

PLAT OF SURVEY

BEING ALL OF LOT 65 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 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
- ⊙ - 2" IRON PIPE FOUND
- - UTILITY BOX
- ⊗ - CURB STOP
- Ⓢ Ⓣ - STORM/SANITARY MANHOLE
- x xxx.xx - EX. GROUND ELEV. AS OF DATE OF SURVEY
- ⊕ - BENCHMARK (AS NOTED)
- (xxx.x) - ADJ. GARAGE 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 HARVEST POINTE SOUTH 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

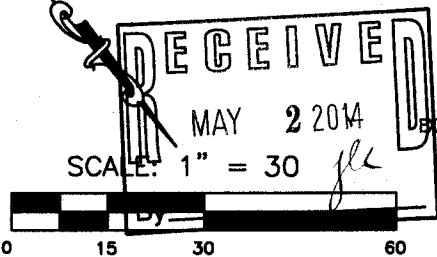
BUILDING SETBACK
PER RS-1 ZONING
FRONT - 25'
SIDE - 10'
REAR - 25'

NOTE: THIS BUILDING
LIES ON AT LEAST
ONE MINIMUM
SETBACK LINE.

- ① Chord: 29.11'
Course: S54°35'18"E
Arc Length: 29.15'
Radius: 167.00'
Delta: 10°00'02"
- ② Chord: 40.24'
Course: S31°42'38"W
Arc Length: 40.40'
Radius: 133.00'
Delta: 17°24'10"



8-20-13



SURVEYOR'S CERTIFICATE:

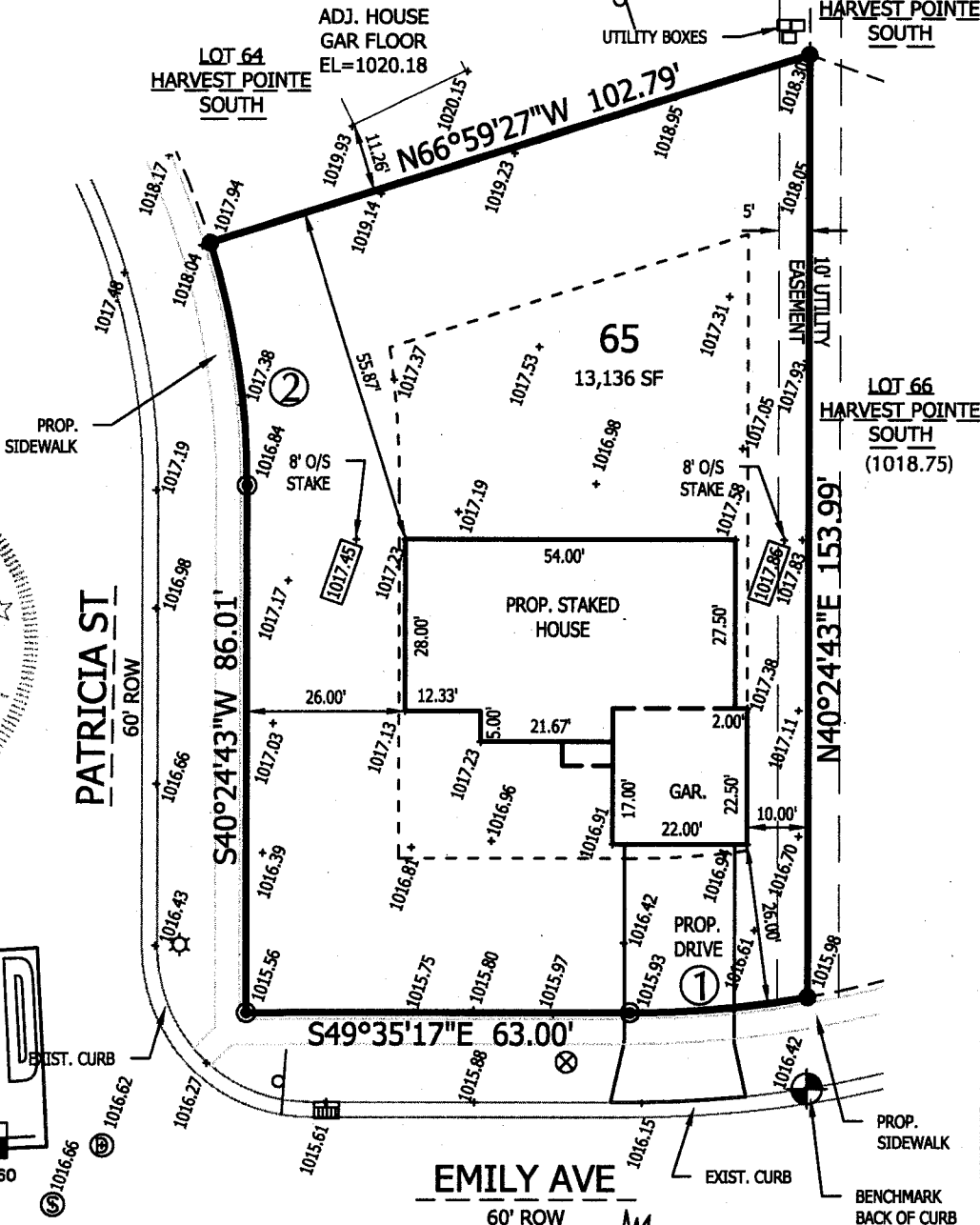
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, 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:\B13435\DWG\065 POS.DWG

Top of Foundation	1019.14
Garage Grade	1018.80
First Floor	1020.34
Yard Grade	
Front Exposure	1018.47
Rear Exposure	1018.47
Wall Height per plans	8.00
Footing Grade	1011.14
End of Drive Grade	1016.70
Drive Length	28.00
Drive Grade	7.5%

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



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.