Plat of Survey

Property Description: Document No. 3696111

LOTS TEN (10) AND ELEVEN (11), IN BLOCK TEN (10), OF THE PLAT OF ELM GROVE TERRACE, BEING A SUBDIVISION OF A PART OF THE EAST ONE-HALF (1/2) OF SECTION TWENTY-SIX (26), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY (20) EAST, IN THE VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN, EXCEPTING THEREFROM THE SOUTHERLY 25 FEET THEREOF, AS DESCRIBED IN VOLUME 384 OF DEEDS, ON PAGE 15, AS DOCUMENT NO. 278749, CONVEYED TO WAUKESHA COUNTY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2289.76'	162.70'	162.67'	S 79°02'13" W

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 11/25/24.

LEGEND

- Concrete/Stone Monument
- Monument Found as Noted
- 3/4" Iron Rod Found
- 3/4"X18" Iron Rod Set
- Sewer Manhole
- Guy Wire
- Power Pole
- Curb Inlet
- Catch Basin
- Utility Pedestal
- Board Fence

IMPERVIOUS SURFACE CALCULATIONS

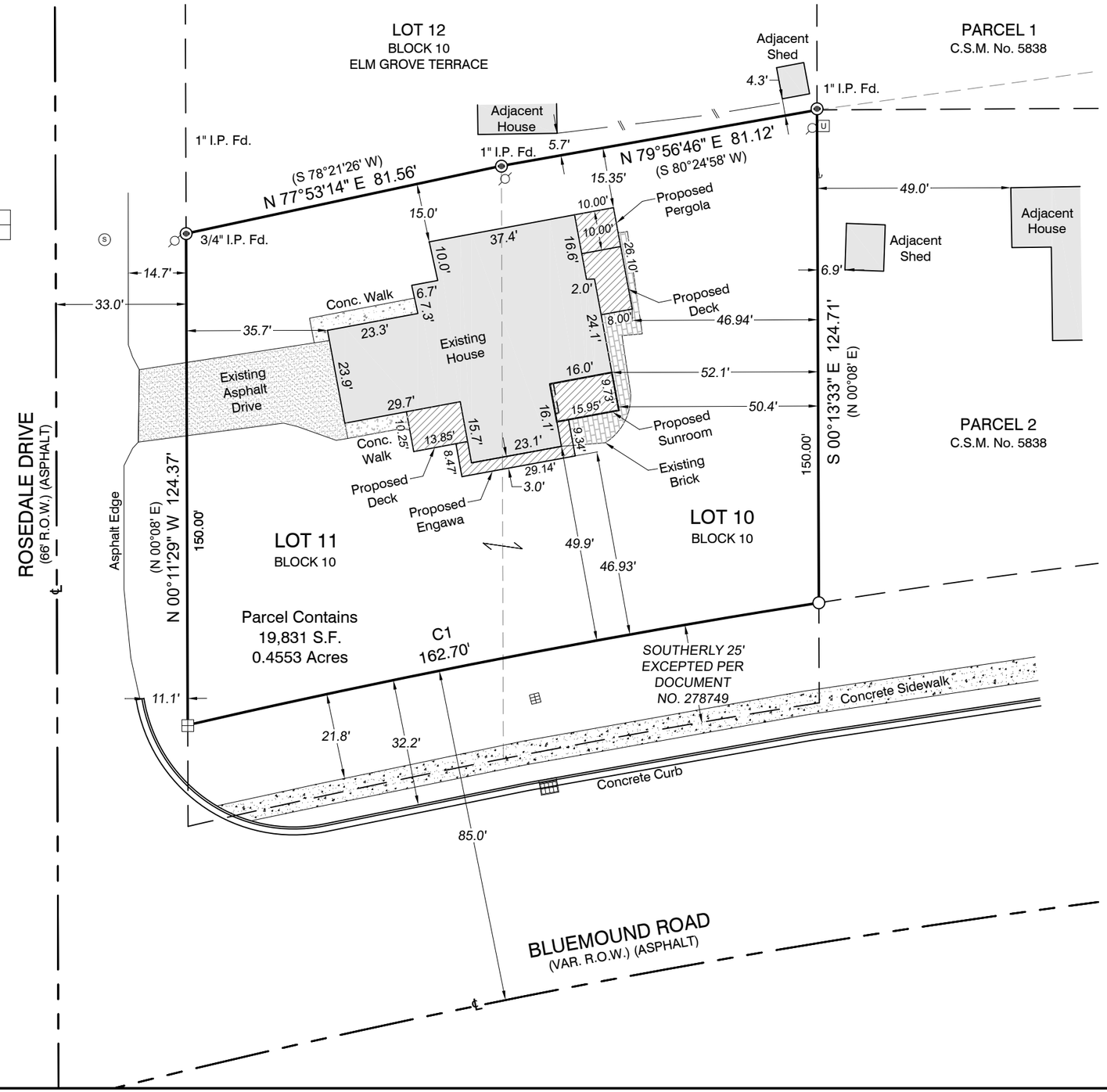
Lot Area: 19,831 S.F.

Existing Building: 2,697 S.F. (13.6%)
Existing Impervious Other: 1,438 S.F. (7.3%)
(Decks, Porches, Conc., Brick, and Driveway)
Total Existing Impervious: 4,135 S.F. (20.9%)

Proposed Impervious Building: 156 S.F. (0.8%)
Proposed Impervious Other: 498 S.F. (2.5%)
(Decks, porches, Conc. & Brick)
Total Proposed Impervious: 653 S.F. (3.3%)

Graphic Scale 1" = 30'

0' 30' 60'



LAND SURVEYS INC.
260 Regency Court Suite L100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

WISCONSIN
PHILLIP J. LANDRY
S-3176
BROOKFIELD
WI
LAND SURVEYOR

Dated this 3rd Day of January, 2025:
Phillip J. Landry S-3176

REVISIONS

07-08-25 depict proposed features

08-04-25 added setback dimension to sunroom

PREPARED FOR:

Dorothy Nowack
James Nowack
560 Rosedale Drive
Elm Grove, Wisconsin 53122

BEARINGS ARE REFERENCED TO NAD 83/2011 IN WHICH THE EAST LINE OF ROSEDALE DRIVE IN BLOCK 10 OF ELM GROVE TERRACE BEARS N 00°11'29" W (N 00°08' E)

Drawn By: JC | Job# 24509

Sheet 01 of 01