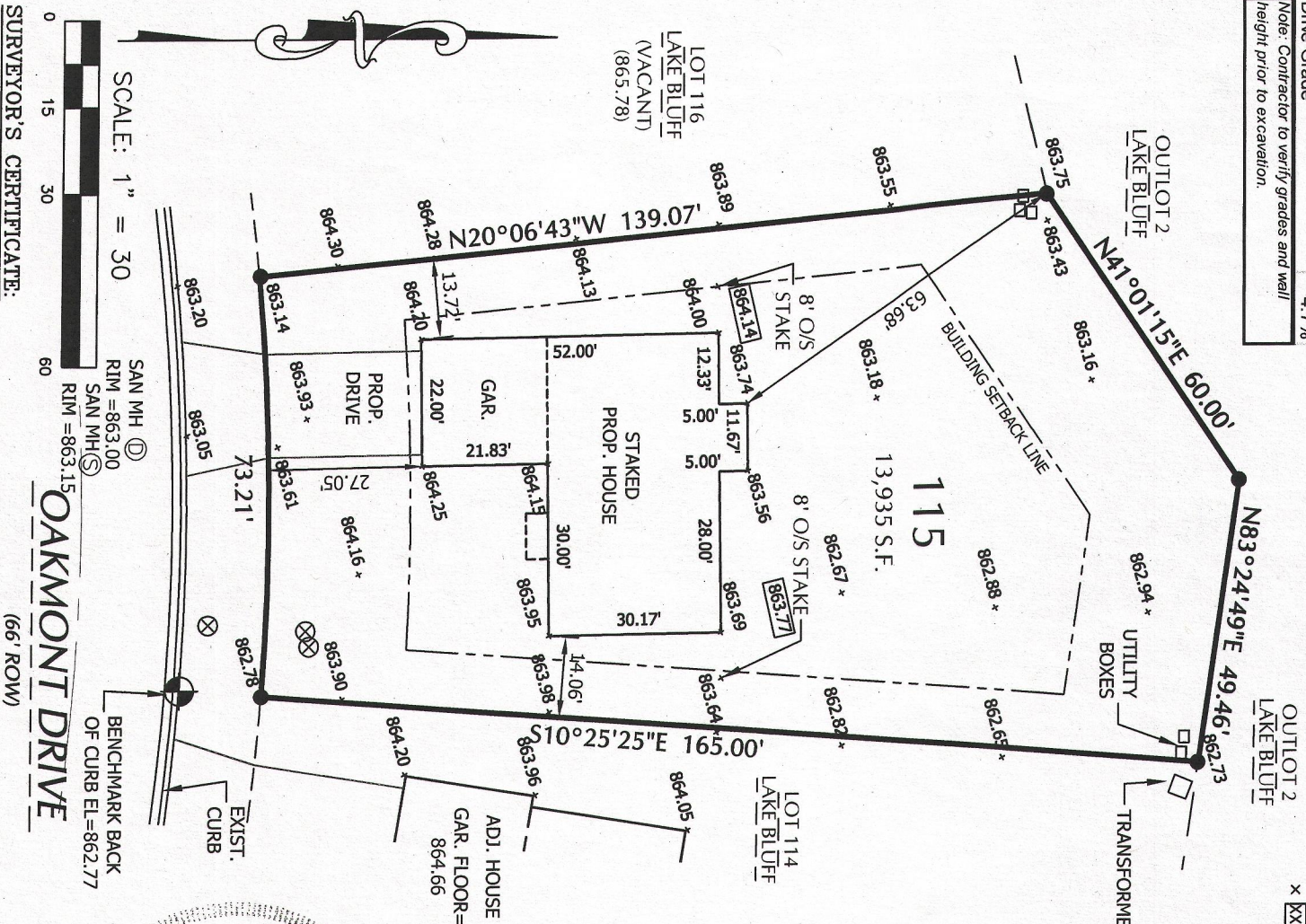
Top of Foundation per MGP		865.34
Garage Grade		865.00
First Floor		866.54
Yard Grade		
Exposure		
Front	864.67	
Rear	864.67	
Wall Height per plans		
Footing Grade	857.34	
End of Drive Grade	863.05	
Drive Length	41.70	
Drive Grade	4.7%	

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

- 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

BUILDING SETBACK
FRONT - 25'
SIDE - 8/20'-One Story
SIDE - 10/25'-Two Story
REAR - 25'

- ① Chord: 73.13'
Course: S74°43'56"W
Arc Length: 73.22'
Radius: 433.00'
Delta: 09°41'18"



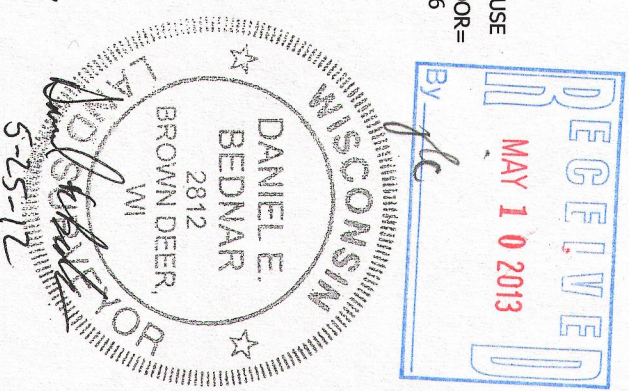
SCALE: 1" = 30
SAN MH ① RIM = 863.00
SAN MH ⑤ RIM = 863.15
BENCHMARK BACK OF CURB EL = 862.77
OAKMONT DRIVE (66' ROW)

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 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-C3D.DWG



NOTE: ⚡ 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 00115 003-1031