

PLAT OF SURVEY

BEING ALL OF LOT 428 OF RIVER'S CROSSING ADDITION #3, LOCATED IN THE SE 1/4, THE SW 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 19 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR
 DANIEL E. BEDNAR, RLS 2012
 YAGGY COLBY ASSOCIATES
 801 MAPLE AVE.
 DELAFIELD, WISCONSIN 53018
 (262)644-8855

SURVEY FOR
 BIELINSKI HOMES, INC
 RE. DOUGLAS
 1830 MEADOW LAKE, SUITE A
 FENWAUKEE, WI 53075

- LEGEND**
- - 1" IRON PIPE FOUND
 - ⊙ - CHISELED "X", "Y"
 - - 2" IRON PIPE FOUND
 - - UTILITY BOX
 - ⊕ - MANHOLE
 - ✕ XXX.XX - EX. GROUND ELEV. AS OF DATE OF SURVEY
 - ⊕ - BENCHMARK (AS NOTED)
 - ✕ XXX.XX - TOP OF STAKE ELEV.
 - ⊕ - HYDRANT
 - ⊕ - WATER VALVE

NOTES:
 1. EASEMENTS SHOWN PER FINAL PLAT-NO TITLE POLICY PROVIDED
 2. PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.30(2)
 3. EXPOSE SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW FROM BASEMENT

Top of FNDT per MOP	17.00
Garage Grade	17.50
First Floor	18.10
Yard Grade	
- Front	17.20
- Exposed	
- Rear	17.20
Wall Height per plans	8.00
Footing Grade	9.00
End of Drive Grade	18.00
Drive Length	28.00
Drive Grade	4.1%

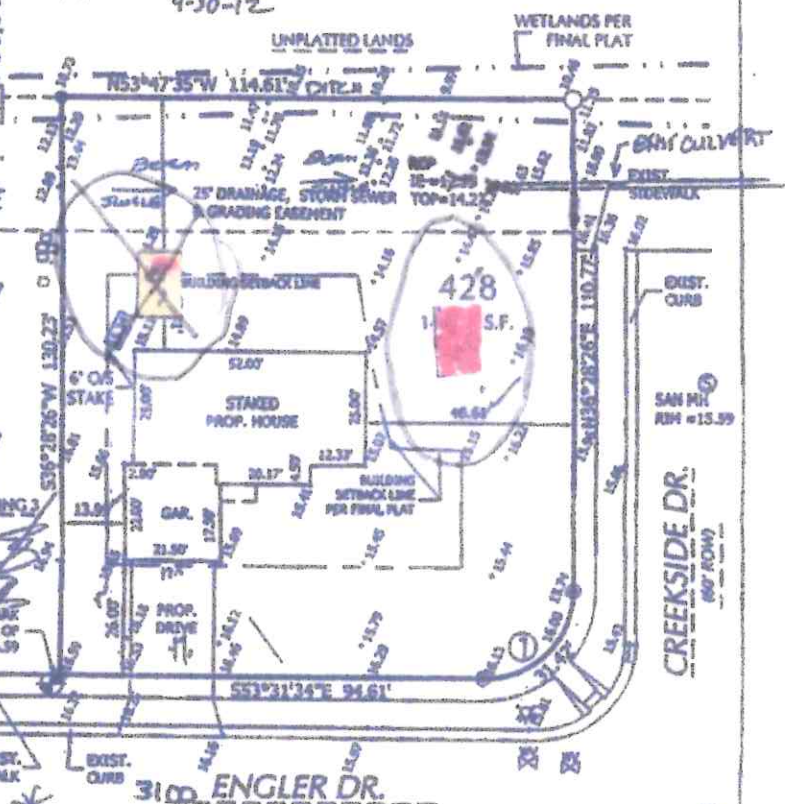


Notes: Construct to utility grade and set height prior to construction.

① Chord: 26.28'
 Course: S81°28'26"W
 Arc Length: 31.42'
 Radius: 28.00'
 Delta: 90°00'00"

BUILDING SETBACK PER FINAL PLAT
 FRONT - 25'
 SIDE - 10'
 REAR - 40'

This plot has been checked and complies with zoning and codes. Zoning: R1.5-3. Front Yard: 10'. Side Yard: 10'. Street Grade: 1st floor grade.



SCALE: 1" = 30'

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 THERE TO WITHIN ONE (1) YEAR FROM DATE HEREOF.

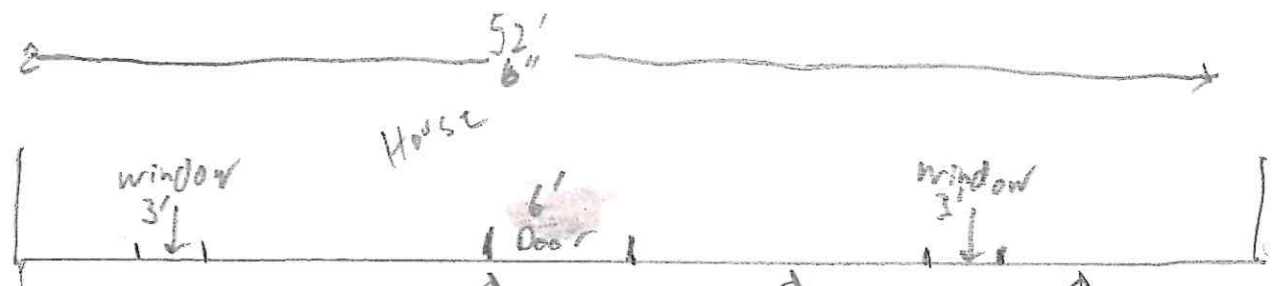
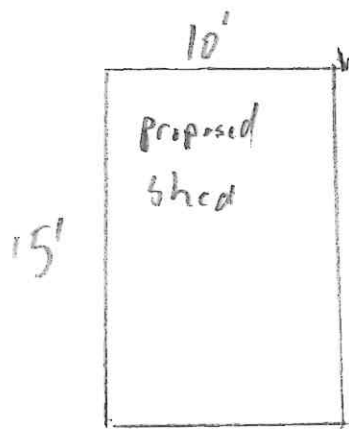
YAGGY COLBY ASSOCIATES 801 MAPLE AVE., DELAFIELD, WI 53018 262-644-8855
 PATH: P:\B13094\DWG\B13094_HSO 3D.DWG

NOTE: EXISTING FENCE AND SIDEWALK IN REAR YARD MUST BE MAINTAINED. REAR YARD SHOULD FLOW TO EXISTING CULVERT UNDER CREEKSIDE DRIVE.

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.

BL-12-750

3100 Engler Dr.
Waukesha, WI 53189



slope 3/4" per foot

16'

1/8" = 1ft.

slope > 2" per foot

36"

culvert bottom line

Creek

J.T.rost
17 May 2026
801-598-0306

201-8/1