

PROPERTY DESCRIPTION: (Per Document No.: 1035720)

Lot 4 of Certified Survey Map No. 3324 as recorded in the Office of the Register of Deeds for Walworth County, in Volume 19 of Certified Surveys on Page 30 as Document No. 471015, being located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 3 North, Range 15 East, Town of Richmond, Walworth County, Wisconsin.



PROPOSED BUILDING NOTE:

The Proposed building(s) and/or addition(s) shown on this survey has been drawn and/or was field staked per drawings dated June 29th, 2021 and was submitted to the Surveyor on August 20th, 2021. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and/or errors. In regards to the proposed building(s) and/or addition(s) please direct all questions to Client named on this map.

PLAT OF SURVEY

S 89°52'53" W 298.16'

Proposed Concrete Walk - 0 S.F.
Proposed Driveway - 4376 S.F.
Proposed Drive Approach - 0 S.F.

Prop. & Approx. 1st Floor - 909.9
Prop. Top of Wall - 908.67
Prop. Garage Slab - 908.33
Prop. Finished Yard Grade - 908.0 / 899.0
Prop. Top of Footing - 899.67

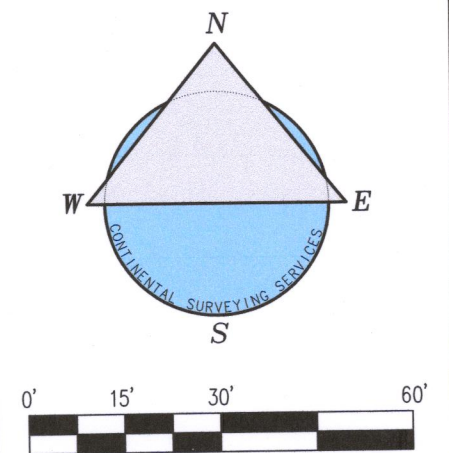
Proposed 182.7' Driveway
Driveway Slope - Variable%

Proposed Wall Height per Plans/Builder 9'
Poured Wall

PROPOSED GRADES NOTE:

As a Professional Land Surveyor of the State of Wisconsin my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown hereon with respects to the Subject Property and adjoining properties. Proposed Grades shown hereon are **STRICTLY** taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd party. Proposed Grades shown hereon may be the opinion of the Surveyor identified on this map as being the best grades possible for the lot and proposed house as shown. These grades are only **SUGGESTED** and do not come with any guarantees whatsoever. If anyone has concerns or not sure if there is a problem you must consult a Licensed Professional Engineer or consult with another party willing to provide an opinion of the adverse effects of the Proposed Grades shown hereon. **BEFORE** all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey. If the Client does not want to release the Surveyor named on this map of the liability of the Proposed Grades shown, the client must hire a Civil Engineer who could determine the adverse effects of the proposed grades shown hereon. **ALL RECOMMENDATIONS ARE WELCOMED.**

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1" = 1 1/8"	1" = 0.083'
0.2" = 2 1/2"	2" = 0.166'
0.3" = 3 1/2"	3" = 0.250'
0.4" = 4 1/2"	4" = 0.333'
0.5" = 6"	5" = 0.416'
0.6" = 7 1/2"	6" = 0.500'
0.7" = 8 1/2"	7" = 0.583'
0.8" = 9 1/2"	8" = 0.666'
0.9" = 10 1/2"	9" = 0.750'
1.0" = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'



SCALE:
1"=30'

33' Wide Access
Easement per
CSM No.: 3324

TO BROWNS ROAD

S 89°16'31" E 100.01'

S 00°15'40" W 440.68'

S 00°43'19" W 50.00'

N 00°07'07" W 510.85'

N 89°16'31" W
299.83'

N 00°27'16" E 440.79'

S 89°16'03" E 858.83'

PROPOSED SILT FENCE

Flag Set by
others
(1/1)

PROP. DECK

PROP. DW.

ATT. GAR.

CONTINENTAL
SURVEYING
SERVICES LLC



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Website: www.ccssurveys.com
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CLIENT:
Todd Contracting LLC

PROPERTY ADDRESS:
Lot 4 Browns Road
Whitewater
Wisconsin

PARCEL INFO:
TAX KEY NUMBER: CA332400004
PROJECT NO.: 20210820_BS00001
SERVICE PERFORMED: BSO

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND/OR MAKING CHANGES OF ANY KIND AND THEN USE AND/OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND/OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

For questions regarding underground utilities please contact:



NOTE: Guarantees and Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor and Client named on this map, therefore none are shown.

Statement of Potential Encroachments:

At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown hereon to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/baseline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements may exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map. **PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.**



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 4th Day of OCTOBER, 2021.

315-1434