

PLAT OF SURVEY

BEING ALL OF LOT 85 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
RE: GLOWINSKI
1830 MEADOW LANE, SUITE A
PEWAUKEE, WI 53072

LEGEND

- - 1" IRON PIPE FOUND
- - UTILITY BOX
- ⊗ - CURB STOP/MAPLEHEART
- Ⓢ - MANHOLE
- × XXX.XX - EX. GROUND ELEV. AS OF DATE OF SURVEY
- ⊕ - BENCHMARK (AS NOTED)
- (XXX.X) - ADJ. YARD GRADE PER MASTER GRADING PLAN
- × XXX.XX - TOP OF STAKE ELEV.
- ⚡ - HYDRANT
- WV - WATER VALVE

NOTES:

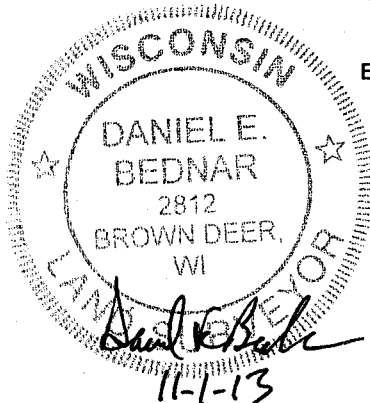
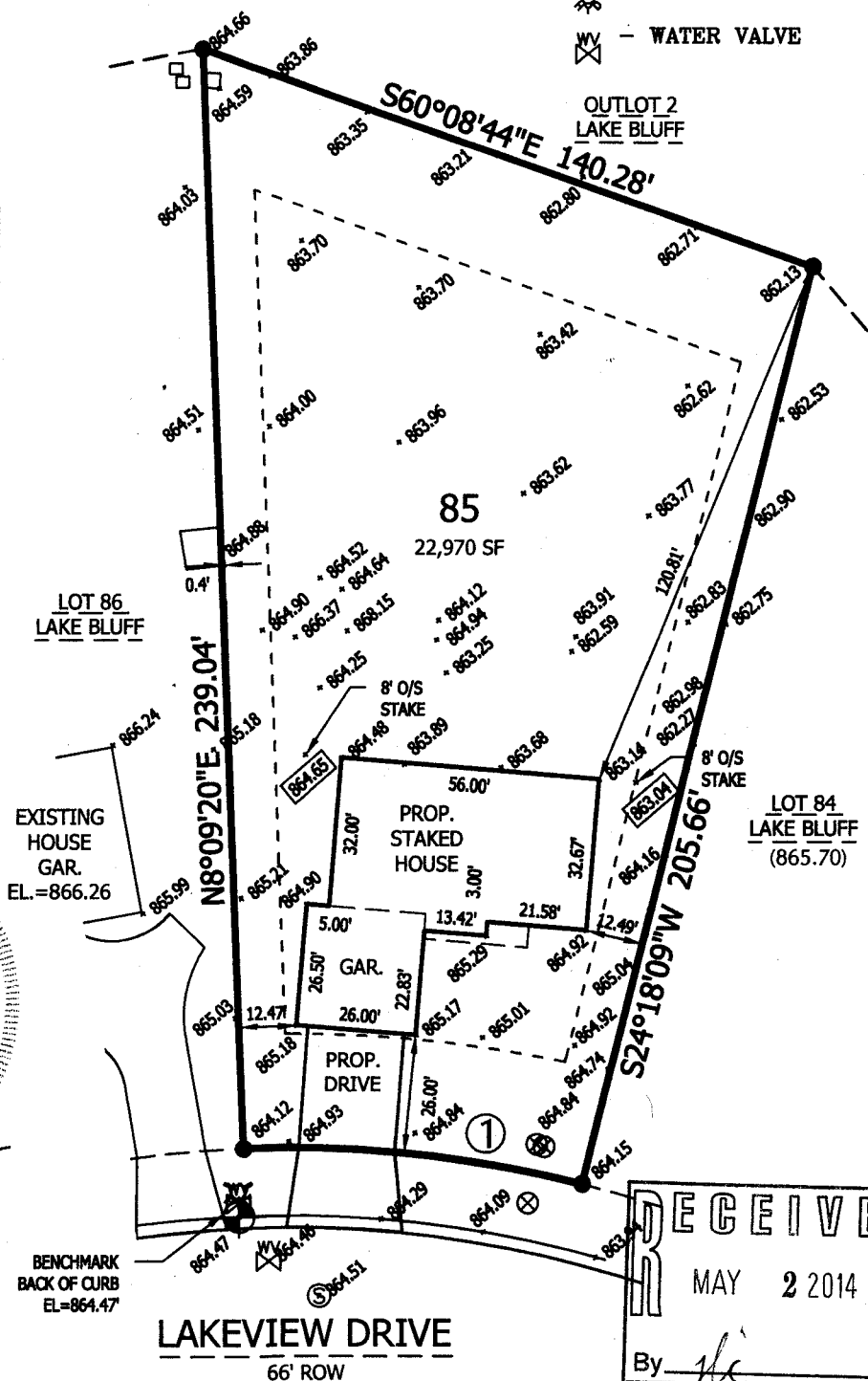
1. UTILITY EASEMENTS SHOWN PER FINAL PLAT--NO TITLE POLICY PROVIDED
2. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS AND NOTES SHOWN ON THE FINAL PLAT OF LAKE BLUFF RECORDED AT WALWORTH COUNTY REGISTER OF DEEDS OFFICE.
3. PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2)
4. EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT

BUILDING SETBACK
PER MARKETING PLAT
FRONT - 25'
SIDE - 8'/20' SHOWN 10'
REAR - 25'

Top of FNDT	866.28
Garage Grade	865.94
First Floor	867.48
Yard Grade	
Front	865.61
Exposure	
Rear	865.61
Wall Height per plans	8.00
Footing Grade	858.28
End of Drive Grade	864.35
Drive Length	41.00
Drive Grade	3.9%

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

① Chord: 88.61'
Course: N55°59'58"W
Arc Length: 89.03'
Radius: 263.00'
Delta: 16°08'49"



SCALE: 1" = 40'



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.

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.