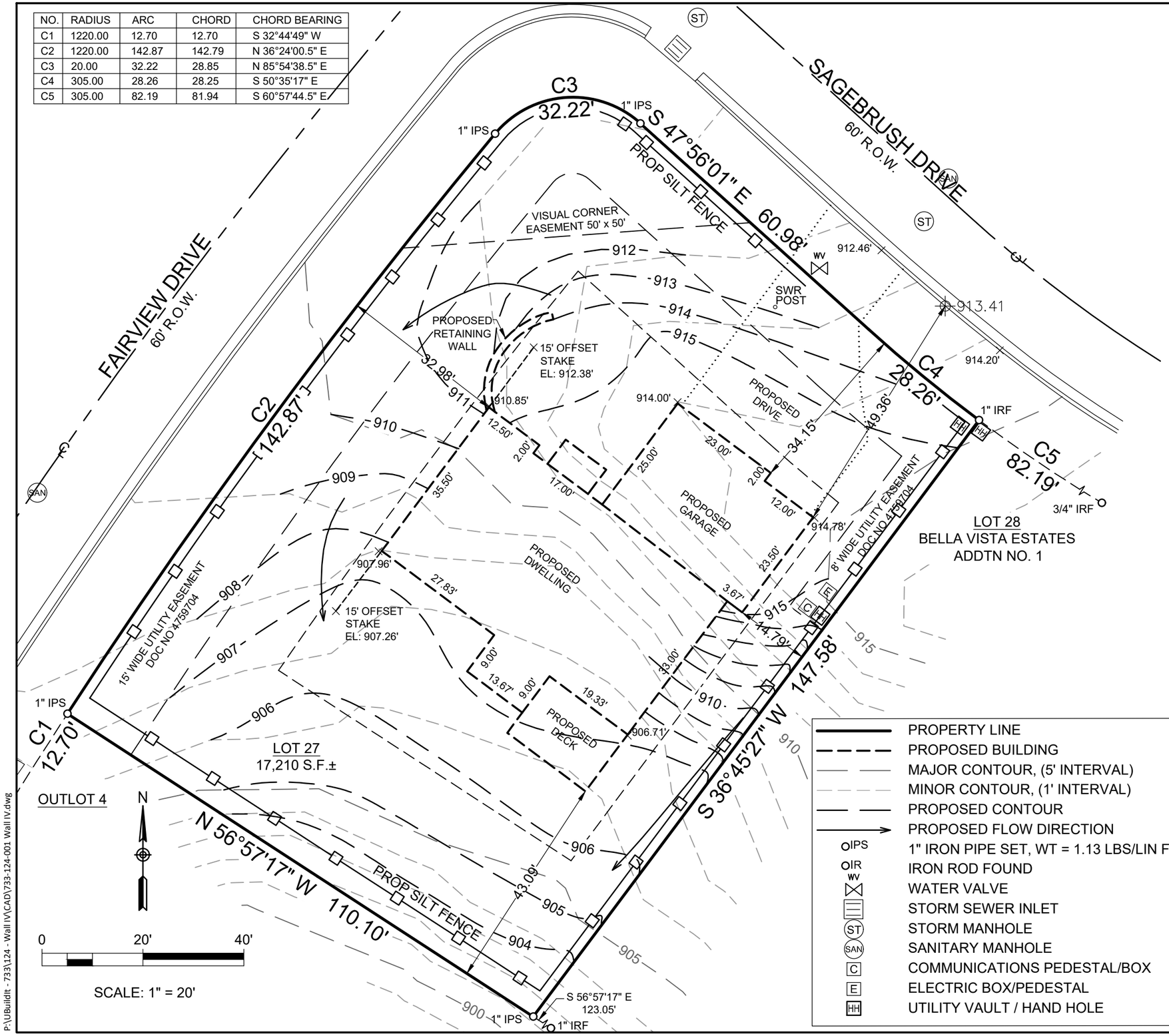
NO.	RADIUS	ARC	CHORD	CHORD BEARING
C1	1220.00	12.70	12.70	S 32°44'49" W
C2	1220.00	142.87	142.79	N 36°24'00.5" E
C3	20.00	32.22	28.85	N 85°54'38.5" E
C4	305.00	28.26	28.25	S 50°35'17" E
C5	305.00	82.19	81.94	S 60°57'44.5" E



PROPERTY LINE
PROPOSED BUILDING
MAJOR CONTOUR, (5' INTERVAL)
MINOR CONTOUR, (1' INTERVAL)
PROPOSED CONTOUR
PROPOSED FLOW DIRECTION
IPS 1" IRON PIPE SET, WT = 1.13 LBS/LIN FT
IR IRON ROD FOUND
WV WATER VALVE
STORM SEWER INLET
ST STORM MANHOLE
SAN SANITARY MANHOLE
C COMMUNICATIONS PEDESTAL/BOX
E ELECTRIC BOX/PEDESTAL
HH UTILITY VAULT / HAND HOLE

LEGAL DESCRIPTION:
LOT 27, OF BELLA VISTA ESTATES, A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 , ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

NOTES:
1. BEARINGS REFER TO BELLA VISTA ESTATES.
2. ELEVATIONS BASED ON SEWRPC MONUMENT SOUTH CORNER OF SEC 19-08-20, EL. 880.46', NAVD88 (2012).
3. SETBACKS: STREET/FRONT/REAR - 30'
   SIDE - 12.5'
4. PROPOSED GRADES PER MASTER GRADING PLAN:

FRONT YARD GRADE:	916.00'
REAR EXPOSURE:	907.00'
TOP OF FOUNDATION WALL:	916.67'
GARAGE FLOOR:	915.67'

WISCONSIN
MARC C. PASSARELLI
S-2817
FRANKLIN, WI
LAND SURVEYOR

SIGNED marc Passarelli
MARC C. PASSARELLI PROFESSIONAL LAND SURVEYOR S-2817

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOW 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 PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTAGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

LEGAL NOTICE:
UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP WITHOUT EXPLICIT PERMISSION FROM ENDPOINT, OR THE SURVEYOR'S NAME NAMED ON THIS MAP MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

TITLE POLICY NOTE:
NO TITLE POLICY HAS BEEN PROVIDED, THEREFORE, DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN AN ALTA/NSPS SURVEY.

PLAT OF SURVEY

PREPARED FOR UBI/WALL
LOT 27, SAGEBRUSH DRIVE
MENOMONEE FALLS, WI

Endpoint Solutions
6871 S. Lovers Lane
Franklin, WI 53132
Phone: (414) 427-1200 marcp@endpointcorporation.com

FIELD WORK BY: MAB	DRAWN BY: MAB	DATE: 09/11/2025
FIELD DATE: 05/27/2025	REVIEWED BY: MCP	PROJECT NO: 733-124-001

P:\UBuildIt - 733\124 - Wall IV\CAD\733-124-001 Wall IV.dwg