PLAT OF SURVEY

LOT 2 OF HIDDEN HILLS NORTH, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWN 11 NORTH, RANGE 22 EAST, IN THE CITY OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

CURVE DATA:
C1
RADIUS - 160.00'
DELTA - 00°43'44"
ARC - 2.04'
CHORD - N39°40'56"W 2.04'

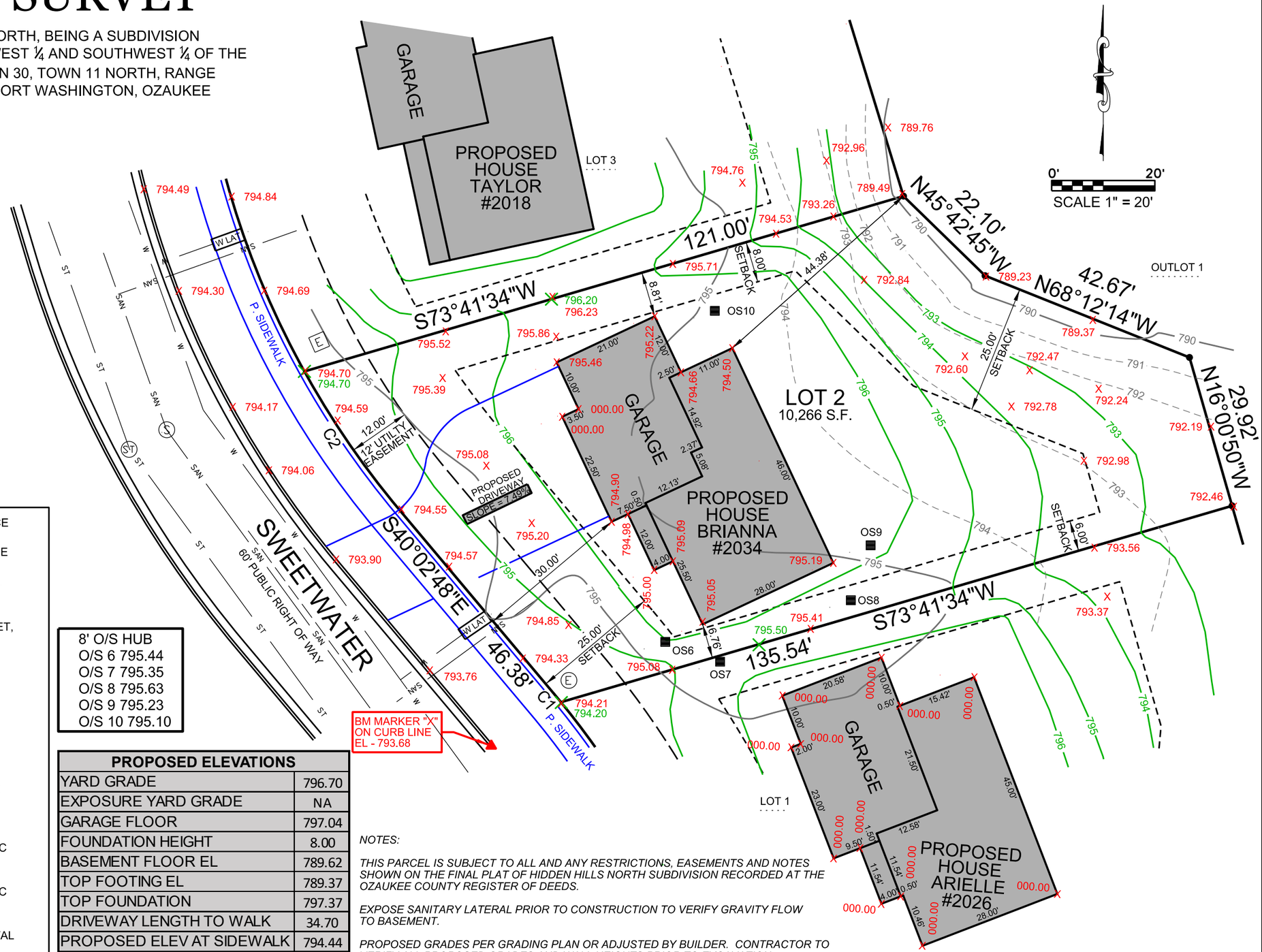
C2
RADIUS - 170.00'
DELTA - 11°04'46"
ARC - 32.87'
CHORD - S34°30'25"E 32.82'

LEGEND:

(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
●	1" FOUND IRON PIPE, UNLESS NOTED
⌀	¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.
W	WELL
W LAT	WATER LATERAL
S LAT	SANITARY LATERAL
ST	STORM MANHOLE
S	SANITARY MANHOLE
	LIGHT POLE
E	PROPOSED ELECTRIC TRANSFORMER
E	PROPOSED ELECTRIC PEDESTAL
T	TELEPHONE PEDESTAL
T	CABLE TV PEDESTAL

8' O/S HUB
O/S 6 795.44
O/S 7 795.35
O/S 8 795.63
O/S 9 795.23
O/S 10 795.10

PROPOSED ELEVATIONS	
YARD GRADE	796.70
EXPOSURE YARD GRADE	NA
GARAGE FLOOR	797.04
FOUNDATION HEIGHT	8.00
BASEMENT FLOOR EL	789.62
TOP FOOTING EL	789.37
TOP FOUNDATION	797.37
DRIVEWAY LENGTH TO WALK	34.70
PROPOSED ELEV AT SIDEWALK	794.44
DRIVEWAY SLOPE TO WALK	7.49%



NOTES:

THIS PARCEL IS SUBJECT TO ALL AND ANY RESTRICTIONS, EASEMENTS AND NOTES SHOWN ON THE FINAL PLAT OF HIDDEN HILLS NORTH SUBDIVISION RECORDED AT THE OZAUKEE COUNTY REGISTER OF DEEDS.

EXPOSE SANITARY LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW TO BASEMENT.

PROPOSED GRADES PER GRADING PLAN OR ADJUSTED BY BUILDER. CONTRACTOR TO VERIFY ALL PROPOSED GRADES AND WALL HEIGHTS PRIOR TO EXCAVATION.

FRONT LOT CORNERS TO BE SET AFTER SIDEWALK INSTALLATION IS COMPLETE.

WISCONSIN
MICHAEL A. GREESON
S-2770
EAST TROY
WIS.
LAND SURVEYOR

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.

I, MICHAEL A. GREESON P.L.S. #2770, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E 7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY MADE FOR:
BIELINSKI HOMES, INC.
1830 MEADOW LANE
PEWAUKEE, WI 53072

DATE	ITEM
02/11/2025	PRELIM SURVEY
03/17/2025	REV. HSE LOCATION
03/31/2025	RESTAKE HOUSE

V2G SURVEYING, LLC
123 WOLF RUN – SUITE 4
MUKWONAGO, WI 53149
(262) 378-5097

FILE NAME: 2025-008 BielinskiLot 2 Hidden Hills North Port Washington.dgn

PLOT DATE: 3/31/2025

V2G JOB#: 2025-008