

Plat of Survey

Property Description:

LOT 28, BELLA VISTA ESTATES ADDITION NO. 1, A REDIVISION OF A PART OF 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	305.00'	82.19'	81.94'	S 60°57'44.5" E

LAND SURVEYS INC.

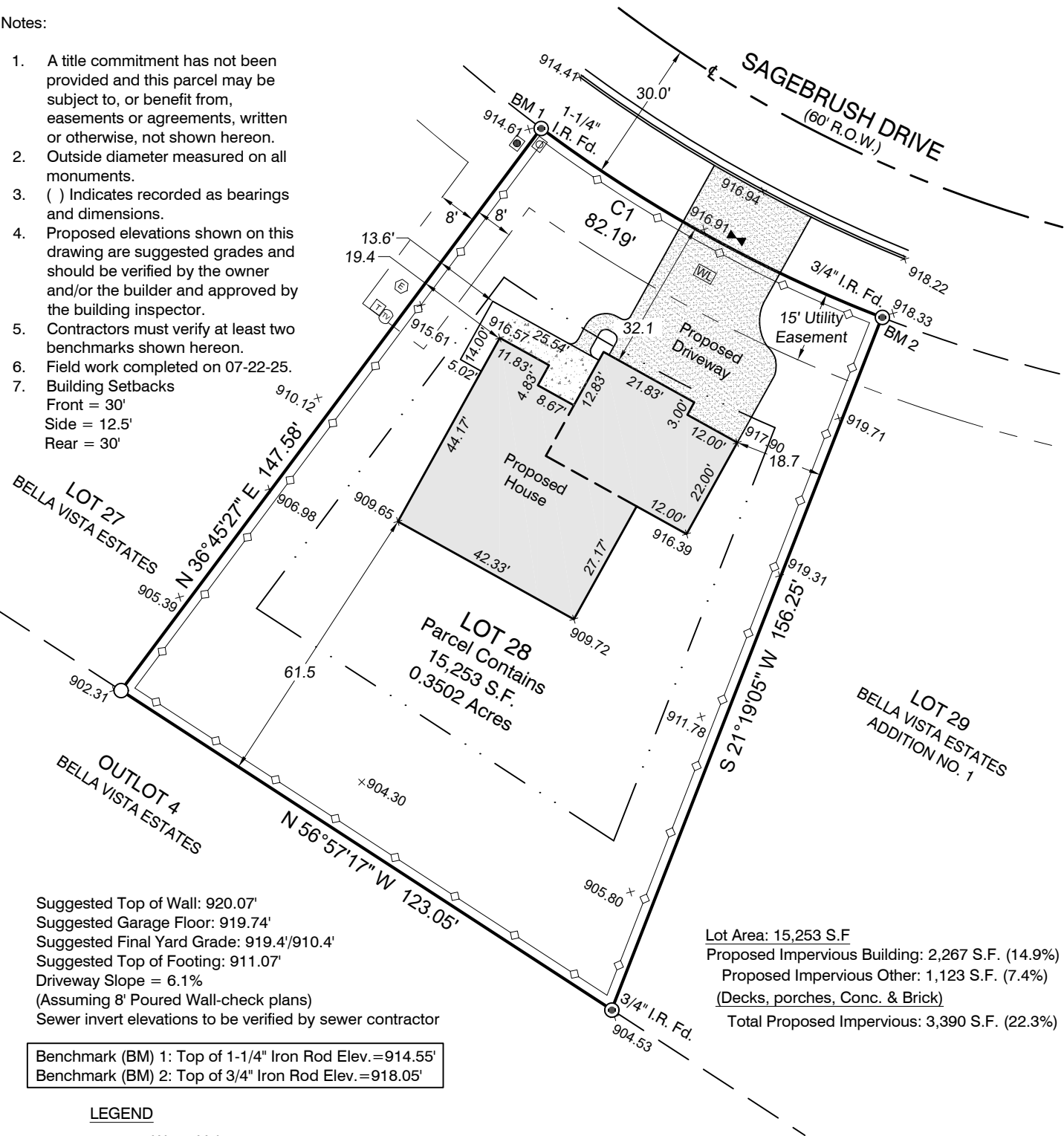
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

Graphic Scale 1" = 30'



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.
- () Indicates recorded as bearings and dimensions.
- 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 07-22-25.
- Building Setbacks
Front = 30'
Side = 12.5'
Rear = 30'



Suggested Top of Wall: 920.07'
Suggested Garage Floor: 919.74'
Suggested Final Yard Grade: 919.4'/910.4'
Suggested Top of Footing: 911.07'
Driveway Slope = 6.1%
(Assuming 8' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

Lot Area: 15,253 S.F.
Proposed Impervious Building: 2,267 S.F. (14.9%)
Proposed Impervious Other: 1,123 S.F. (7.4%)
(Decks, porches, Conc. & Brick)
Total Proposed Impervious: 3,390 S.F. (22.3%)

Benchmark (BM) 1: Top of 1-1/4" Iron Rod Elev.=914.55'
Benchmark (BM) 2: Top of 3/4" Iron Rod Elev.=918.05'

LEGEND

- Water Valve
- Water Lateral
- Electric Transformer
- Cable TV Box
- Cable TV Handhole
- Telephone Box
- Telephone Hand Hole
- Monument Found as Noted
- 3/4"X18" Iron Rod Set
- Existing Spot Grade
- Proposed Grade
- Building Setback Line
- Proposed Silt Fence

PREPARED FOR:
Stepping Stone Homes
19435 W. Capitol Dr #102
Brookfield, WI 53045

LOT 28, BELLA VISTA ESTATES
ADDITION No. 1

BEARINGS ARE REFERENCED TO
BELLA VISTA ESTATES
ADDITION NO. 1,
SOUTH LINE OF LOT 28,
BEARS N 56°57'17" W

Drawn By: JC Job# 25431
Sheet 01 of 01

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, its 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 30th Day of July, 2025:
Phillip J. Landry S-3176