PLAT OF SURVEY

LOT 47 OF SKYLINE SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ AND NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

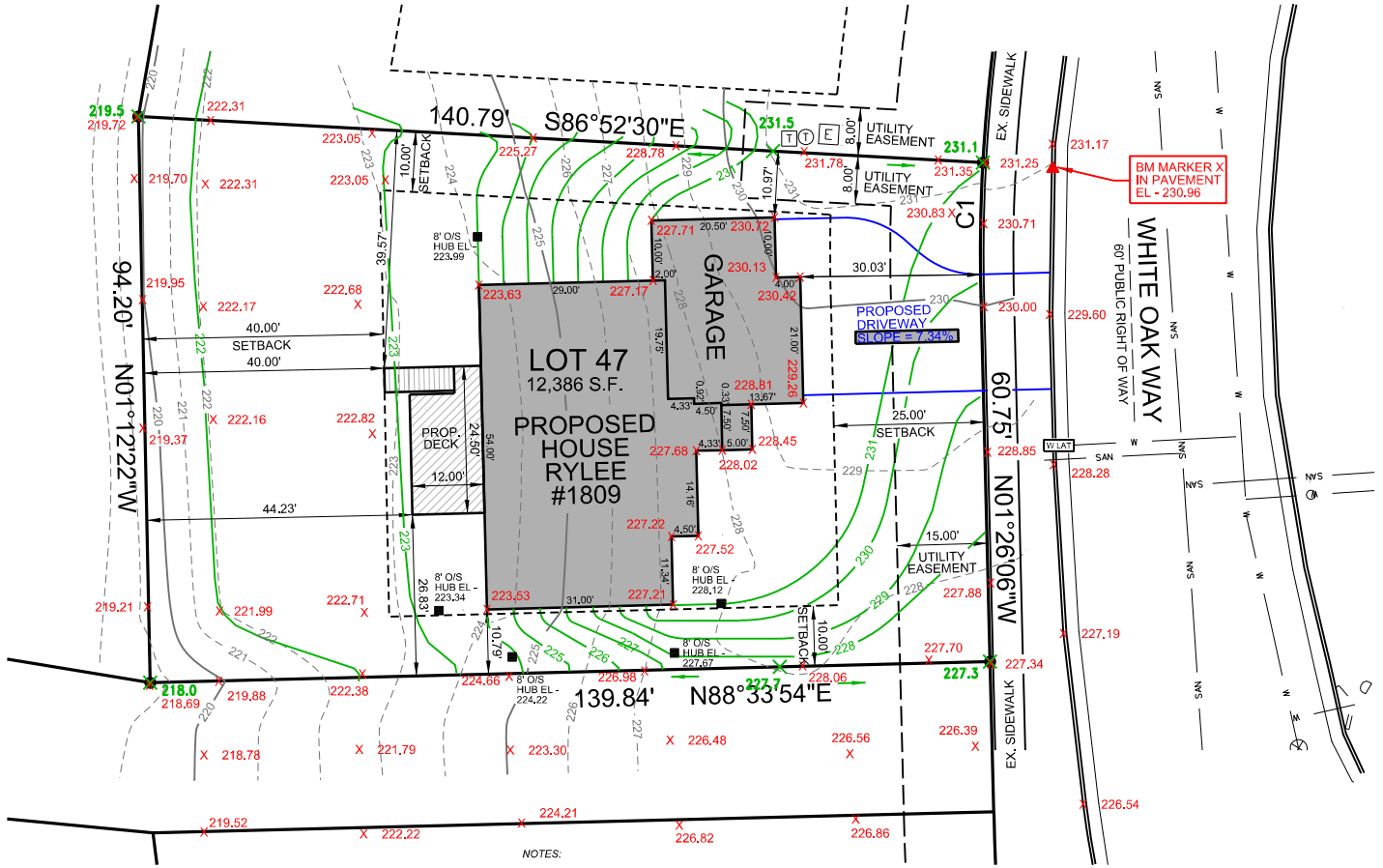
CURVE DATA:
C1
RADIUS - 280.00'
DELTA - 04°33'36"
ARC - 22.28'
CHORD - N00°50'42"E
22.28'

0' 20'
SCALE 1" = 20'

PROPOSED ELEVATIONS	
YARD GRADE	231.90
EXPOSURE YARD GRADE	223.90
GARAGE FLOOR	232.24
FOUNDATION HEIGHT	8.00
BASEMENT FLOOR EL	224.82
TOP FOOTING EL	224.57
TOP FOUNDATION	232.57
DRIVEWAY LENGTH TO WALK	30.50
ELEV AT SIDEWALK	230.00
DRIVEWAY SLOPE TO WALK	7.34%

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	ELECTRIC TRANSFORMER
E	ELECTRIC PEDESTAL
T	TELEPHONE PEDESTAL
T	CABLE TV PEDESTAL



NOTES:

THIS PARCEL IS SUBJECT TO ALL AND ANY RESTRICTIONS, EASEMENTS AND NOTES SHOWN ON THE FINAL PLAT OF SKYLINE SUBDIVISION RECORDED AT THE WAUKESHA 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.

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
05/14/2025	PRELIM SURVEY
05/20/2025	REV. HSE BACK
05/30/2025	RESTAKE HSE

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

FILE NAME: 2025-070 BIELINSKI LOT 25 SKYLINE SUB WAUKESHA.DGN

PLOT DATE: 05/30/2025

V2G • 2025-070