

PLAT OF SURVEY

BEING ALL OF LOT 15 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
- ⊙ - NAIL SET
- - UTILITY BOX
- ⊗ - CURB STOP
- ⊙ - MANHOLE
- x xxx.xx - EX. GROUND ELEV. AS OF DATE OF SURVEY
- ⊕ - BENCHMARK (AS NOTED)
- (xxx.x) - ADJ. TOP OF WALL GRADE PER MASTER GRADING PLAN
- x xxx.xx - TOP OF STAKE ELEV.

NOTES:

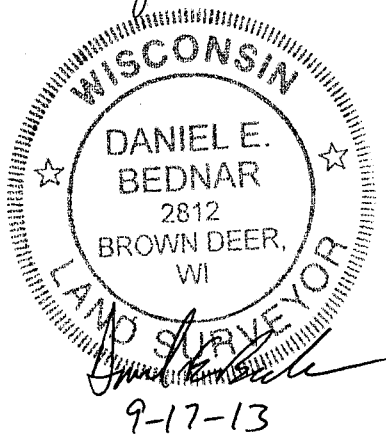
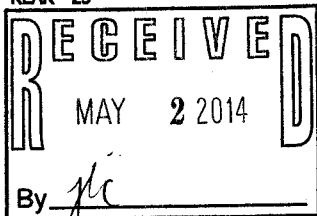
1. UTILITY EASEMENTS SHOWN PER FINAL PLAT--NO TITLE POLICY PROVIDED
2. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS AND NOTES SHOWN ON THE FINAL PLAT OF LAKE BLUFF RECORDED AT WALWORTH COUNTY REGISTER OF DEEDS OFFICE.
3. PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT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

Top of FNDT per MGP	867.83
Garage Grade	867.49
First Floor	869.03
Yard Grade	
Front	867.16
Exposure	4.00
Rear	863.83
Wall Height per plans	8.00
Footing Grade	859.83
End of Drive Grade	865.26
Drive Length	40.50
Drive Grade	5.5%

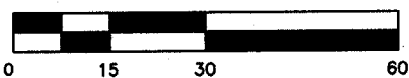
Note: Contractor to verify grades and wall height prior to excavation.

- ① Chord: 28.32'
Course: N44°59'14"W
Arc Length: 31.46'
Radius: 20.00'
Delta: 90°07'32"
- ② Chord: 19.30'
Course: N00°57'43.5"W
Arc Length: 19.31'
Radius: 533.00'
Delta: 02°04'31"

BUILDING SETBACK
PER R-1 ZONING
FRONT - 25'
SIDE - 8'
REAR - 25'



SCALE: 1" = 30'

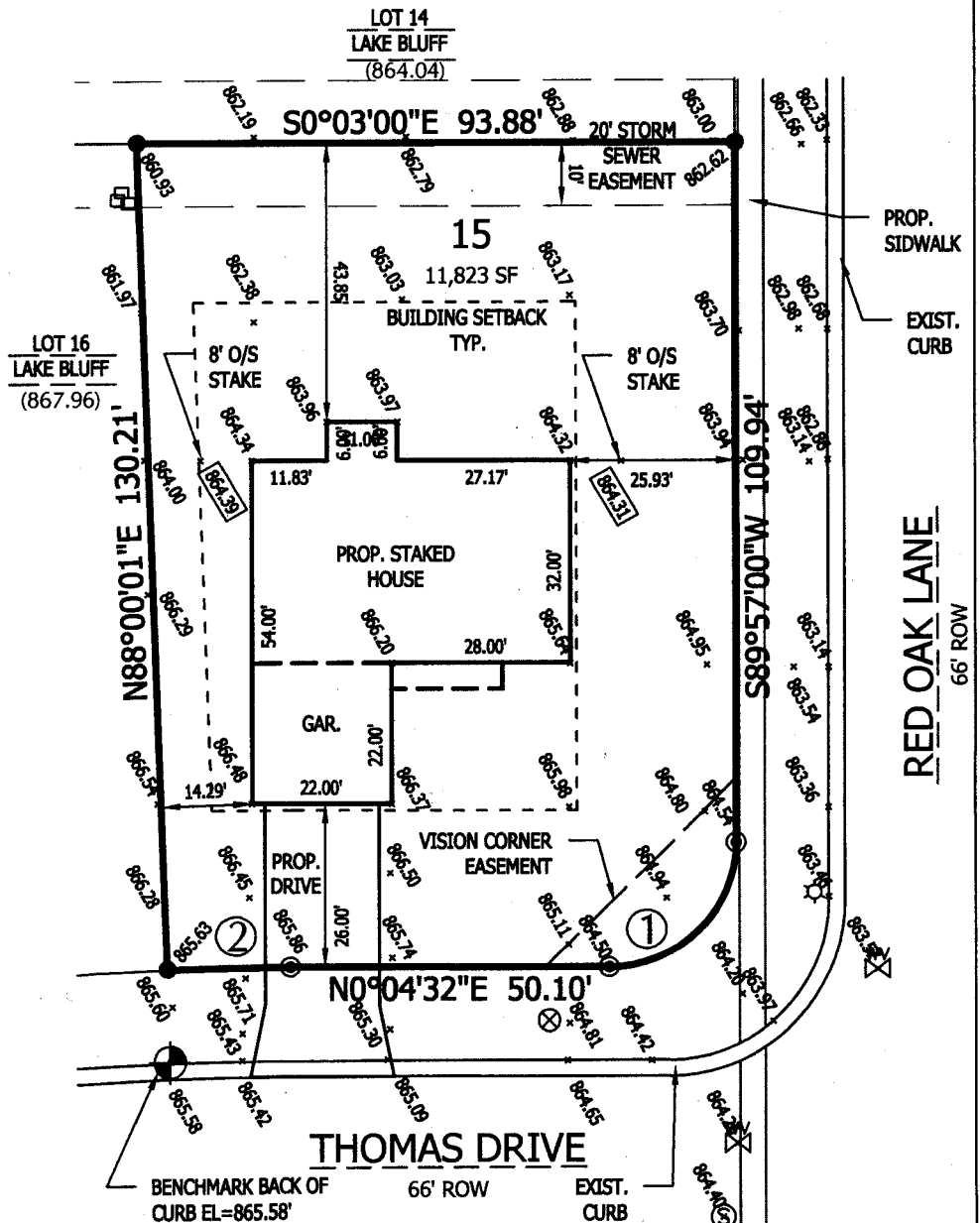


SURVEYOR'S CERTIFICATE:

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\015 POS.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-15

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