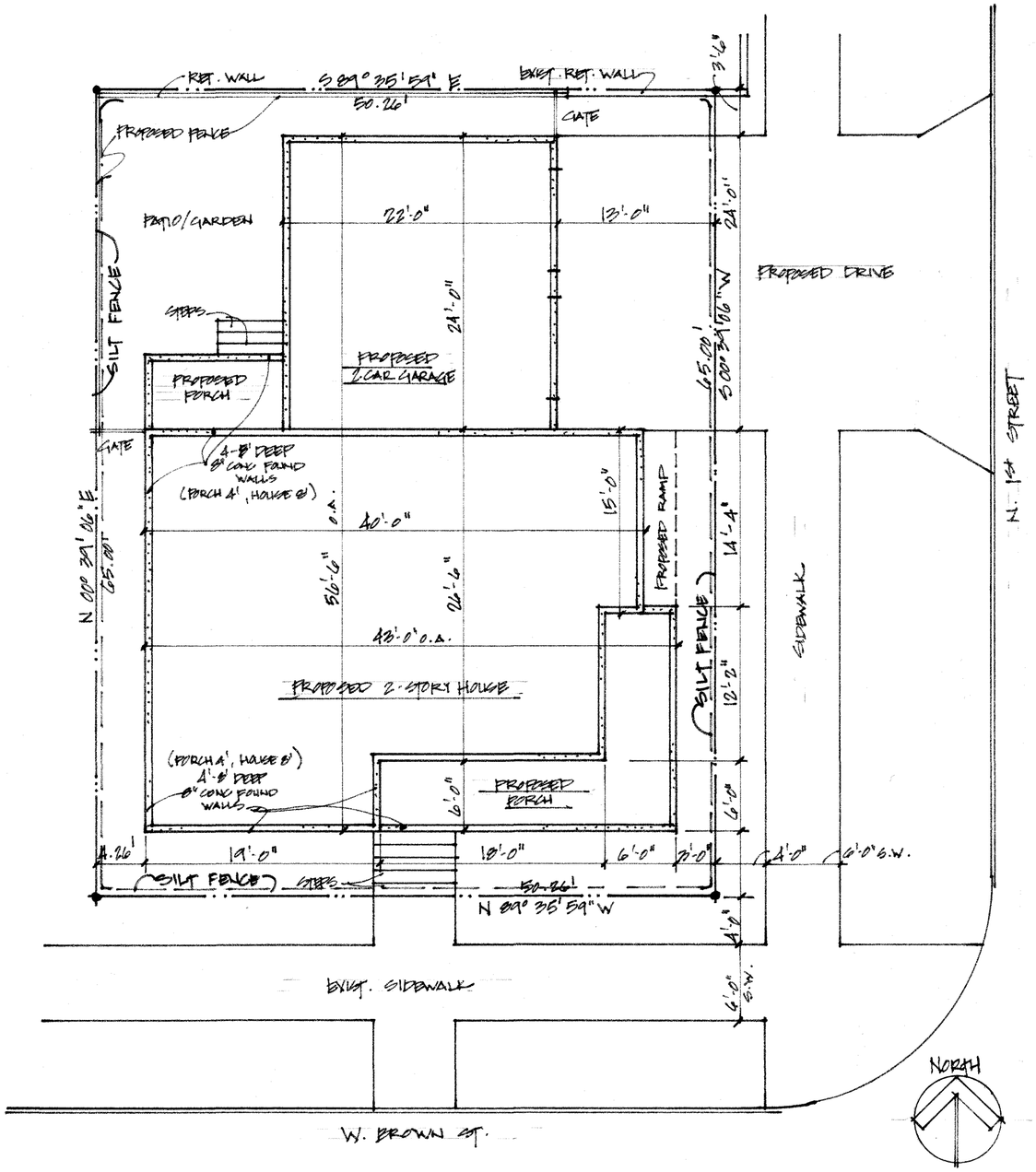

PRELIMINARY SITE/FOUNDATION PLAN

1/8"=1'-0"

SEE STAMPED PRELIM. SURVEY THIS SHEET FOR ADDITIONAL LEGAL INFORMATION

PLAT OF SURVEY

KNOWN AS: 100 W. Brown street

LEGAL DESCRIPTION(S):
(PER TAX RECORDS)

The East 50.26 feet of Lot 16 and the East 50.26 feet of the South 15 feet of Lot 13 In Block 20 of Sherman's Add'n. being also a part of the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, In the City of Milwaukee, County of Milwaukee, State of Wisconsin;

TAX KEY PIN: 3530538000
EXISTING ZONING: RT4, TWO FAMILY RESIDENTIAL

PROPERTY IS SUBJECT TO ALL EASEMENTS, RECORDED OR UNRECORDED. NO EASEMENTS ARE SHOWN NO TITLE REPORT SUPPLIED BY CLIENT

PREPARED FOR (CLIENT):
ROBERT ATER & GREGI BAER
234 N. BROADWAY / UNIT 414
MILWAUKEE WI 53202

SURVEYORS CERTIFICATE

"I HAVE SURVEYED THE ABOVE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL 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 THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF, AND TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP."

DATED THIS 14TH DAY OF APRIL, 2017 AT WALES, WI.

James R. Beaty, RLS 1834

PREPARED BY:
HORIZON LAND DEVELOPMENT SERVICES, LLC
JAMES R. BEATY, RLS PLS
W313 S2562 PEWIT LN.
WALES, WI 53183
1-262-349-1578
www.horizonlanddevelopmentservices.com

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE THE START OF ANY CONSTRUCTION AND SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BEARING REFERENCE
BEARINGS ARE REFERENCED TO THE wisconsin county coordinate system for Milwaukee county wherein the MONUMENTED EAST LINE OF block 20 of sherman's addition IS ASSUMED TO BEAR S00°39'06"W.

DIGGERS HOTLINE TICKET NUMBERS
2017-1501-124
2017-1501-143

GRAPHIC SCALE
1" = 20'

CONC ALLEY 20' PUBLIC R.O.W.

EXISTING HOUSE 1st FLR ELEV. - 679.21

9.6' DECK

S89°35'59"E 50.26'

50.26' (to ip fnd)

1"ip fnd

wood fence on line

end block wall exposed extent buried unknown

SOUTH 15FT OF LOT 13

15.0'

EXISTING HOUSE

LOT 16

LOT 13

DECK

SHERMAN'S ADD. BLOCK 20

EXISTING HOUSE 1st FLOOR ELEV. 676.31

GRAVEL

5.8"

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

MILW. AREA 259-1181

N00°39'06"E 65.00'

PARCEL AREA 3,267s.f.

S00°39'06"W 65.00'

exact loc unknown

N89°35'59"W 50.26'

1"ip set

6' CONC WALK

CONC

conc curb & gutter

8" WATERMAIN

W. BROWN STREET (80FT R.O.W.)

30" COMBINED SEWER

72" CONC STORM RELIEF

BITUMINOUS SURFACE

SAN MH RIM 670.43 30"E/W 658.57

24" COMBINED SEWER

8" WATERMAIN

N. FIRST STREET (80FT R.O.W.)

BM - ELEV. 672.30 TOP NE BOLT HYD

SAN MH RIM 669.96 24"N/S 656.96

conc curb & gutter

LOT 12 65.09' (to ip fnd)

LOT 13

LOT 14

LOT 15

SHERMAN'S ADD. BLOCK 19

LEGEND

FOMARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANOUS MANHOLE
WATER VALVE
WELL
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
UNKNOWN FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
EDGE OF TREES
STORM SEWER
WATERMAIN
MARKED GAS MAIN
MARKED ELECTRIC
OVERHEAD WIRES
MARKED TELEPHONE
MARKED CABLE TV LINE
MARKED FIBER OPTIC

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
1/4 SECTION CORNER AS DESCRIBED
1" I.D. - (1.3150 O.) IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
SKILLBOARD
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
LIGHT POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
ELECTRIC MANHOLE
ELECTRIC HANDHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

PAGE 1 OF 1

PRELIMINARY STAMPED PLAT OF SURVEY

REDBUD • HOMES •

Stephen Black
Owner

154 N Dickason Blvd
Columbus WI 53925

608 445 6172
steve@redbudhomeswi.com
www.redbudhomeswi.com

ATER-BAER RESIDENCE

SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: [illegible]
DATE: 5.5.17		REVISED 8.25.17

100 W. BROWN ST., MILWAUKEE, WI

PRELIM SITE/FOUNDATION PLAN

DRAWING NUMBER 1 OF 9

601205