# PLAT OF SURVEY

BEING ALL OF LOT 17 OF STONEGATE FARMS, LOCATED IN THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SEC. 1, T.2N., R.16E., CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

## SURVEYOR:

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

NOTES:

# SURVEY FOR:

BIELINSKI HOMES, INC

RE: DVORAK 1830 MEADOW LANE, SUITE A PEWAUKEE, WI 53072

- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- UTILITY BOX
- 8 - CURB STOP
- S MANHOLE
- × XXX.XX EX. GROUND ELEV. AS OF DATE OF SURVEY
  - → BENCHMARK (AS NOTED)
  - ADJ. YARD GRADE PER MASTER GRADING PLAN

× XXX.XX - TOP OF STAKE ELEV.

☆ - LIGHT POLE

O - POWER POLE

### 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 STONEGATE FARMS 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 5. 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). 6. USGS DATUM OBTAINED FROM R.B.M. CHSLD. CROSS IN TOP OF NE FLANGE BOLT OF HYD. AS 1045.71'.

7. DUE TO SNOW COVER THE ACCURACY OF DRIVEWAYS WALKS AND POTENTIAL STRUCTURES BURIED BY SNOW CAN NOT BE RELIED UPON.

| Top of Foundation                     | 1036.63 |
|---------------------------------------|---------|
| Garage Grade                          | 1036.29 |
| First Floor                           | 1037.83 |
| Yard Grade per MGP                    |         |
| Front                                 | 1035.96 |
| Exposure                              |         |
| Rear                                  | 1035.96 |
| Wall Height per plans                 | 8.00    |
| Footing Grade                         | 1028.63 |
| End of Drive Grade                    | 1034.39 |
| Drive Length                          | 45.00   |
| Drive Grade                           | 4.2%    |
| Note: Contractor to verify grades and |         |
| unii baight arian ta avaaratian       |         |

wall height prior to excavation. **BUILDING SETBACK** PER RS-1 ZONING ON LOTLINE N0°38'29"W 120.00 FRONT - 25 1033.0 1 5' WÎSCONSIN GAS & ELECTRIC COMPÂNY FASEMER SIDE - 10' 12' UTILITY EASEMENT **REAR - 25** ¥.67 Chord: 100.17 **LOT 16** Course: S08°30'22"E BUILDING SETBACK TYP STONEGATE FARMS Arc Length: 100.35' 1035 Radius: 483.00' (VACANT) **LOT 17** Delta: 11°54'16" **LOT 18** 16,825 SF 8' O/S STONEGATE FARMS 1035 103.10 WOOD FENCE ON LOTTINE 26,00 GEIVE 8' O/S STAKE 32,33 34.00 **2** 2014 1035,BE PROP. STAKED HOUSE В١ 2,00 38.50 WECONO! GAR. 1 HOUSE GAR =1036.22 PROP DRIVE 31,59 BEDNAR 23,50 2812 **BROWN DEER** 164.8 W TOP. L. 6.03 1035 17.32 (1)3-13-14  $\otimes$ 1" IP FND. 0.4' N

SURVEYOR'S CERTIFICATE:

SCALE: 1" = 30

THEREBY 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:\B13163\330\CAD\SURVEY\ALTA-POS\B13163-330 HSO.DWG



STONEFIELD ROAD

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 LITILITIES FROM** THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION

BENCHMARK BACK OF CURB EL=1034.34'