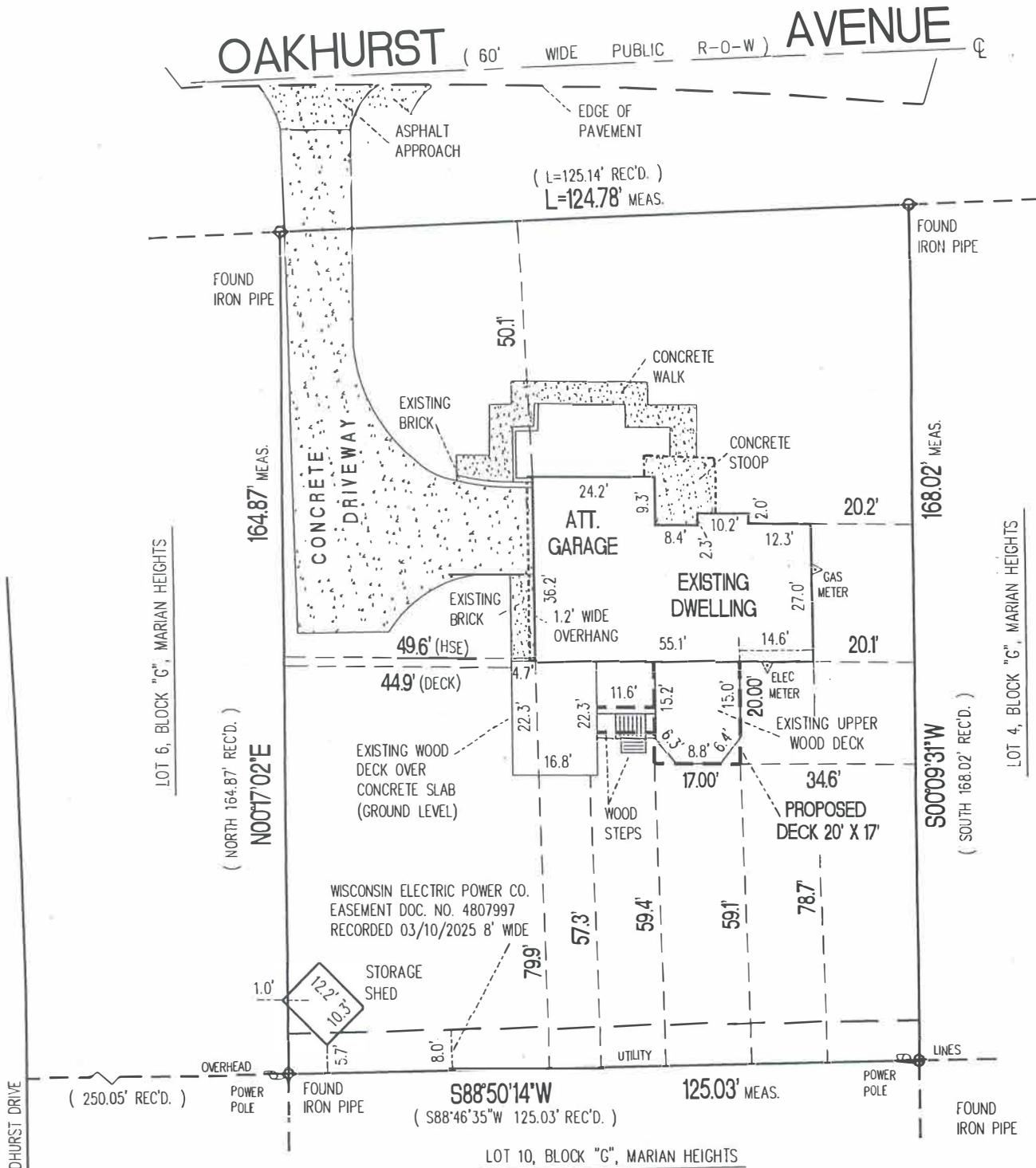


PLAT OF SURVEY

LEGAL DESCRIPTION FROM A WARRANTY DEED DOCUMENT NO. 1760046 RECORDED 08/20/1992

LOT 5, BLOCK "G", IN MARIAN HEIGHTS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, IN TOWN 7 NORTH, RANGE 20 EAST, IN THE VILLAGE OF ELM GROVE, WAUKESHA COUNTY, STATE OF WISCONSIN.

PROPERTY ADDRESS: 13305 OAKHURST AVENUE, ELM GROVE, WISCONSIN



RECORDED CURVE DATA

| RADIUS | CHORD | BEARING | DELTA |
|-----------|---------|-------------|-----------|
| 16575.63' | 125.14' | N87°20'16"E | 00°25'57" |

FIELD MEASURED CURVE DATA

| RADIUS | CHORD | BEARING | DELTA |
|-----------|---------|---------------|-----------|
| 16575.63' | 124.78' | N87°23'13.5"E | 00°25'53" |

AREA OF PROPERTY = 20,784 SQ. FT.
0.477 ACRE
SCALE : 1" = 30'



NOTE :
BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24-7-20 WHICH BEARS N89°54'47"E WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD27), AND ALL BEARINGS ARE REFERENCED TO GRID NORTH DATED JAN., 2016

WILLIAM J. KARPEN R P L S
563 W13007 JANESVILLE ROAD
MUSKEGO, WI 53150
(414) 469-2149 (CELL)
EMAIL : bk1survey@gmail.com



SURVEYED FOR : C J HOLMES CO. LLC
PROPERTY OWNERS : WILLIAM and JOANNE DROBYSKI

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 THERETO, WITHIN (1) YEAR FROM THE DATE HEREOF.

William Karpen
WISCONSIN REGISTERED LAND SURVEYOR

NOVEMBER 26, 2025
DATE

TO BE AN ORIGINAL COPY
THIS STAMP MUST BE RED