

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 54 OF INDIAN PRAIRIE SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 27,
TOWN 1 NORTH, RANGE 16 EAST,
WALWORTH COUNTY, WISCONSIN

- WORK ORDERED BY -
DORINE - KD HOMES
1502 ANTUNA BLVD.
WOODSTOCK, IL 60098

GRID NORTH
WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE

WEST LINE OF THE NW 1/4 OF SECTION 27-1-16
BEARS N 01°42'46" W
NAD 1927

OUTLOT 5

20' DRAINAGE EASEMENT

N 81°58'58" E
132.78

12' UTILITY EASEMENT

30' REAR YARD SETBACK

25' SIDE YARD

S 01°44'29" E
130.54

UNPLATTED
LANDS

LOT 54

17,521 S.F.
TC=992.6'

LOT 53

N 08°02'22" W
138.82

20' DRAINAGE EASEMENT
CENTERED ON LOT LINE

25' STREET YARD

R=966.27

A=102.27

C=102.22

S 84°21'12" W

SIDEWALK (FUTURE)

LIGHT POLE

BACK OF CURB

12" WATERMAIN

PRAIRIE DRIVE
66' WIDE PUBLIC R.O.W.

8" SANITARY SEWER

15'x34' VISION TRIANGLE
EASEMENT; NO STRUCTURE
OR IMPROVEMENT OF ANY
KIND IS PERMITTED WITHIN
THE VISION TRIANGLE
EASEMENT. NO VEGETATION
WITHIN THE VISION TRIANGLE
EASEMENT MAY EXCEED 30
INCHES IN HEIGHT

NOTE:
SIDEWALK AT BACK IS
0.32' HIGHER THAN BACK
OF CURB

LEGEND

● = FOUND IRON REBAR STAKE
(XXX) = RECORDED AS

100
90
80
70
60
50
40
30
20
10
0
10 5 0
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.

DATED: OCTOBER 17, 2003

PETER S. GORDON R.L.S. 2101

PROJECT: 5189.54
DATE: 10/17/2003
SHEET 1 OF 1

10/20/2003 X:\Projects\5189\DCAD\Indy_Lots\Lot_54

VIP-54

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