

PLAT OF SURVEY

LOT 9 OF GENEVA WEST ESTATES, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4* OF SECTION 25,
TOWN 2 NORTH, RANGE 16 EAST, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN.

* SUBDIVISION IS LOCATED IN ALL 1/4'S OF SAID SOUTHEAST 1/4. *



10/31/2022 STAKED

COUNTRYSIDE DRIVE
DELAVAN, WI 53115

LOCATION

CLIENT
ESPIRE HOMES

DATE
10/05/2022

JOB NO.
22244

SHEET
1 OF 1

PROJECT
SINAN & VJOLCA ASANI

LAYOUT
PLAT OF SURVEY

DRAWING
22244_SURVEY.DWG

CHECKED BY
MTO

DRAWN BY
JIL

NOTES:

- BEARINGS ARE REFERENCED TO THE NORTHEAST LINE OF LOT 9, WHICH MEASURED S 59°50'00" E, AS SHOWN ON GENEVA WEST ESTATES SUBDIVISION PLAT.
- VERTICAL DATUM IS NAVD 88 (GEOID 12A)
- 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.
- 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.
- EASEMENTS AND FRONT YARD SETBACK PER SUBDIVISION PLAT.

LEGEND

- FOUND 3/4 REBAR OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- FOUND SPIKE
- CONTROL POINT BENCHMARK
- TV PED
- TREE LINE
- SOIL BORE
- RECORD DIMENSION
- CMCP CULVERT
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED ELEVATION
- PROPOSED FLOW DIRECTION
- 10' OFFSET OR NOTED

SETBACK REQUIREMENTS PER COUNTY ZONING

FRONT YARD = VARIES, PER PLAT
SIDE YARD = 15'
REAR YARD = 25'

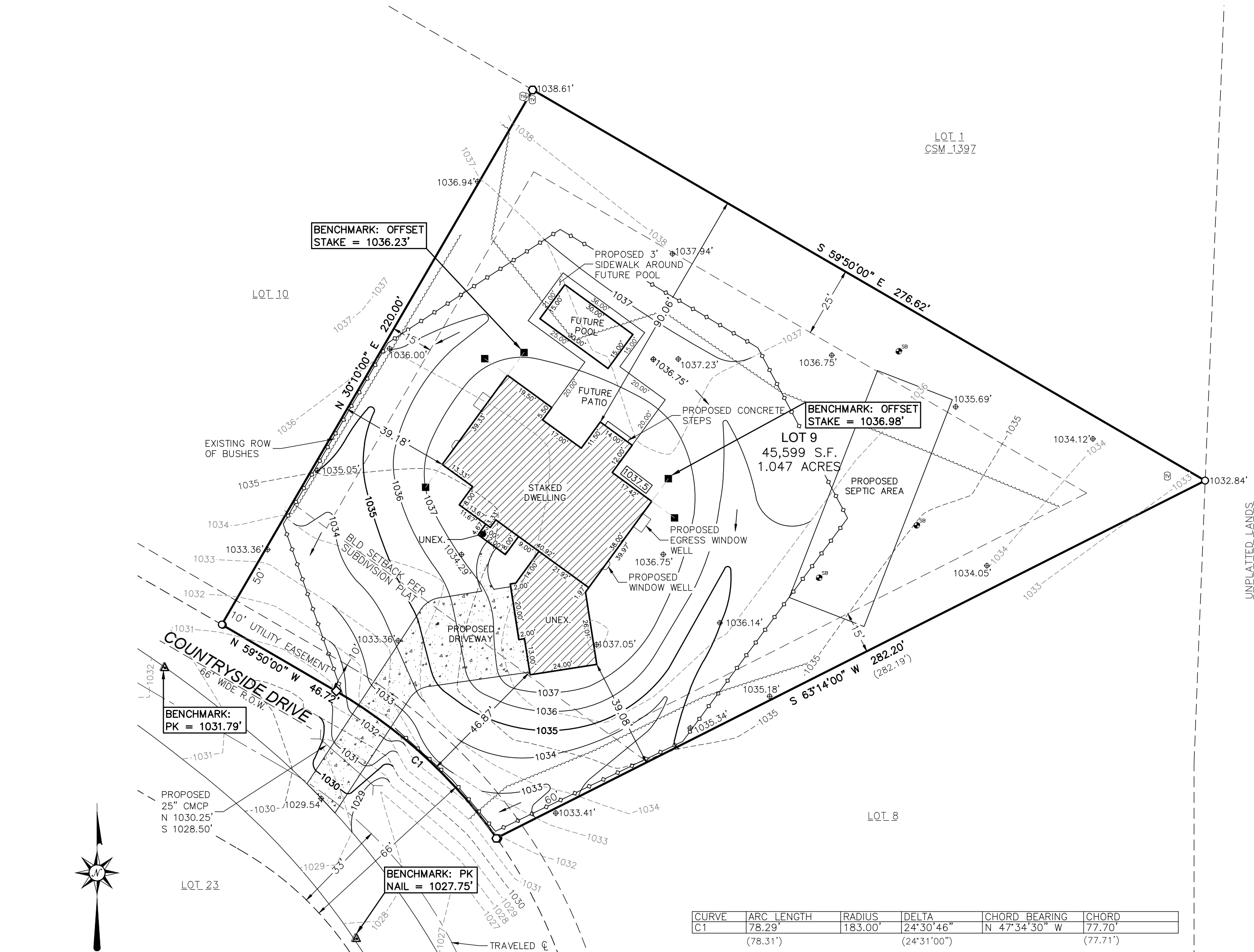
PROPOSED GRADES PER BUILDER

FINISH YARD GRADE: 1037.5
GARAGE FLOOR: 1037.83
TOP OF WALL: 1038.17
TOP OF FOOTING: 1029.17 (9' WALL)
DRIVE SLOPE = 8.0%

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



CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.29'	183.00'	24°30'46"	N 47°34'30" W	77.70'
	(78.31')		(24°31'00")		(77.71')