

PLAT OF SURVEY

**LEGAL DESCRIPTION FROM QUIT CLAIM DEED
DOC. NO. 45593865 DATED 2-23-2021**

LOT 3, IN BLOCK 4, IN FREDRICK MANOR, BEING A
SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND
THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7
NORTH, RANGE 20 EAST, VILLAGE OF ELM GROVE,
WAUKESHA COUNTY, WISCONSIN.

**PROPERTY ADDRESS: 12750 DUNWOODY DRIVE
ELM GROVE, WISCONSIN**

WILLIAM J. KAPPEN R.P.L.S.
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NOTE:
BEARINGS ARE BASED ON THE EAST LINE
OF THE NORTHEAST 1/4 OF SECTION 24-7-20
WHICH BEARS N0106°59'W WISCONSIN
STATE PLANE COORDINATE SYSTEM GRID,
SOUTH ZONE (NAD27), AND ALL BEARINGS
ARE REFERENCED TO GRID NORTH
DATED JAN. 2016.

AREA OF PROPERTY = 31,015.5 SQ. FT.

SCALE: 1" = 30'



I 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 AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS,
AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY TO THE BEST OF MY KNOWLEDGE AND BELIEF.
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 THEREON, WITHIN (1) YEAR FROM THE DATE HEREOF.

TO BE AN ORIGINAL COPY
THIS STAMP MUST BE RED

AUGUST 11, 2021

WISCONSIN REGISTERED LAND SURVEYOR

DATE

LOT 2, BLOCK 4, FREDRICK MANOR

(S89°39'21"E 200.0' RECD.)
N89°15'45"E

200.00' MEAS.

FOUND
IRON PIPE

FOUND
IRON PIPE

(N00°20'39"E 155.0' RECD.)
N00°39'58"W

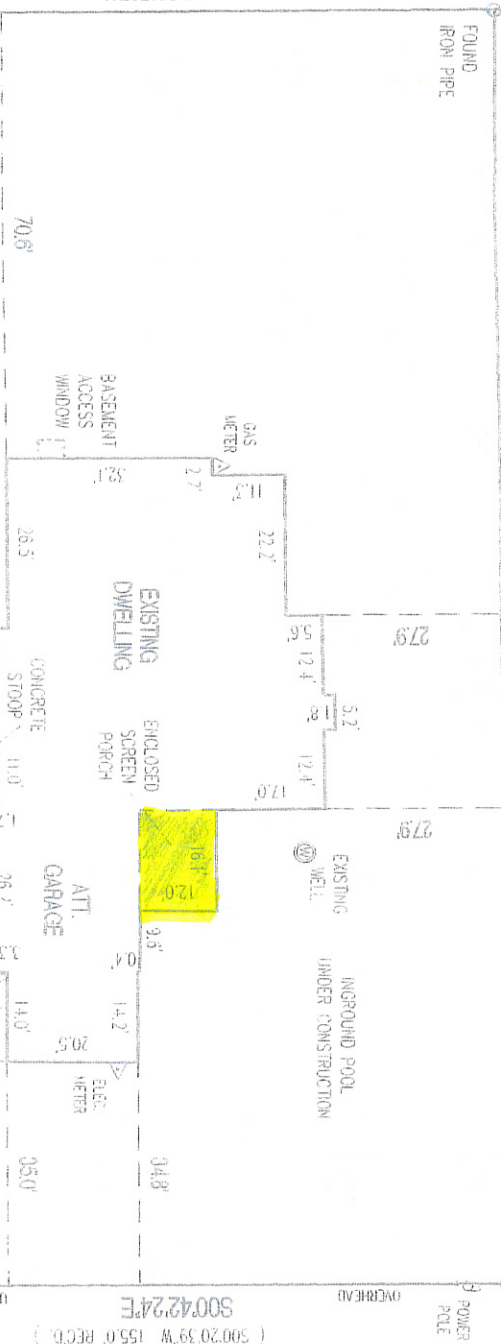
(60' WIDE PUBLIC R-O-W)

FAIRHAVEN

BOULEVARD

PAVEMENT

(N00°20'39"E 155.0' RECD.)
N00°39'58"W



DUNWOODY DRIVE

(60' WIDE PUBLIC R-O-W)

EDGE

PAVEMENT

(S89°14'33"W 200.0' RECD.)
S89°14'33"W

200.0' MEAS.

FOUND
IRON PIPE

FOUND
IRON PIPE

LOT 4, BLOCK 4, FREDRICK MANOR

(S00°42'24"E 300°20'39"W 155.0' RECD.)
S00°42'24"E

UTILITY

155.00' MEAS.

OVERHEAD

POWER
POLE

LINE