

PLAT OF SURVEY

BEING ALL OF LOT 28 OF HARVEST POINTE SOUTH, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SEC. 30, T.3N., R.17E., CITY OF ELKHORN, WALWORTH COUNTY, WI.

SURVEYOR

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

SURVEY FOR

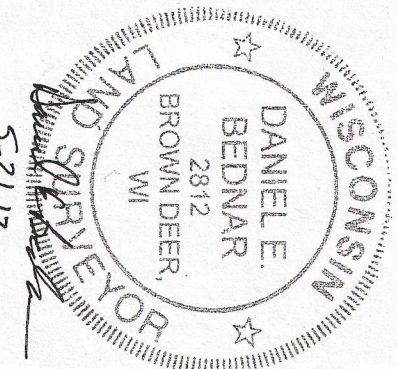
BIELINSKI HOMES, INC
RE: VADDI & GONUGUNTIA
1830 MEADOW LANE, SUITE A
PEWAUKEE, WI 53072

LEGEND

- - 1" IRON PIPE FOUND
- - UTILITY BOX
- ⊗ - CURB STOP
- Ⓢ - STORM/SANITARY MANHOLE
- × xxx.xx - EX. GROUND ELEV. AS OF DATE OF SURVEY
- ⊙ - BENCHMARK (AS NOTED)
- × [xxx.xx] - TOP OF STAKE ELEV.

NOTES:

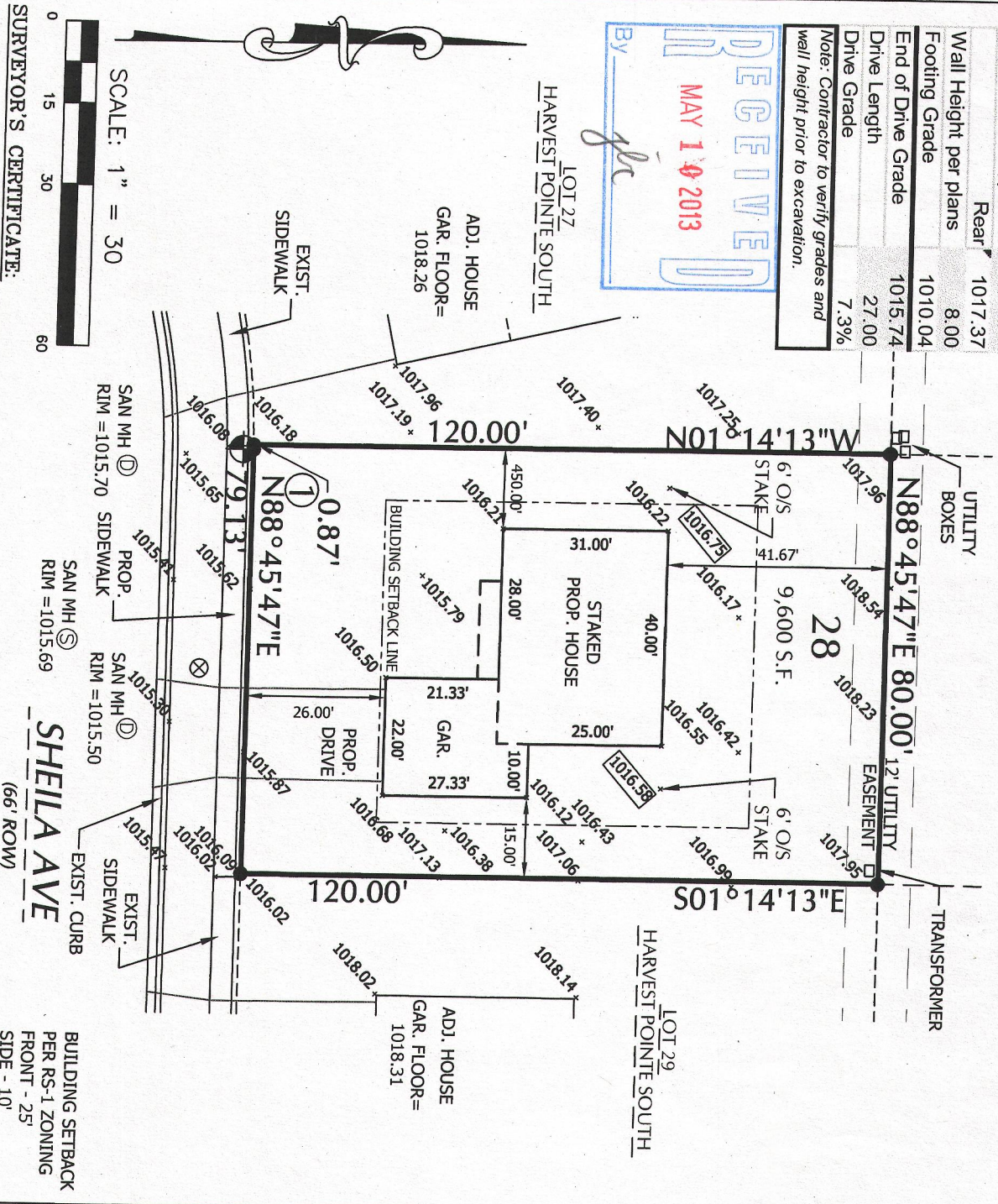
1. UTILITY EASEMENTS SHOWN PER FINAL PLAT--NO TITLE POLICY PROVIDED
2. PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2)
3. EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT
4. MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME PER THE CLIENT'S REQUEST. SIGNED LOT PIPE PLACEMENT WAIVER ON FILE IN ACCORDANCE WITH AE 7.01(2).



- ① Chord: 0.87'
Course: S88°34'33"W
Arc Length: 0.87'
Radius: 133.00'
Delta: 00°22'28"

Top of Foundation	1018.04
Garage Grade	1017.70
First Floor	1019.24
Yard Grade	
Front Exposure	1017.37
Rear Exposure	1017.37
Wall Height per plans	8.00
Footing Grade	1010.04
End of Drive Grade	1015.74
Drive Length	27.00
Drive Grade	7.3%

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



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 ONE (1) YEAR FROM DATE HEREOF.

YAGGY COLBY ASSOCIATES 501 MAPLE AVE., DELAFIELD, WI 53018 262-646-6855
PATH: P:\B13435\DWG\B13435-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.

BUILDING SETBACK
PER RS-1 ZONING
FRONT - 25'
SIDE - 10'
REAR - 25'

SHEILA AVE
(66' ROW)

YHP3

00028

004-2376