FARRIS, HANSEN & ASSOCIATES, INC. ROTATE BEARINGS -01'01'12" FOR WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE BEARINGS ENGINEERING - ARCHITECTURE - SURVEYING BEARINGS MEASURED RELATIVE NORTH LINE NW 1/4 SECTION (ASSIGNED N 90'00'00" E) 7 RIDGWAY COURT - P.O. BOX 437 - ELKHORN, WISCONSIN 53121 PHONE: (262) 723-2098 FAX: (262) 723-5886 PLAT OF SURVEY - PERMIT LOT 177 OF BAILEY ESTATES, A SUBDIVISION - WORK ORDERED BY -GERSTAD BUILDERS LOCATED IN PART OF THE SW 1/4 OF THE NW 1/4 2703 BUSH TERRACE OF SECTION 36, TOWN 2 NORTH, RANGE 16 EAST, MC HENRY, IL 60051 VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN SANITARY SEWER WATERMAIN W EDGE OF STORM DRAIN LOT 176 COURT R.O.W.} N 89°56'37" W 227.00' 15' SIDE YARD SETBACK WIDE WIDE CHESTERFIELD 10.7 PROPOSED DRIVEWAY ,99 W STREET SETBACK LOT 177 REAR YARD PROPOSED RESIDENCE 20430 SQ. FT. 00.03,23" 30' YARD (0.47 ACRES) **≥ 1015,20** = 1015.95 = 1016.70 40.0 Z 15' SIDE YARD SETBACK - W + Wa N 89°56'37" W 227.00 20' DRAINAGE EASEMENT 3 LOT 178

LEGEND

- = FOUND IRON REBAR STAKE
- m = SANITARY SEWER MANHOLE

abla = HYDRANT

 $\{XXX\}$ = RECORDED AS

Y.G. = YARD GRADE ELEVATION
T.F. = TOP OF FOUNDATION ELEVATION

F.F. = FIRST FLOOR ELEVATION

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.

MAP SCALE IN FEET - ORIGINAL 1"=30"

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: _____04/23/2021

\PROJECTS\3249\INDIV_LOTS\LOT_177\ACAD\3249-

CHRISTOPHER A. HODGES P.L.S. 2760





PROJECT: 3249.177 DATE: 10/26/2018 SHEET 1 OF 1

LOT

90.00

00.03,23"

LOT

169

LOT

011-3025

WBAIL-177