PLAT OF SURVEY

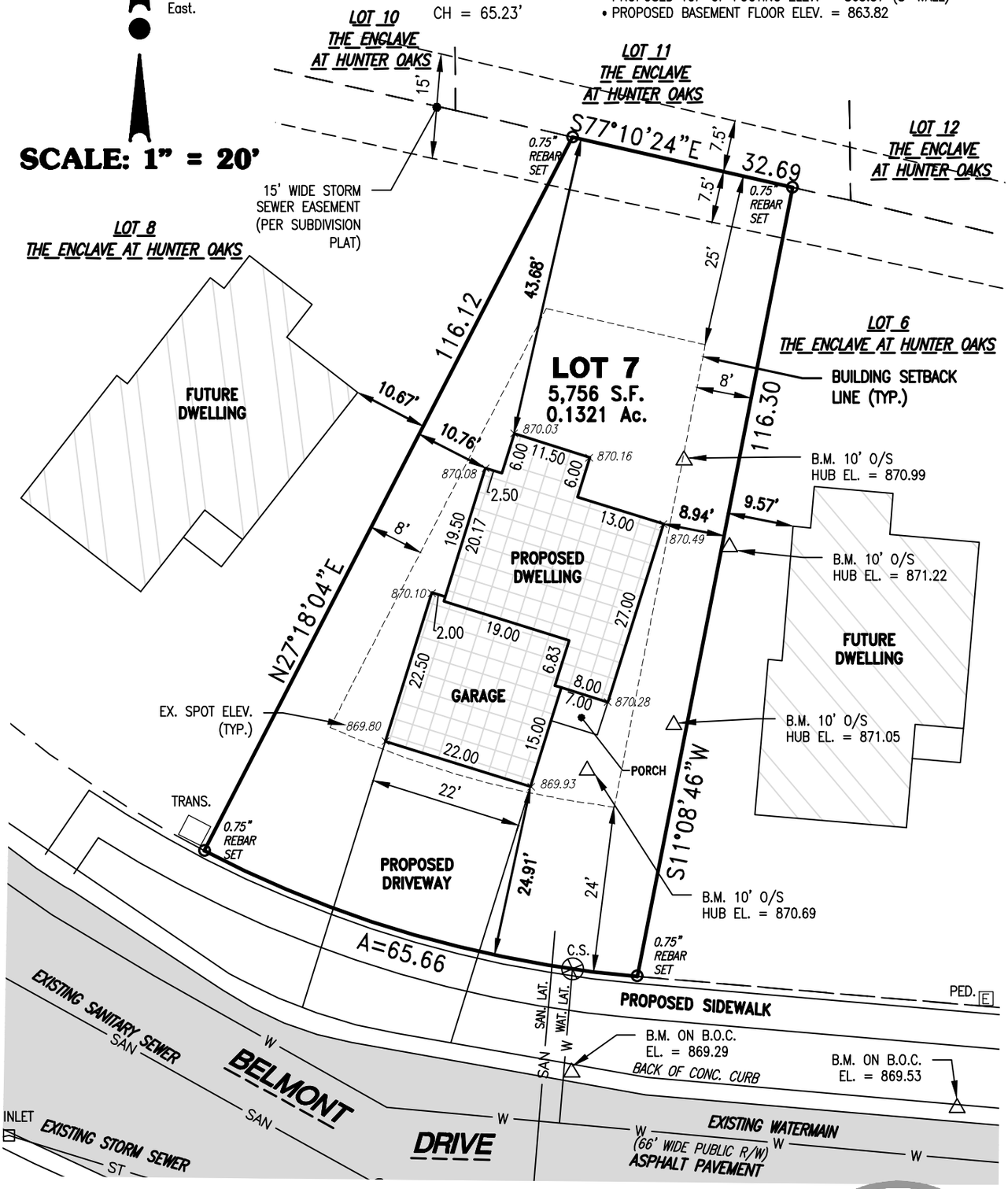
LEGAL DESCRIPTION: LOT 7 OF "THE ENCLAVE AT HUNTER OAKS", BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

All bearings are referenced to the Jefferson County Coordinate System, in which the West line of the S.E. 1/4 of Section 6, Town 8 North, Range 15 East, is taken to bear North 01°47'45" East.

SCALE: 1" = 20'

CURVE DATA:
A = 65.66'
R = 167.00'
DELTA = 22°31'33"
CB = N73°49'22"W
CH = 65.23'

SUGGESTED CONSTRUCTION GRADES:
- PROPOSED YARD GRADE PER THE MASTER GRADING PLAN = 870.90
- PROPOSED TOP OF FOUNDATION WALL ELEV. = 871.57
- PROPOSED FIRST FLOOR ELEV. = 872.75
- PROPOSED GARAGE FLOOR ELEV. = 871.24
- PROPOSED TOP OF FOOTING ELEV. = 863.57 (8' WALL)
- PROPOSED BASEMENT FLOOR ELEV. = 863.82



SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN } SS
WAUKESHA COUNTY }

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THEREOF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, AND ROADWAYS, AND VISIBLE ENCROACHMENTS, 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 TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED THIS 19th DAY OF FEBRUARY 20 25.

REVISIONS: 3/13/25
REVISIONS: 6/30/25

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

Grady L. Gosser
GRADY L. GOSSER, P.L.S. (S-2972)

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

OWNER: BUILDER MODEL
SURVEY PREPARED FOR: **BIELINSKI HOMES, INC.**

JOB NO: **16-46**

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