

Plat of Survey

Property Description:

LOT 48 IN CEDAR CREEK ESTATES PHASE 2
PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 15, TOWNSHIP 10 NORTH, RANGE 19 EAST, VILLAGE OF SLINGER, WASHINGTON COUNTY, WISCONSIN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	170.00'	37.24'	37.16'	S 33°44'11" W
C2	230.00'	41.39'	41.33'	S 28°34'54" W

Notes:

1.

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.
2.

Outside diameter measured on all monuments.
3.

() Indicates recorded as bearings and dimensions.
4.

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.
5.

Contractors must verify at least two benchmarks shown hereon.
6.

Field work completed on xx-xx-xx.
7.

Building Setbacks
Front = 35'
Side = 15'
Rear = 20'

LEGEND

- △

10' Offset
- SL

Sewer Lateral
- ⓔ

Electric Manhole
- ⌘

Water Valve
- U

Utility Pedestals
- Ⓢ

Sanitary Manhole
- Ⓢ

Storm Manhole
- ⌘

Catch Basin
- 3/4" Iron Rod Found
- ⦿

Monument Found as Noted
- 3/4"X18" Iron Rod Set
- × 733.57

Existing Spot Grade
- 735

Proposed Grade
- Building Setback Line
- ◇

Proposed Silt Fence

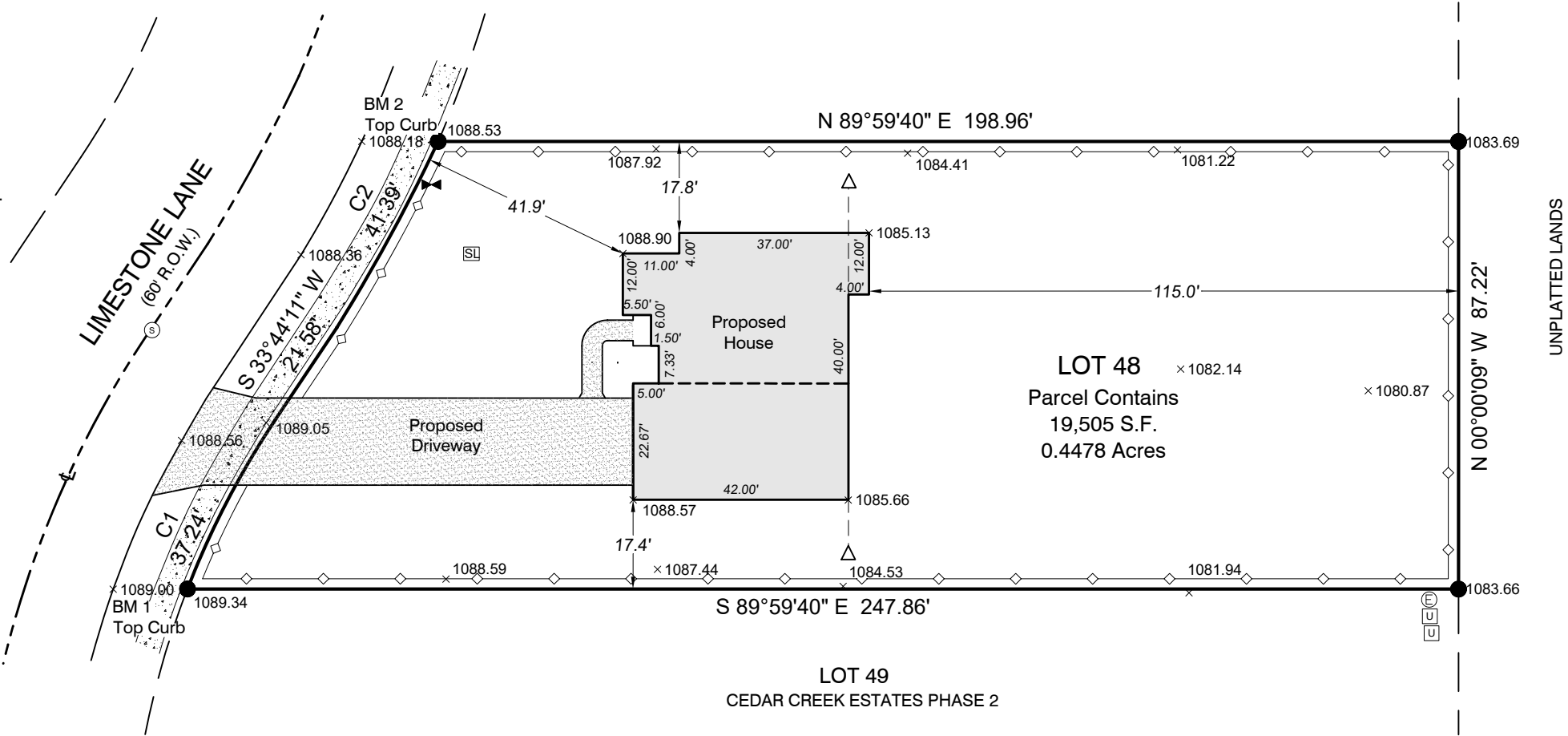
Graphic Scale 1" = 30'



Suggested Top of Wall: 1091.17'
Suggested Garage Floor: 1090.67'
Suggested Final Yard Grade: 1090.5'/1086.5'
Suggested Top of Footing: 1083.17'
(Assuming 8" Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

IMPERVIOUS SURFACE CALCULATIONS		
FEATURE	AREA IN SQ. FT.	% OF LOT
House	2,162	11.1%
Driveway	1,228	6.3%
Walk and Porch	101	0.5%
TOTALS	3,491	17.9%

LOT 47
CEDAR CREEK ESTATES PHASE 2

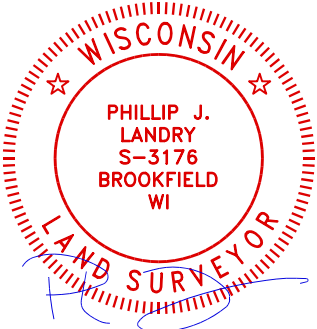


LAND SURVEYS INC.

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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 16th Day of April, 2026:
Phillip J. Landry S-3176

REVISIONS

05-07-26 added exposure grade

PREPARED FOR:

Tim O'Brien Homes
N27 W24075 Paul Court
Pewaukee, Wisconsin 53072
LOT 48 IN CEDAR CREEK ESTATES PHASE 2

BEARINGS ARE REFERENCED TO CEDAR CREEK ESTATES PHASE 2, EAST LINE OF LOT 48
BEARS N 00°00'09" W

Drawn By: DK Job# 26142

Sheet 01 of 01