

PLAT OF SURVEY

CLIENT
Mandel Group

SITE ADDRESS
13105 Water Plank Road, Village of Elm Grove, Waukesha County, Wisconsin.

LEGAL DESCRIPTION
Lot 3 in Certified Survey Map No. _____ being part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

BASIS OF HEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NE 1/4 bears N89°58'52"E.

VERTICAL DATUM
Vertical datum is based on National Geodetic Vertical Datum of 1929.

STARTING BENCHMARK: 776.56

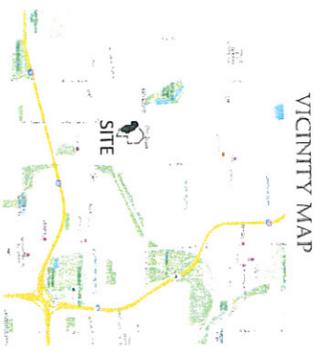
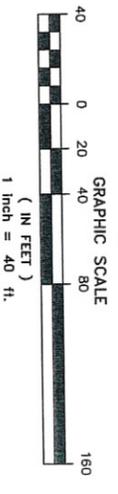
**CONC. MON. WITH BRASS CAP
NE COR. OF NE 1/4
SEC. 25, T7N, R20E**

LAND AREA
The land area of the subject property is 139,223 square feet or 3.1961 acres.

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ATTA Table A Item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 335-26
Site is zoned: I-1 (Industrial District)
Street setback: 50 feet
Side setback: 50 feet
Rear setback: 50 feet
Maximum building height: 35 feet
Maximum accessory building height: 10 feet



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- UTILITY MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- WATER VALVE
- WATER METER
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- SHUT OFF LIGHT
- UTILITY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDestal
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDestal
- CONTROL BOX
- TYPICAL SIGN
- FIBER OPTIC PEDestal/SIGN
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- FISH SCALE
- PAVEMENT
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONCRETE TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- CONCRETE TREE
- WIRE FENCE

I certify that I have surveyed the above described property (property), and the above map is correct to the best of my knowledge and belief, and that I am a duly licensed and in good standing surveyor in the State of Wisconsin. The location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible easements, mortgages, or guarantee the title of the present owners of the property, and also those who have mortgages, or guarantee the title thereto, within one (1) year from date hereof.

Date: April 15, 2021

DONALD C. CHAPUT
S-1316
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

Date	Revision description	By
May 6, 2021	Revised boundary	gtd

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