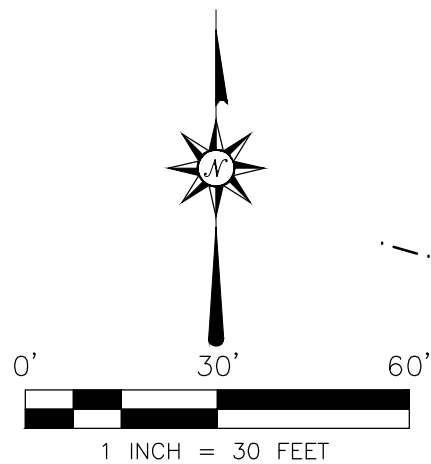


PLAT OF SURVEY

LOT 40 OF WOODSTONE SUBDIVISION BEING A PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE TOWN OF LINN, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.



LEGEND	
	FOUND 3/4 REBAR" OR NOTED CONTROL POINT BENCHMARK SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
	TV PED
	ELECTRIC PED
	CMCP CULVERT
	SOIL BORE
	EXISTING SPOT GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SILT FENCE
	PROPOSED ELEVATION
	10' OFFSET OR NOTED
	PROPOSED FLOW DIRECTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND 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, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE 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.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

SETBACK REQUIREMENTS

FRONT YARD = 50'
SIDE YARD = 15'
REAR YARD = 25'

PROPOSED GRADES PER BUILDER

FINISH YARD GRADE: 982.5 / 987.5
GARAGE FLOOR: 987.83
TOP OF WALL: 988.16
TOP OF FOOTING: 979.16 (9' WALL)
DRIVE SLOPE = 8.0%



NOTES:

- BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 40, WHICH WAS TAKEN TO BEAR N10°35'00"E, AS SHOWN ON WOODSTONE SUBDIVISION PLAT.
- VERTICAL DATUM IS NAVD 88 (GEOID 12A)
- TITLE COMMITMENT PROVIDED PREPARED BY FIRST AMERICAN TITLE INSURANCE DATED SEPTEMBER 16, 2021, POLICY No. 921091246 INCLUDES THE FOLLOWING EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PARCEL:
 - EXCEPTION 14.: CONSERVATION AREAS, DRAINAGE EASEMENTS, WETLANDS, CREEKS, RIGHT-OF-WAYS, PUBLIC ACCESS, NOTES, RESTRICTIONS, SETBACKS, PROPOSED 6' WALKING TRAIL, UTILITY EASEMENTS, PRIVATE SEWERAGE EASEMENT, AND ZONING LINES AS DEPICTED ON THE PLAT OF WOODSTONE RECORDED OCTOBER 18, 2004, IN CABINET C OF PLATS ON PAGE 188 AS DOCUMENT NO. 620174. (AS SHOWN)
 - EXCEPTION 15.: UTILITY EASEMENT TO W.E. ENERGIES POWER COMPANY, ALLIANCE POWER COMPANY, S.B.C. AMERITECH, AND CHARTER COMMUNICATIONS AS SET FORTH ON THE PLAT OF WOODSTONE RECORDED OCTOBER 18, 2004, IN CABINET C OF PLATS ON PAGE 188 AS DOCUMENT NO. 620174. (AS SHOWN)
- THE TITLE POLICY OR LETTER REPORT INCLUDES OTHER RESTRICTIONS, AGREEMENTS, OR ENCUMBRANCES THAT ARE NOT SURVEY RELATED IE DEVELOPMENT AGREEMENTS AND SPECIFICATIONS. SEE EXC. NOS.:
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.



REV: 09/28/2022 HOUSE LAYOUT	REV: 10/07/2022 UPDATED GRADES	REV: 10/20/2022 UPDATED GRADES	REV:
LOT 40 WOODSTONE SUBDIVISION LINN, WISCONSIN			
CLIENT: ESPIRE	PROJECT: ACACIA	LAYOUT: PLAT OF SURVEY	DRAWING: 22147 SURVEY.DWG
DATE: 07/07/2022		JOB NO: 22147	
SHEET: 1 OF 1		CHECKED BY: MTO	