PLAT OF SURVEY Survey No. 150056 April 9, 2015 **Trustway Homes** LOCATION: Troy Hill Court, East Troy, Wisconsin **LEGAL DESCRIPTION:** LOT 16, TROY HILL ESTATES, being the part of the Northwest 1/4, Northeast 1/4, Southwest 1/4, and Southeast 1/4 of the Southwest 1/4 of section 30, Town 4 North, Range 18 East, in the Town of East Troy, Walworth County, Wisconsin. **SETBACK REQUIREMENTS:** PROP. FINISH FRONT YARD: 58.62' YARD GRADE **REAR YARD: 40'** SIDE YARD: 15' 913.25 922.25 PROPOSED GRADES PER GRADING PLAN PROP. TOP OF WALL (PER BUILDER/OWNER) EL.=922.92 PROP. GARAGE FLOOR EL.=922.59 FOUND 1" **IRON PIPE** N 00°02'40" E 353.08 ∠ 40' DRAINAGE EASEMENT FOUND 1" **IRON PIPE** SETBACK LINE (TYP.) LQT 16 15.392\SQ. FT PROP. DWELLING \ ATT. GAR. LOT #17 LOT #15 VACANT VACANT DRIVE 17.08 **ELECTRIC** PEDESTAL PEDESTAL FOUND 1 **IRON PIPE** FOUND 1" EL 919.97 IRON PIPE EL 919.76 L=84.19 **RADIUS=75.00'** N 07°01'40" E CHORD=79.84' EDGE OF 1260' to the centreline of GRAVEL CREST HILL DRIVE (66' R.O.W.) (TYP.) **EDGE OF ASPHALT** CONCRETE CURB Ш TROY HILL COURT (66' R.O.W.) **GRAPHIC SCALE** JAN 8 2016 1 INCH = 40 FEET DRAWING BY:WRH FIELD WORK BY:WRH DAAR 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 SCONSIA ENGINEERING, INC. DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY. PLANNERS WILLIAM R. 518 West Cherry Street, Milwaukee, WI 53212 PHONE (414) 604-0674 FAX (414) 604-0677

and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.

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HENRICHS S-2419 NOTE: Proposed finished yard as shown on this drawing is a suggested grade SURV

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 THE DATE HEREOF.

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