

# PLAT OF SURVEY

PROPERTY DESCRIPTION: (Document NO.: 844194 & 224466)

Lot 2, Spleas Subdivision, being a part of the SE 1/4 of Section 10, Township 4 North, Range 18 East, Town of East Troy, County of Walworth, State of Wisconsin. Also A parcel of land 16.5 feet wide along the NWly line of Spleas Subdivision and North of the 1/0 section line: lying to the Northeast of Miramar Road and its easement defined as 33 feet from the center of Miramar Road.

## NOTE: Title Policy

As of the date of this survey, no title policy was provided, therefore 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 a title search or current Title Policy.

For questions regarding underground utilities please contact:

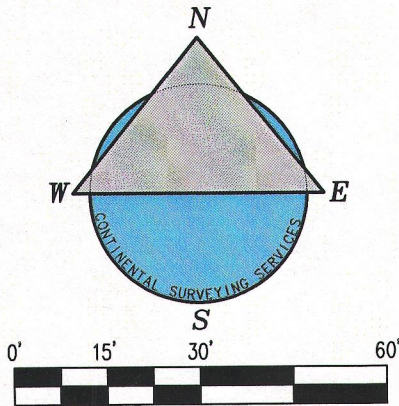
**DIGGERS HOTLINE**  
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

## 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.

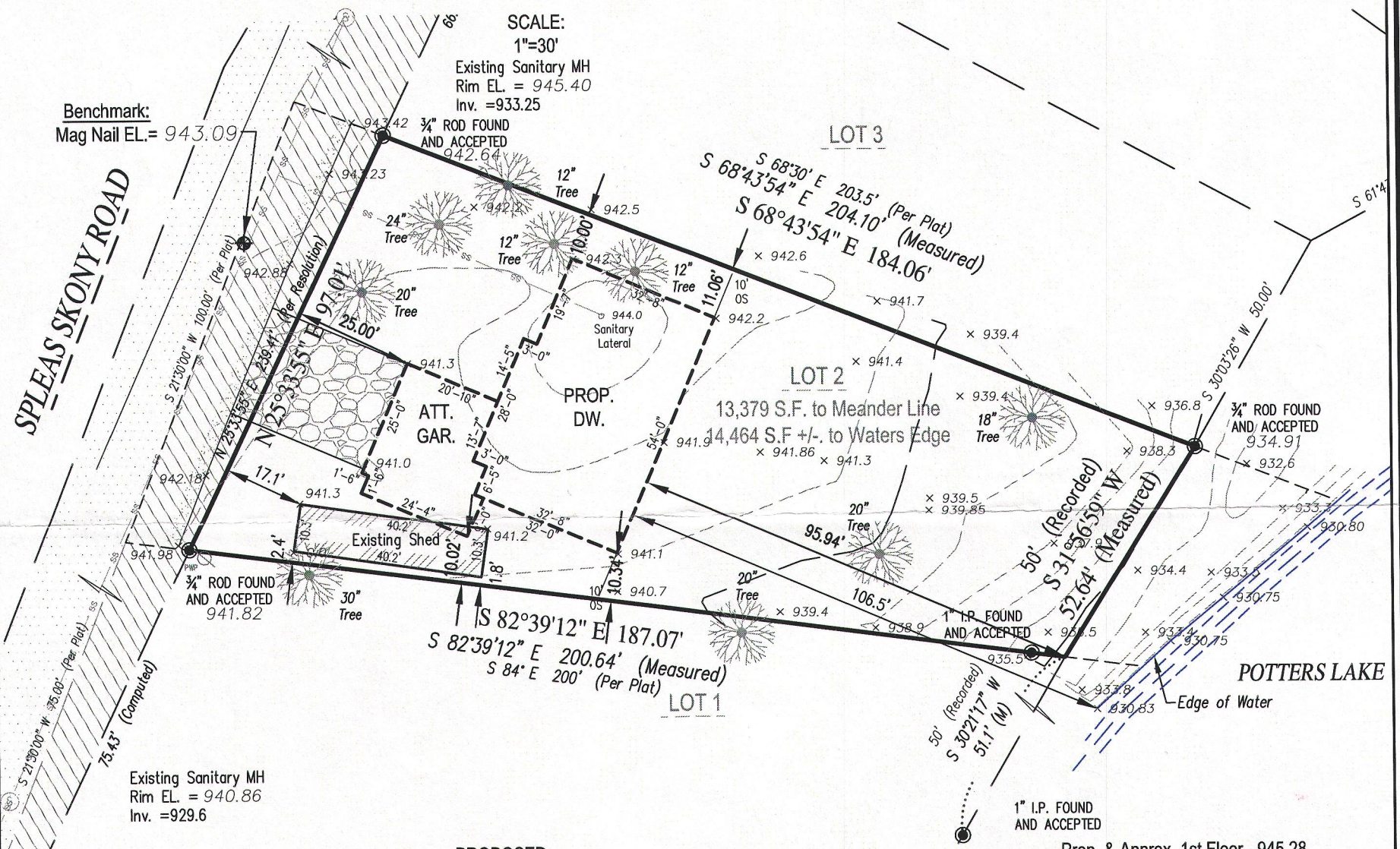
## NOTE:

Bearings are referenced to the northerly line of Lot 2 as S 68°43'54" E



## Conversion to Inches

0.083'	= 1"
0.166'	= 2"
0.250'	= 3"
0.333'	= 4"
0.416'	= 5"
0.500'	= 6"
0.583'	= 7"
0.666'	= 8"
0.750'	= 9"
0.833'	= 10"
0.916'	= 11"
1.000'	= 1 Foot



## 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 October, 06th, 2016 and was submitted to the Surveyor on January, 10th, 2017. 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.

## PROPOSED GRADES NOTE:

All Parties involved agree and understand that the Surveyor accepts no responsibility for the proposed grades shown on this survey, said grades are strictly taken from a grading plan and or are suggested and may be the opinion of the surveyor and should always be verified and checked by an engineer, builder, owner, and or municipality. Recommendations are welcomed.

## SETBACKS:

Front: 25'  
Side: 10'  
Rear:

Prop. & Approx. 1st Floor - 945.28  
Prop. Top of Wall - 944.08  
Prop. Garage Slab - 943.75  
Prop. Finished Yard Grade - 943.4  
Prop. Top of Footing - 936.08

Proposed 31' Driveway  
Driveway Slope - 4.0%

Proposed Wall Height per Plans/Builder 8'  
Poured Wall

**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.

## CONTINENTAL SURVEYING SERVICES LLC

Registered Land Surveyors, Surveying Since 1987

### Focusing on You!

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Website: [www.csssurveys.com](http://www.csssurveys.com)  
Email: [survey@csssurveys.com](mailto:survey@csssurveys.com)

OWNER OR CLIENT:  
Belinski Homes, Inc.  
1830 Meadow Lane, Suite A  
Pewaukee, WI 53072

PROPERTY ADDRESS:  
W1091 Spleas Skony Rd. (lot 2)  
East Troy  
Wisconsin 53120

PARCEL INFO:  
TAX KEY NUMBER: PSP 00002  
PROJECT NO.: 20131003\_MTG0001  
SERVICE PERFORMED: BSO

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, ROADWAYS, THE LOCATION OF ALL VISIBLE STRUCTURES AND OR FEATURES DETERMINED BY THE SURVEYOR AT THE TIME OF THE SURVEY WITHIN OR NEAR SAID BOUNDARIES, AND APPARENT EASEMENTS, 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. 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 10th Day of JANUARY, 2017.



By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services

PSP-2

418-2542