

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

SURVEY FOR:  
BIELINSKI HOMES, INC  
RE: DVORAK  
1830 MEADOW LANE, SUITE A  
PEWAUKEE, WI 53072

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 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 wall height prior to excavation.

- LEGEND
- - 1" IRON PIPE FOUND
  - ⊙ - 2" IRON PIPE FOUND
  - - UTILITY BOX
  - ⊗ - CURB STOP
  - ⊙ - MANHOLE
  - × XXX.XX - EX. GROUND ELEV. AS OF DATE OF SURVEY
  - ⊕ - BENCHMARK (AS NOTED)
  - (XXX.X) - ADJ. YARD GRADE PER MASTER GRADING PLAN
  - × XXX.XX - TOP OF STAKE ELEV.
  - ☆ - LIGHT POLE
  - ⌚ - POWER POLE

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

① Chord: 100.17'  
Course: S08°30'22"E  
Arc Length: 100.35'  
Radius: 483.00'  
Delta: 11°54'16"

RECEIVED  
MAY 2 2014  
By *[Signature]*

WISCONSIN  
DANIEL E. BEDNAR  
2812  
BROWN DEER, WI  
LAND SURVEYOR  
*[Signature]*  
3-13-14

SCALE: 1" = 30  
0 15 30 60

