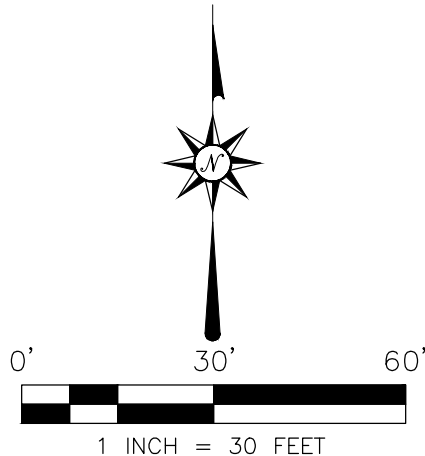
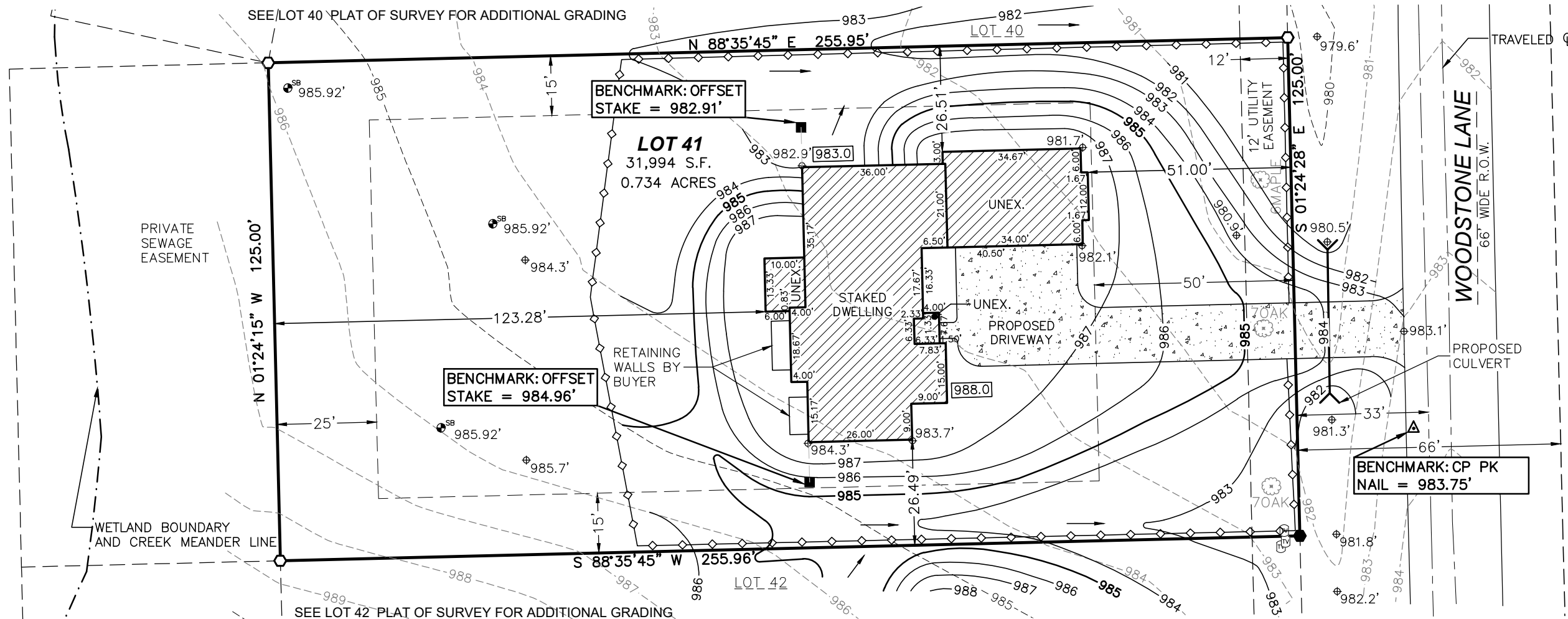


PLAT OF SURVEY

LOT 41 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
- SB SOIL BORE
- PROPOSED CMCP CULVERT
- DECID. TREE WITH TRUNK DIA.
- 800.0 EXISTING SPOT GRADE
- 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- 800.0 PROPOSED SILT FENCE
- 800.0 PROPOSED ELEVATION
- 10' OFFSET OR NOTED
- PROPOSED FLOW DIRECTION

SETBACK REQUIREMENTS

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

PROPOSED GRADES PER BUILDER

- FINISH YARD GRADE: 983.0 / 988.0
- GARAGE FLOOR: 988.33
- TOP OF WALL: 988.63
- TOP OF FOOTING: 979.63 (9' WALL)
- DRIVE SLOPE = 5.0%

NOTES:

- BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 41, WHICH WAS TAKEN TO BEAR N01°24'15"W, 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.

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



REV. 09/28/2022 HOUSE LAYOUT
REV. 10/07/2022 UPDATED GRADES
REV.
REV.

LOT 41
WOODSTONE SUBDIVISION
LINN, WISCONSIN
LOCATION
DRAWN BY JIL
CHECKED BY MTO

CLIENT: ESPIRE
PROJECT: HICKORY
LAYOUT: PLAT OF SURVEY
DRAWING: 22148_SURVEY.DWG

DATE: 07/08/2022
JOB NO.: 22148
SHEET: 1 OF 1