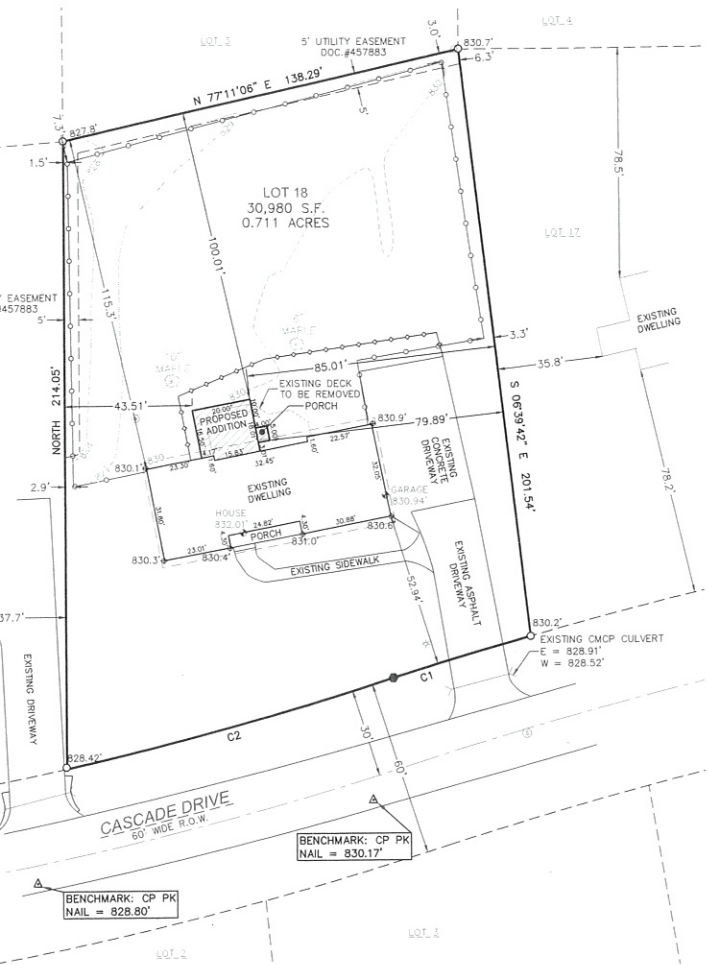


PLAT OF SURVEY

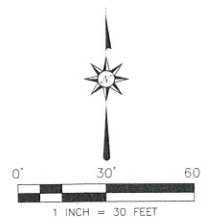
LOT 18 IN BLOCK 5 IN HIGHLAND HILLS, A SUBDIVISION BEING PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 7 NORTH, RANGE 20 EAST, VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN.



CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	48.58	1285.00	2°09'58"	S 73°00'29" W	48.58
	48.58		2°09'58"	E 73°00'29" W	48.58
C2	115.87	1156.60	5°44'24"	S 74°47'41" W	115.82
				S 74°47'42" W	(115.82)

- NOTES:
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 18, WHICH WAS MEASURED N 77°11'06" E, AS SHOWN ON HIGHLAND HILLS SUBDIVISION PLAT.
 - VERTICAL DATUM IS NAV 88 (GEOID 124)
 - TITLE COMMITMENT PROVIDED PREPARED BY ATTORNEYS TITLE & CLOSING SERVICES, LLC DATED FEBRUARY 2, 2021, COMMITMENT No. 21-2128R WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
 - EXCEPTION 13: EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED ON MAY 20, 1940, AS DOCUMENT NO. 233179. (BLANKET EASEMENT)
 - EXCEPTION 14: EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED ON APRIL 10, 1957, AS DOCUMENT NO. 457883. (AS SHOWN)
 - THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
 - EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.

- LEGEND
- FOUND 1" IRON PIPE OR NOTED SET 0.75" O.D. X 18" REBAR WEIGHING 1-502 LBS./FT.
 - ▲ CONTROL POINT BENCHMARK
 - ⊙ SANITARY MANHOLE
 - ⊕ CMCP CULVERT
 - ⊖ WELL
 - ⊙ UTILITY POLE
 - ⊙ LIGHT
 - DECID. TREE WITH TRUNK DIA.
 - CHAINLINK FENCE
 - (R) RECORD DIMENSION
 - ▲ FLOOR ELEVATION
 - ⊕ 800.0 EXISTING SPOT GRADE
 - 500 — EXISTING CONTOUR
 - ◇ PROPOSED SILT FENCE



BUILDING FOOTPRINT
 DWELLING = 3,320
 LOT SIZE = 30,980
 TOTAL PERCENT IMPERVIOUS SURFACE = 10.7%

EXISTING IMPERVIOUS SQUARE FOOTAGE
 DWELLING = 2,946
 DECK(S) = 340
 DRIVEWAYS (INCL. PAVED, CONCRETE, GRAVEL AND COMPACTED AREAS) = 2,418
 SIDEWALKS (INCL. PAVED, CONCRETE, GRAVEL AND COMPACTED AREAS) = 326
 TOTAL IMPERVIOUS SURFACE AREA = 6,030
 LOT SIZE = 30,980
 TOTAL PERCENT IMPERVIOUS SURFACE = 19.5%

POST-PROJECT TOTAL IMPERVIOUS SQ. FOOTAGE
 DWELLING = 2,946
 PROPOSED ADDITION = 366
 PROPOSED DECK = 9
 DRIVEWAYS (INCL. PAVED, CONCRETE, GRAVEL AND COMPACTED AREAS) = 2,418
 SIDEWALKS (INCL. PAVED, CONCRETE, GRAVEL AND COMPACTED AREAS) = 326
 TOTAL IMPERVIOUS SURFACE AREA = 6,065
 LOT SIZE = 30,980
 TOTAL PERCENT IMPERVIOUS SURFACE = 19.6%

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND 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, ROADWAY 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 DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



REV			
REV			
REV			
REV			
LOCATION	15300 CASCADE DRIVE ELM GROVE, WI 53122-1511		CHECKED BY: MTD
DRAWN BY:	JIL		

CLIENT	IMAGERY HOMES
PROJECT	WILLIAM & SUSAN LYNCH
LAYOUT	PLAT OF SURVEY
DRAWING	21177_SURVEY.DWG
DATE	07/26/2021
JOB NO	21177
SHEET	1 OF 1