

PLAT OF SURVEY
-OF-

LOT 59 OF "THE PINES", A SUBDIVISION LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN.

SURVEY FOR: ELEAZAR AGUILAR

NOTE: NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE FOR U.S. HIGHWAY "12". IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT."

CURVE DATA

RADIUS = 160.61'
CENTRAL ANGLE = 14°16'10"
CHORD = 39.90'
CHORD BEARING = N33°50'58"W

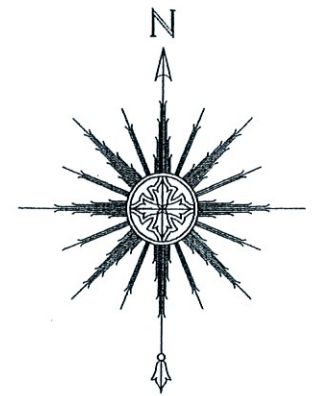
NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT 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 ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

NOTE: THE LOTS OF THIS SUBDIVISION MAY EXPERIENCE A NOISE LEVEL ABOVE THE FEDERAL STANDARD OF 67 dBA FOR RESIDENTIAL USE. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR PROVIDING NOISE ABATEMENT MEASURES SUFFICIENT TO PROTECT THESE LOTS.



0 10' 20' 40'
SCALE: 1" = 20'

NOTE: ELEVATIONS ARE BASED ON BENCHMARK ELEVATION OF 1017.95' ON THE TOP OF CURB AT THE SOUTHERLY PROPERTY LINE EXTENDED, AS SHOWN ON A PREVIOUS SURVEY BY LANDCRAFT SURVEY AND ENGINEERING, INC. DATED JULY 2, 2009.



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

Thomas L. Satter
THOMAS L. SATTER S-2850

OCTOBER 19, 2022
DATE

082209
JOB NUMBER

LEGEND

- ⊙ FOUND 2-3/8" O.D. IRON PIPE
- FOUND 1-5/16" O.D. IRON PIPE
- SET 1-5/16" O.D. IRON PIPE
- 1020.0 EXISTING ELEVATION
- ⊕ MANHOLE

PROPOSED TOP OF FOUNDATION = 1020.73'
PROPOSED GARAGE FLOOR = 1020.4'
PROPOSED FINISHED YARD GRADE = 1020.06'

