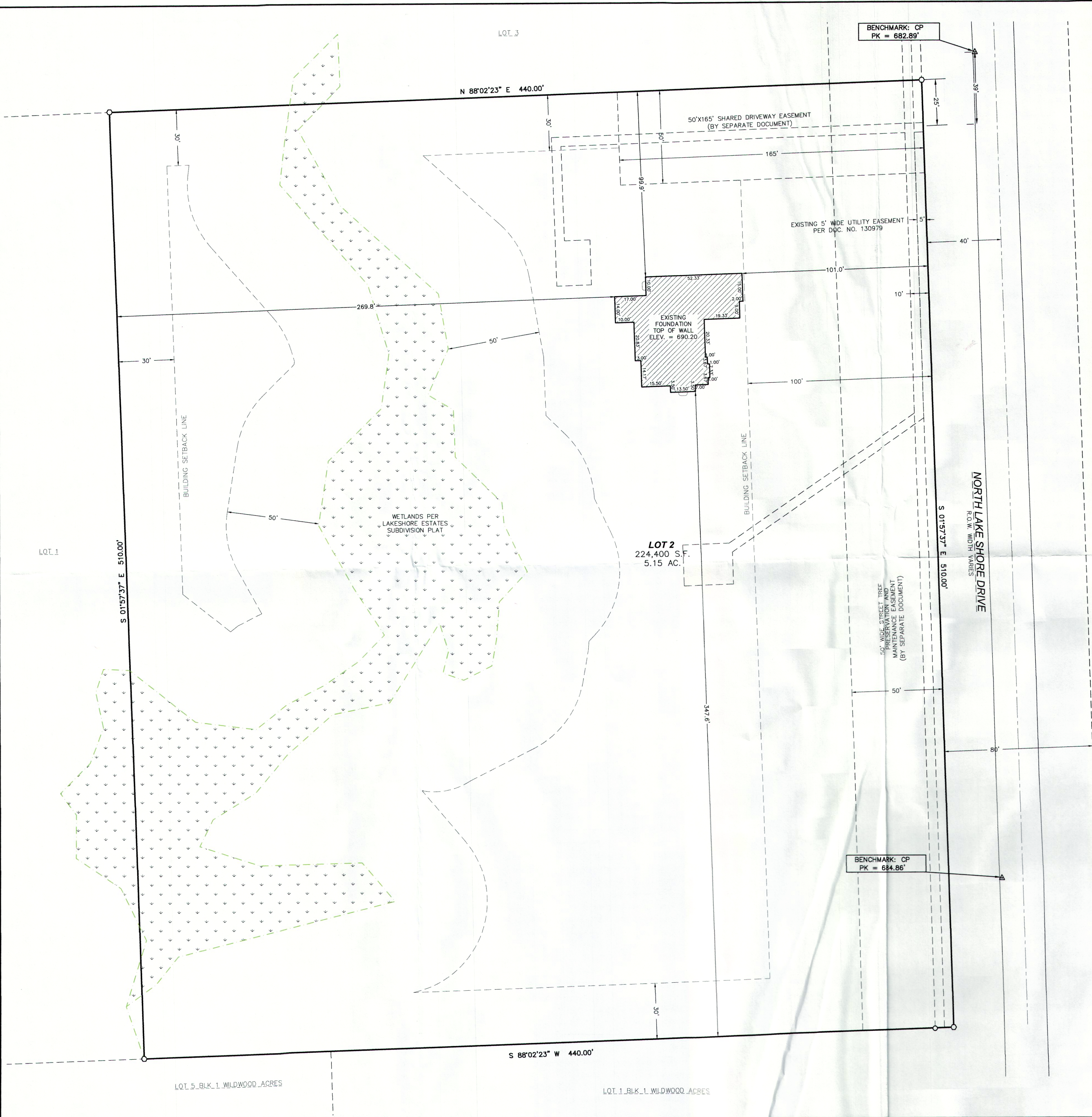




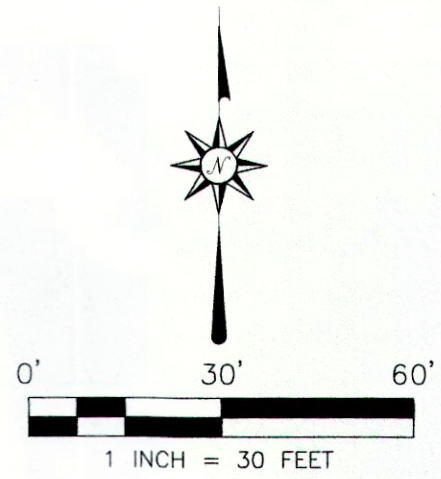
PLAT OF SURVEY
LOT 2 OF LAKESHORE ESTATES, BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

- NOTES:
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 2, WHICH WAS TAKEN TO BEAR N 88°02'23" E, AS SHOWN ON LAKESHORE ESTATES SUBDIVISION PLAT.
 - VERTICAL DATUM IS NAVD 88 (GEOID 12A)
 - A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
 - PER OZAUKEE COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.
 - EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.
 - SURVEY PREPARED FOR FOUNDATION WALL LOCATION AND ELEVATION RECERTIFICATION.
 - THE SUBDIVISION IS LOCATED IN ZONE "X" AND ZONE "AE" PER FEMA FIRM MAP COMMUNITY PANEL NO. 55089C0193F WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007.
 - DRIVEWAY CONSTRUCTION SHALL ADHERE TO THE LOCATION AND CONFIGURATION AS SHOWN ON THIS PLAT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - INDIVIDUAL LOT OWNERS SHALL PROVIDE WETLAND FILL APPROVAL FROM THE WDNR TO THE CITY, IF FILLING OF THE WETLANDS IS PROPOSED.
 - EACH INDIVIDUAL LOT WITH HOME/DRIVEWAY CONSTRUCTION THAT EXCEEDS 5,000 SQUARE FEET OF IMPERVIOUS SURFACE WILL BE REQUIRED TO PROVIDE GREEN INFRASTRUCTURE MEETING MMSD REQUIREMENTS. IN ADDITION FOR HOME/DRIVEWAY CONSTRUCTION WHICH TRIGGERS THE MMSD REQUIREMENTS, THAT PROPERTY OWNER WILL ALSO BE REQUIRED TO PROVIDE A STORM WATER MAINTENANCE AND EASEMENT AGREEMENT FOR THE GREEN INFRASTRUCTURE DEVICE.
 - FOR HOME/DRIVEWAY CONSTRUCTION WHICH TRIGGERS THE MMSD REQUIREMENT FOR GREEN INFRASTRUCTURE, EACH PROPERTY OWNER WILL ALSO BE REQUIRED TO PROVIDE A DRAINAGE FINANCIAL GUARANTEE. CITY ORDINANCE 58-677(B) REQUIRES THAT THE APPLICANT DEPOSIT AN ESCROW OR LETTER OF CREDIT TO GUARANTEE A GOOD FAITH EXECUTION OF THE APPROVED PLAN AND ANY PERMIT CONDITIONS. THE ESCROW/LETTER OF CREDIT SHALL BE IN AN AMOUNT EQUAL TO 125% OF THE ESTIMATED COST OF CONSTRUCTION AND MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES AND THE CITY WILL RELEASE THE PORTION OF THE FINANCIAL GUARANTEE LESS ANY COSTS INCURRED BY THE CITY TO COMPLETE INSTALLATION OF PRACTICES, UPON SUBMISSION OF A CERTIFICATION IN ACCORDANCE WITH 58-678(H).
 - ALL OF THE LOTS ON THIS PLAT OF LAKESHORE ESTATES ARE SUBJECT TO COMPLIANCE WITH THE CITY OF MEQUON POLICY FOR TREE PROTECTION AND PRESERVATION.
 - WETLAND WERE DELINEATED BY SHORT ELLIOTT HENDRICKSON INC., ERICA PERGANDE (WDNR ASSURED WETLAND DELINEATION) ON MAY 28, 2021. WETLAND RESTRICTIONS:
 - GRADING AND FILLING SHALL BE PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, OZAUKEE COUNTY, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, AND THE ARMY CORPS OF ENGINEERS.
 - THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
 - THE REMOVAL OR DESTRUCTION OF ANY NATIVE VEGETATIVE COVER, IE., TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED, WITH THE EXCEPTION OF THE REMOVAL OF DEAD, DYING OR DISEASED VEGETATION, NON-INDIGENOUS SPECIES, OR NOXIOUS WEEDS (AS DEFINED BY LOCAL ORDINANCE) AT THE DISCRETION OF A FORESTER OR NATURALIST AND THE APPROVAL OF OZAUKEE COUNTY.
 - GRAZING BY DOMESTICATED ANIMALS, IE., HORSES, COWS, ETC... SHALL BE PROHIBITED.
 - THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE WETLAND AREA OR PRIMARY ENVIRONMENTAL CORRIDOR SHALL BE PROHIBITED.
 - CREATION OF A MOWN LANDSCAPE, GARDENING, CULTIVATING, OR DEPOSITING YARD WASTE OF ANY TYPE SHALL BE PROHIBITED.
 - PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE OZAUKEE COUNTY, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, AND THE ARMY CORPS OF ENGINEERS.
 - CONSTRUCTION OF BUILDINGS WITHIN THE WETLAND BOUNDARY IS PROHIBITED.

SETBACK REQUIREMENTS
FRONT YARD = 100'
SIDE YARD = 30'
REAR YARD = 30'
WETLAND SETBACK = 50'

*** PER FORM A SEASONAL HIGH GROUNDWATER DETERMINATION REPORT DATED MAY 15, 2023 DONE BY LANDMARK ENGINEERING SCIENCES, INC. ***

- LEGEND
- FOUND 3/4 REBAR" OR NOTED
 - FOUND 1" IRON PIPE OR NOTED
 - ▽ WETLANDS
 - △ CONTROL POINT BENCHMARK



SURVEYOR'S CERTIFICATION:

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

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

LandTech
SURVEYING & LAND PLANNING
1000 WILLOW STREET
OZAUKEE, WISCONSIN 53084
WWW.LANDTECHWI.COM
(262) 367-7599

ESPIRE HOMES		NORTH LAKE SHORE DRIVE MEQUON OZAUKEE COUNTY, WISCONSIN		REV.
CLIENT	PROJECT	DRAWN BY		REV.
LAKEVIEW PARTNERS, LLC	FOUNDATION	CHECKED BY		REV.
LAYOUT	RECYCLING	MTD		REV.
DRAWING	23084_RECERT.DWG			
SCALE				
DATE				
JOB NO.				
SHEET				
1 OF 1				