

Plat of Survey

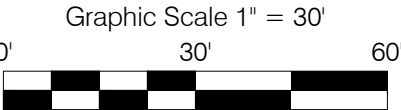
Property Description:
LOT 76, BELLA VISTA ESTATES, ADDITION NO. 1, A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1030.00'	62.69'	62.70'	N 02°49'54" W
C2	20.00'	31.09'	28.06'	N 39°57'51" E
C3	1170.00'	54.82'	54.82'	N 85°50'47" E

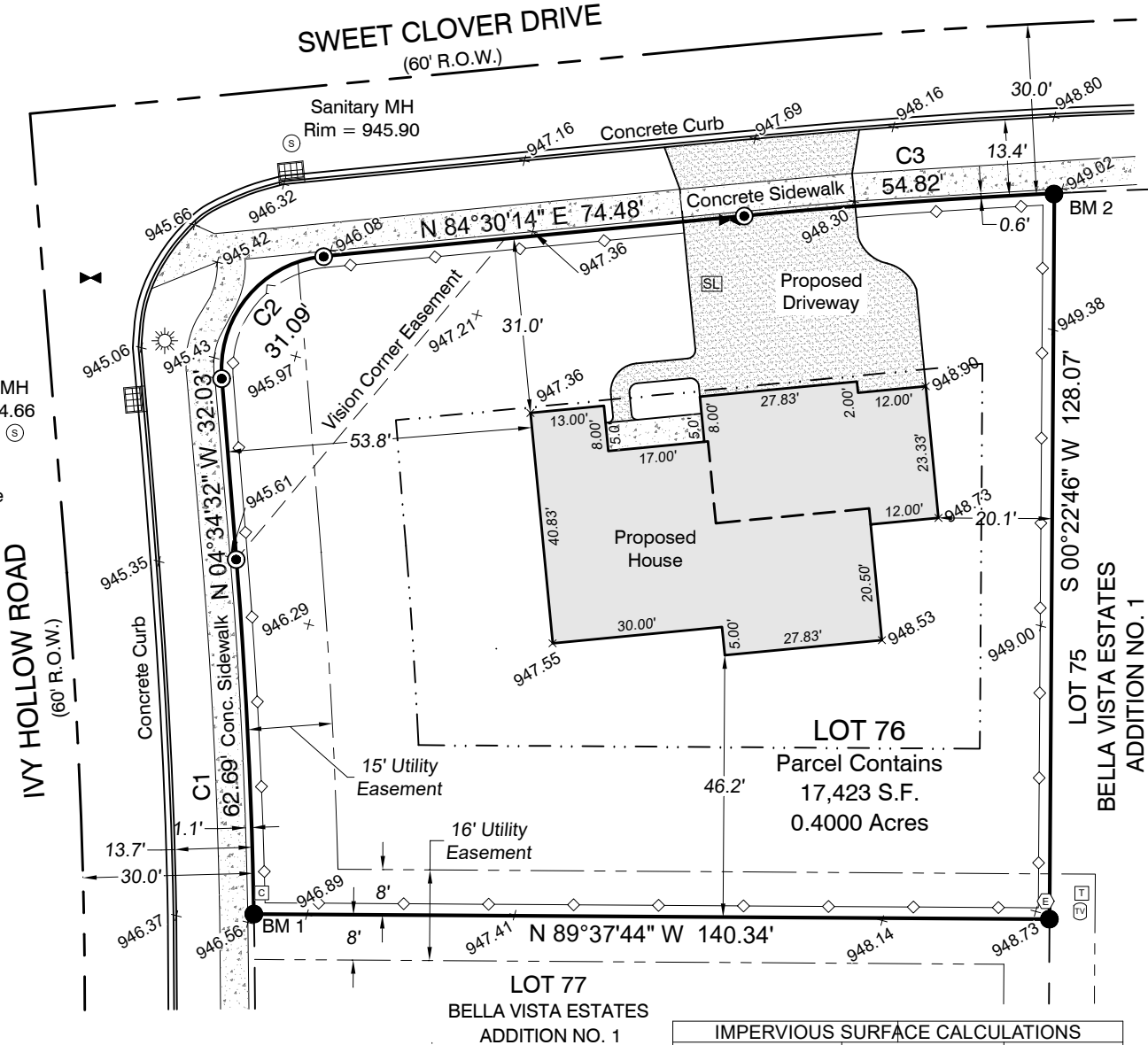
LEGEND

	1-1/2" Iron Rod Found		Telephone Box
	1" Iron Rod Found		Electric Transformer
	3/4"X18" Iron Rod Set		Communication Hand Hole
	Curb Inlet		Light Pole
	Sewer Manhole		Water Valve
	Sewer Lateral		Building Setback Line
	Cable TV		Proposed Silt Fence

- Notes:
- 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.
 - Outside diameter measured on all monuments.
 - Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
 - Contractors must verify at least two benchmarks shown hereon.
 - Field work completed on 01-28-26.
 - Building Setbacks
Front = 30'
Side = 12.5'
Rear = 30'



Suggested Top of Wall: 950.57'
Suggested Garage Floor: 950.23'
Suggested Final Yard Grade: 949.9'
Suggested Top of Footing: 942.57'
Driveway Slope = 5.7%
(Assuming 8' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor.



Benchmark (BM) 1: Top of 1" iron rod found at southwest property corner. Elev.=946.58'
Benchmark (BM) 2: Top of 1" iron rod found at northeast property corner Elev.=948.97'

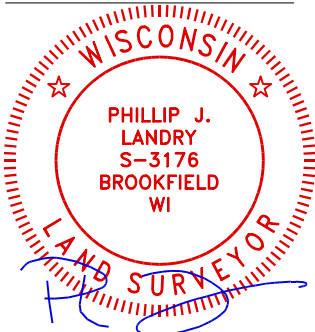
IMPERVIOUS SURFACE CALCULATIONS		
FEATURE	AREA IN SQ. FT.	% OF LOT
House	2,644	15.2%
Driveway	1,253	7.2%
Walk and Porch	157	0.9%
TOTALS	4,054	23.3%
Driveway in R.O.W.	247	N/A



21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (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.



Dated this 30th Day of January, 2026: Phillip J. Landry S-3176

PREPARED FOR:

Stepping Stone Homes
19435 W. Capitol Dr #102
Brookfield, Wisconsin 53045

LOT 76 IN BELLA VISTA
ESTATES ADDITION NO. 1

BEARINGS ARE REFERENCED TO
BELLA VISTA ESTATES ADD. NO.1,
SOUTH LINE
LOT 76
BEARS N 89°37'44" E

Drawn By: BS/JC Job# 26029
Sheet 1 of 1