FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT – P.O. BOX 437 – ELKHORN, WISCONSIN 53121
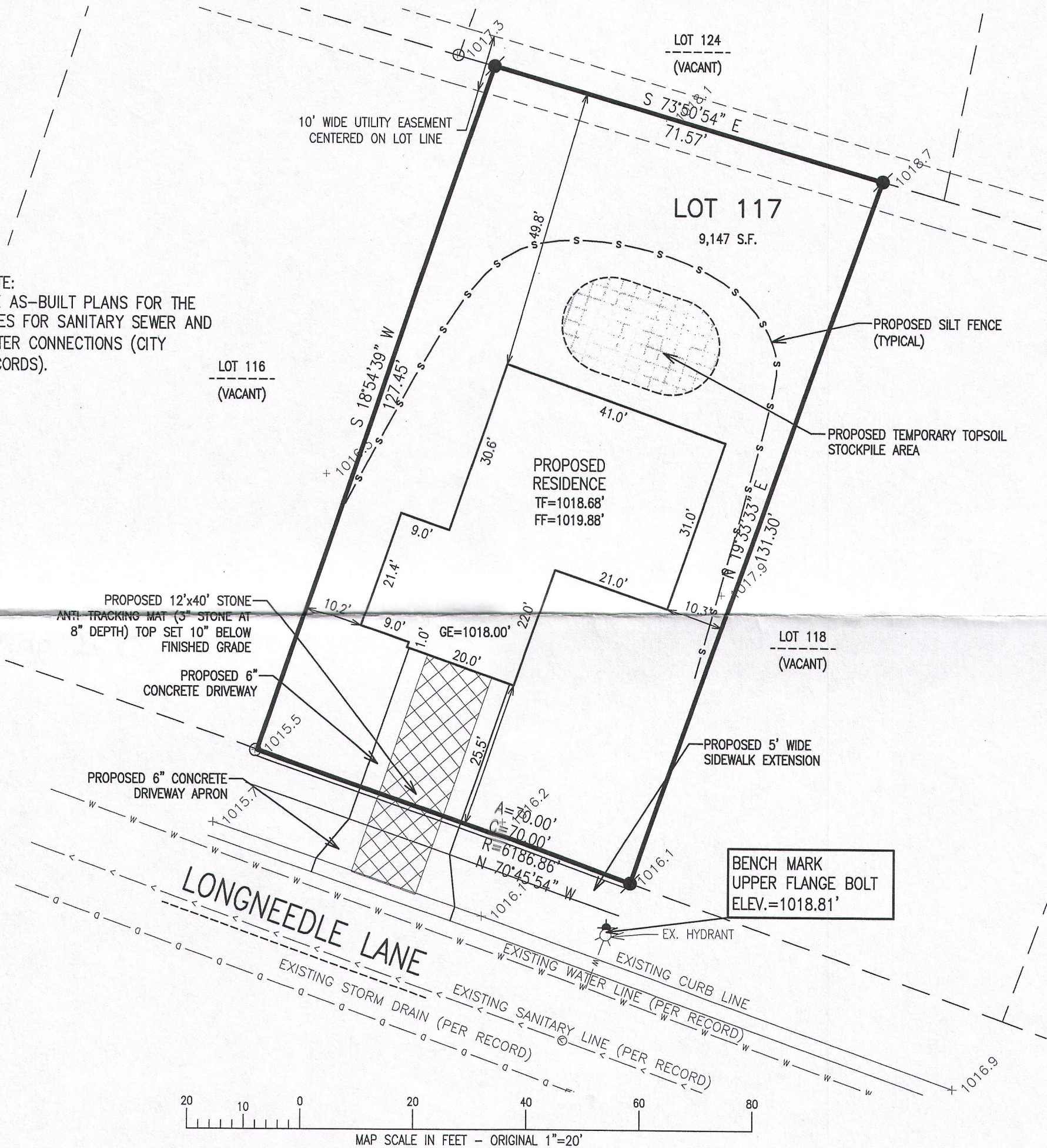PHONE: (262) 723-2098   FAX: (262) 723-5886

PLAT OF SURVEY

LOT 117 OF THE PINES A SUBDIVISION LOCATED IN THE
NW, NE, SW, & SE 1/4'S OF THE SE 1/4 OF
SECTION 5, TOWN 2 NORTH, RANGE 17 EAST IN THE
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
THE TRACY GROUP
525 KENOSHA STREET, SUITE D
WALWORTH, WI 53184

SUBDIVISION PLAT
BEARING BASIS

NOTE:
SEE AS-BUILT PLANS FOR THE
PINES FOR SANITARY SEWER AND
WATER CONNECTIONS (CITY
RECORDS).

LOT 124
(VACANT)

10' WIDE UTILITY EASEMENT
CENTERED ON LOT LINE

S 73°50'54" E
71.57'

LOT 117
9,147 S.F.

LOT 116
(VACANT)

S 18°54'39" W
127.45'

PROPOSED SILT FENCE
(TYPICAL)

PROPOSED TEMPORARY TOPSOIL
STOCKPILE AREA

41.0'

30.6'

PROPOSED
RESIDENCE
TF=1018.68'
FF=1019.88'

9.0'

21.4'

31.0'

N 19°55'33" E 131.30'

21.0'

10.3'

LOT 118
(VACANT)

PROPOSED 12'x40' STONE
ANTI-TRACKING MAT (3" STONE AT
8" DEPTH) TOP SET 10" BELOW
FINISHED GRADE

9.0'

GE=1018.00'

22.0'

1.0'

20.0'

PROPOSED 6"
CONCRETE DRIVEWAY

25.5'

PROPOSED 6" CONCRETE
DRIVEWAY APRON

PROPOSED 5' WIDE
SIDEWALK EXTENSION

A = 70.00'
C = 70.00'
R = 6186.86'
N 70°45'54" W

BENCH MARK
UPPER FLANGE BOLT
ELEV.=1018.81'

EX. HYDRANT

LONGNEEDLE LANE

EXISTING STORM DRAIN (PER RECORD)

EXISTING SANITARY LINE (PER RECORD)

EXISTING WATER LINE (PER RECORD)

EXISTING CURB LINE

20   10   0   20   40   60   80
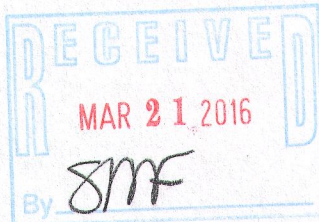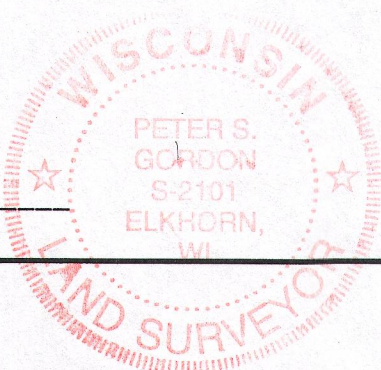MAP SCALE IN FEET – ORIGINAL 1"=20'

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL
SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT
REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE
ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS
EXTERIOR BOUNDARIES. 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 YEAR FROM THE DATE
HEREOF.

DATED: 01/18/2016

PETER S. GORDON P.L.S. 2101

RECEIVED
MAR 21 2016
By 8MF

LEGEND

○ = FOUND IRON PIPE STAKE
● = SET IRON REBAR STAKE
(XXX) = RECORDED AS
FF = FIRST FLOOR ELEVATION
TF = TOP OF FOUNDATION
GE = GARAGE ENTRY ELEVATION
TC = TOP OF CONCRETE

PROJECT: 9252.117
DATE: 01/13/2016
SHEET 1 OF 1

X:\Projects\9252\INVD LOTS\Lot_117\ACAD\9252_Lot117.dwg

YPI-117
JAN 19 2016

004-2501