

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT — P.O. BOX 437 — ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 FAX: (262) 723-5886

PLAT OF SURVEY

LOT 56 OF THE PINES A SUBDIVISION LOCATED IN THE
NW, NE, SW, & SE 1/4'S OF THE SE 1/4 OF
SECTION 5, TOWN 2 NORTH, RANGE 17 EAST IN THE
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

— WORK ORDERED BY —
THE TRACY GROUP
525 KENOSHA STREET, SUITE D
WALWORTH, WI 53184

SUBDIVISION PLAT
BEARING BASIS

NOTE:
SEE AS-BUILT PLANS FOR THE
PINES FOR SANITARY SEWER AND
WATER CONNECTIONS (CITY
RECORDS).

PROPOSED TEMPORARY TOPSOIL
STOCKPILE AREA

EXISTING CHAINLINK FENCE
ALONG PROPERTY LINE

LOT 57
EXISTING RESIDENCE
(GE=1021.4')

PROPOSED SILT FENCE
(TYPICAL)

BENCH MARK
CHISLED "X" IN CURB
ELEV.=1018.98'

PROPOSED 5' WIDE
SIDEWALK EXTENSION

PROPOSED 6" CONCRETE DRIVEWAY

PROPOSED RESIDENCE
TF=1022.30'
FF=1023.50'

GE=1021.80'

PROPOSED 12'x40' STONE
ANTI-TRACKING MAT (3" STONE AT
8" DEPTH) TOP SET 10" BELOW
FINISHED GRADE

PROPOSED 6" CONCRETE
DRIVEWAY APRON

LOT 55
EXISTING RESIDENCE
(GE=1022.4')

U.S. HIGHWAY "12"

LOT 56
9,380 S.F.

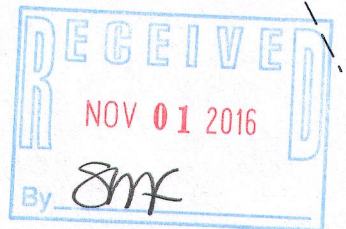
50' HIGHWAY SETBACK

20' UTILITY EASEMENT

SUGARPINE WAY

EXISTING SANITARY LINE (PER RECORD)
EXISTING WATER LINE (PER RECORD)
EXISTING CURB LINE

MAP SCALE IN FEET — ORIGINAL 1"=20'



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL
SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT
REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE
ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS
EXTERIOR BOUNDARIES. 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 YEAR FROM THE DATE
HEREOF.

REVISED 09/14/2016 — BUILDING SIZE AND LAYOUT

DATED: 06/27/2016

PETER S. GORDON P.L.S. 2101

- LEGEND
- = FOUND IRON PIPE STAKE
 - = SET IRON REBAR STAKE
 - (XXX) = RECORDED AS
 - FF = FIRST FLOOR ELEVATION
 - TF = TOP OF FOUNDATION
 - GE = GARAGE ENTRY ELEVATION
 - TC = TOP OF CONCRETE

PROJECT: 9252.56
DATE: 06/24/2016
SHEET 1 OF 1

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