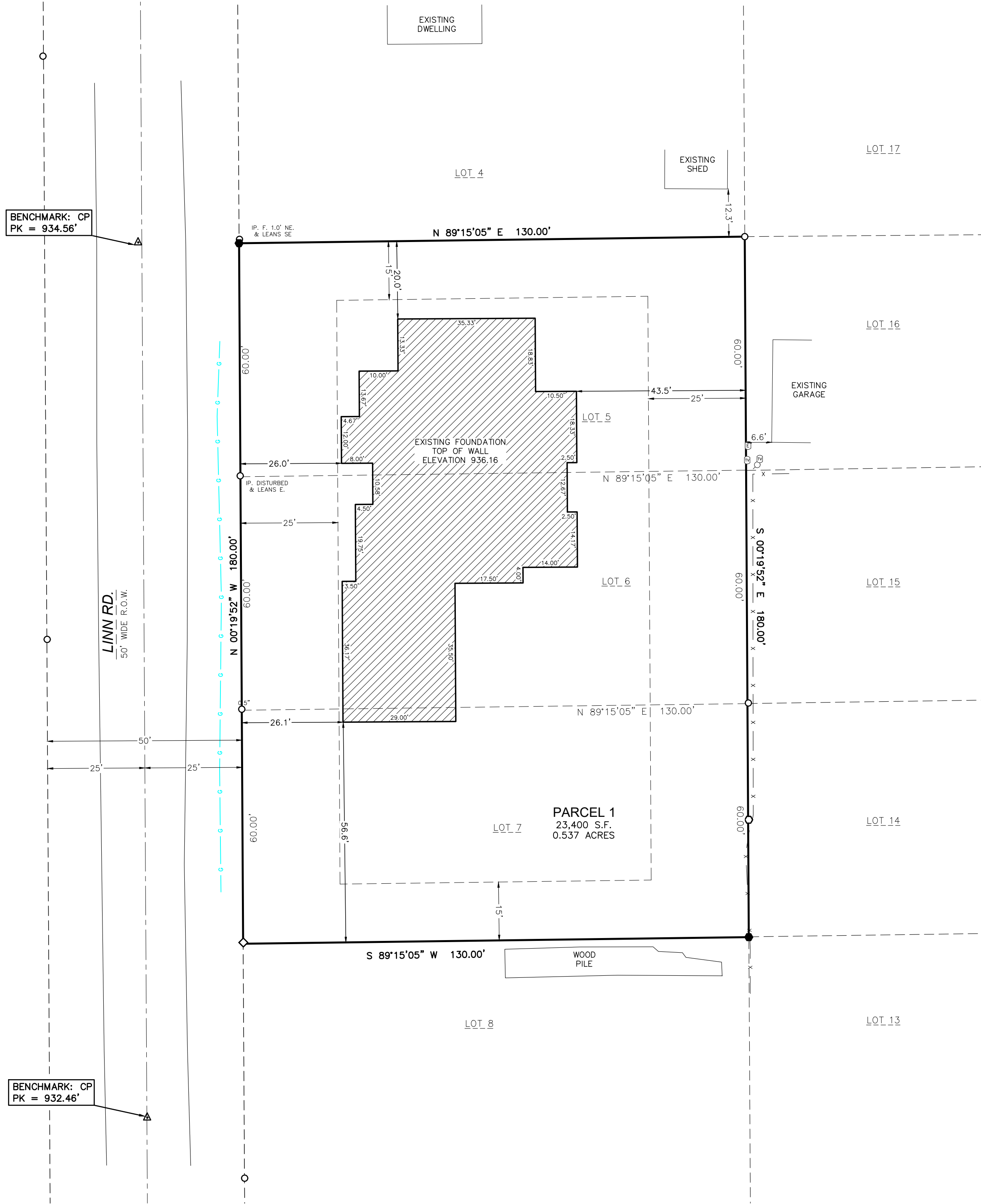


PLAT OF SURVEY

LOT 5, LOT 6 AND LOT 7 OF THE BIRCHES 2ND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OR GOVERNMENT LOT 5 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.

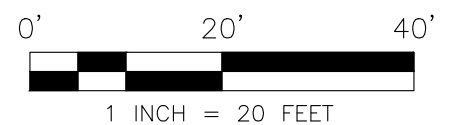


NOTES:

- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- PER WALWORTH COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- SURVEY PREPARED FOR FOUNDATION WALL LOCATION AND ELEVATION RECERTIFICATION.

LEGEND

- FOUND 3/4" REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- FOUND .5" IRON ROD OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- x WIRE FENCE
- @ TV PED
- @ ELECTRIC PED
- UTILITY POLE



SETBACK REQUIREMENTS

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

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE EAST LINE OF LINN ROAD MEASURED AS N 00°19'52"W.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

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



SHEET 1 OF 1	DATE 06/24/2024	CLIENT ESPIRE HOMES	LOCATION LOT 5-7 BIRCHES 2ND ADDITION LINN RD. TOWN OF LINN, WALWORTH COUNTY, WI. TAXKEY: IBA2 00002A1	REV.	<p>LAND SURVEYING & LAND PLANNING 111 W. 2ND STREET OCCONOMO, WI 53066 WWW.LANDTECHWI.COM (262) 367-7599</p>
	JOB NO. 24013	PROJECT CLEMENS		REV.	
		LAYOUT FOUNDATION RECERTIFICATION		REV.	
		DRAWING 24013_SURVEY.DWG	DRAWN BY LJS	CHECKED BY MTD	