Plat of Survey

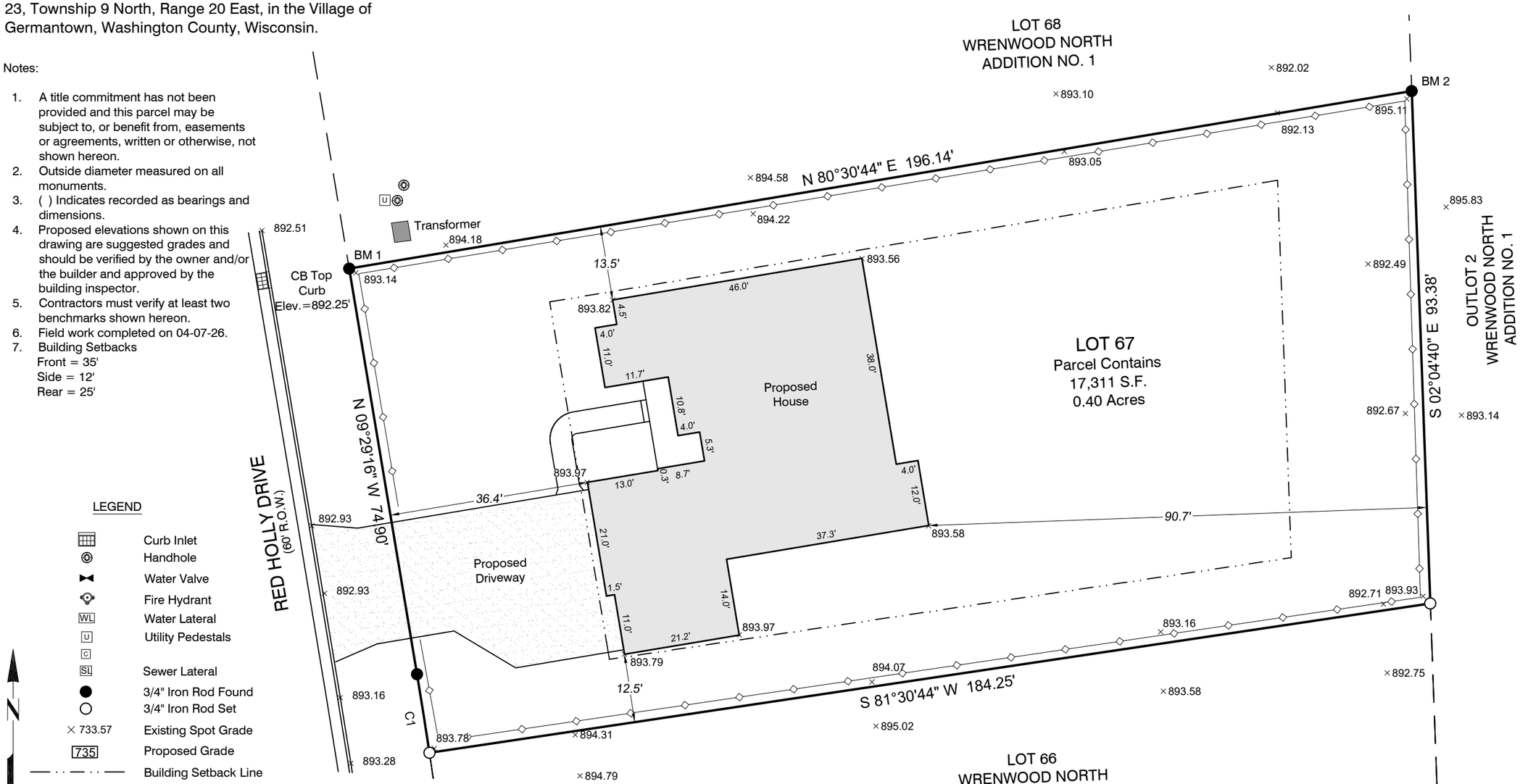
Property Description:
Lot 67, Wrenwood North Addition No. 1, being a re-division of Outlot 4 of "Wrenwood North" and Lot 3 of Certified Survey Map No. 6890, located in part of the Northeast 1/4 and Southwest 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

IMPERVIOUS SURFACE CALCULATIONS		
FEATURE	AREA IN SQ. FT.	% OF LOT
House	2,727	15.7%
Driveway	987	5.7%
Walk and Porch	208	1.2%
TOTALS	3,921	22.6%

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	830.00'	14.49'	14.49'	N 08°59'16" 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 04-07-26.
7. Building Setbacks
   Front = 35'
   Side = 12'
   Rear = 25'



LEGEND

- Curb Inlet
- Handhole
- Water Valve
- Fire Hydrant
- WL Water Lateral
- U Utility Pedestals
- C
- SL Sewer Lateral
- 3/4" Iron Rod Found
- 3/4" Iron Rod Set
- × 733.57 Existing Spot Grade
- 735 Proposed Grade
- Building Setback Line
- Proposed Silt Fence

N

Graphic Scale 1" = 20'

0' 20' 40'

Suggested Top of Wall: 895.67'
Suggested Garage Floor: 895.17'
Suggested Final Yard Grade: 895.0'
Suggested Top of Footing: 887.67'
Driveway Slope = 5.4%
(Assuming 8' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

Benchmark (BM) 1: Top of Iron Rod, Elev.=893.14'
Benchmark (BM) 2: Top of Iron Rod, Elev.=895.44'

LAND SURVEYS INC.
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.

WISCONSIN
PHILLIP J. LANDRY
S-3176
BROOKFIELD
WI
LAND SURVEYOR

Dated this 22nd Day of May, 2026:
Phillip J. Landry S-3176

REVISIONS

PREPARED FOR:

Tim O'Brien Homes
N27 W24075 Paul Court
Pewaukee, Wisconsin 53072
LOT 65 WRENWOOD NORTH ADDITION NO. 1

BEARINGS ARE REFERENCED TO **WRENWOOD NORTH ADDITION NO. 1** NORTH LINE LOT 67, BEARS N 80°30'44" E

Drawn By: TM | Job# 26193

Sheet 1 of 1