

# PLAT OF SURVEY

BEING ALL OF LOT 22 OF EASTWOOD ESTATES, LOCATED IN THE SW 1/4 AND THE  
NW 1/4 OF SEC. 11, T.4N., R.18E., TOWN OF EAST TROY, WAUKESHA COUNTY, WI.

## SURVEYOR

DANIEL E. BEDNAR, RLS 2812  
YAGGY COLBY ASSOCIATES  
501 MAPLE AVE.  
DELAFIELD, WISCONSIN 53018  
(262)646-6855

## SURVEY FOR

BIELINSKI HOMES, INC  
RE: BERGMANN  
1830 MEADOW LANE, SUITE A  
PEWAUKEE, WI 53072

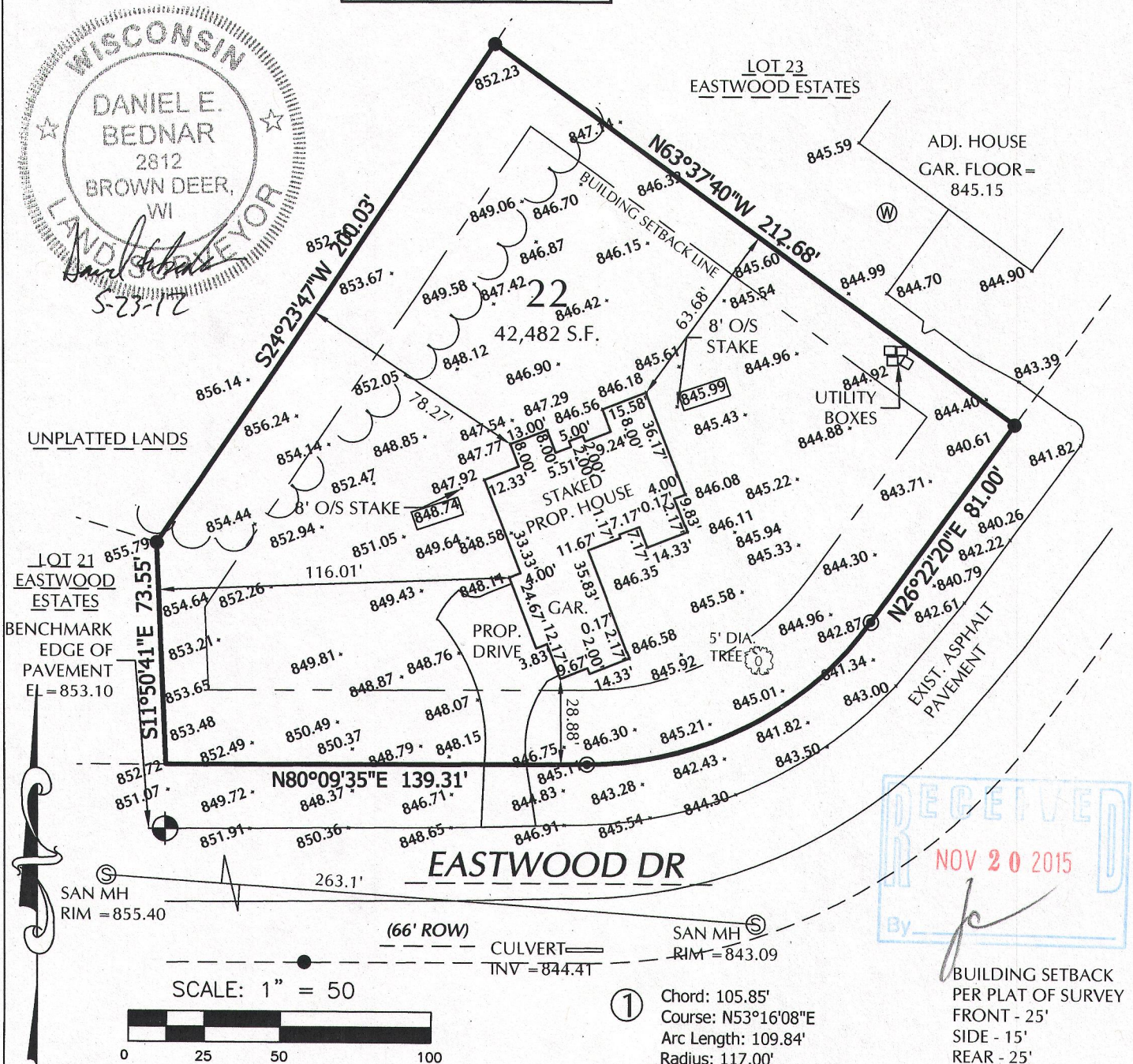
## LEGEND

- - 1" IRON PIPE FOUND
- ⊙ - 2" IRON PIPE FOUND
- - UTILITY BOX
- ⊗ - CURB STOP
- ⊙ - MANHOLE
- × XXX.XX - EX. GROUND ELEV.  
AS OF DATE OF SURVEY
- ⊕ - BENCHMARK (AS NOTED)
- × XXX.XX - TOP OF STAKE ELEV.
- ⊕ - WELL

NOTES:  
1. UTILITY EASEMENTS NOT  
SHOWN--NO TITLE POLICY PROVIDED  
2. PENALTY FOR DISTURBING LOT  
CORNER MONUMENTS \$250.00 OR UP  
TO 1 YEAR IMPRISONMENT PER SS.  
236.32(2)  
3. EXPOSE SANITARY SEWER LATERAL  
PRIOR TO CONSTRUCTION TO VERIFY  
GRAVITY FLOW FROM BASEMENT  
4. MISSING LOT CORNER MONUMENTS  
WERE NOT RESET AT THIS TIME PER  
THE CLIENT'S REQUEST. SIGNED LOT  
PIPE PLACEMENT WAIVER ON FILE IN  
ACCORDANCE WITH AE 7.01(2).

Top of Foundation	850.47
Garage Grade	850.13
First Floor	851.67
PROP. Yard Grade	
Front	849.80
Exposure	
Rear	849.80
Wall Height per plans	8.00
Footing Grade	842.47
End of Drive Grade	847.70
Drive Length	70.00
Drive Grade	3.5%

Note: Contractor to verify grades and  
wall height prior to excavation.



## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT  
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, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE 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.

YAGGY COLBY ASSOCIATES 501 MAPLE AVE., DELAFIELD, WI 53018 262-646-6855  
PATH: P:\B13163\293\DWG\B13163-293\_YCA-SURVEY C3D.DWG

NOTE: CAUTION

THE UTILITIES SHOWN IN THIS PLAT ARE AS  
OBSERVED IN THE FIELD, NO UNDERGROUND  
UTILITIES HAVE BEEN LOCATED. THE  
CONTRACTOR SHALL BE RESPONSIBLE FOR  
OBTAINING EXACT LOCATIONS AND ELEVATIONS  
OF ALL UTILITIES FROM THE OWNERS OF THE  
RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE  
NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR  
TO EXCAVATION.

PLAT-22 418-2464