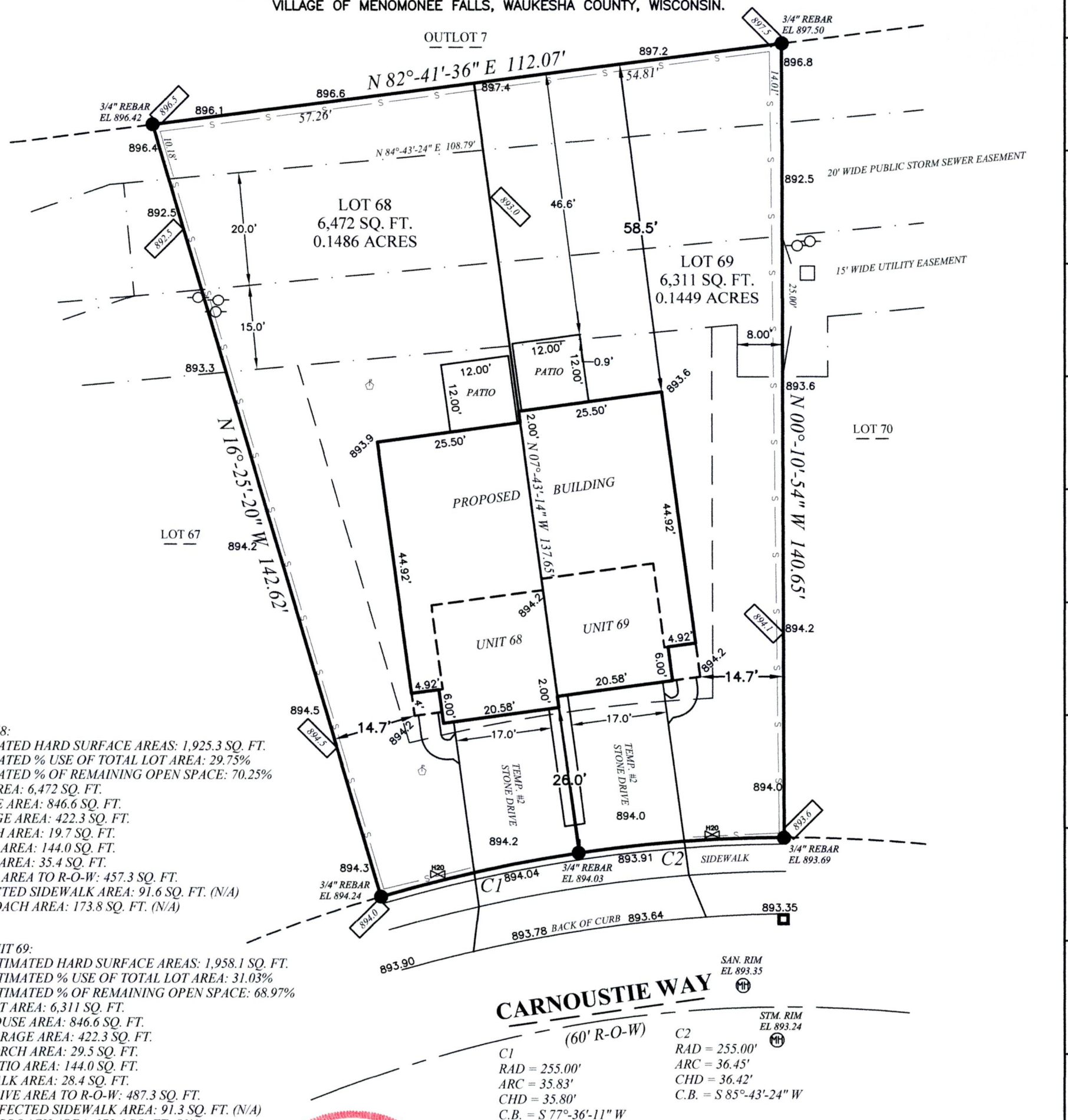
HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 68 & 69 OF FOX RIVER FALLS ADDITION NO. 1, AND BEING A PART OF THE SW 1/4 OF THE SOUTHEAST QUARTER OF SECTION 30, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.



UNIT 68:
ESTIMATED HARD SURFACE AREAS: 1,925.3 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 29.75%
ESTIMATED % OF REMAINING OPEN SPACE: 70.25%
LOT AREA: 6,472 SQ. FT.
HOUSE AREA: 846.6 SQ. FT.
GARAGE AREA: 422.3 SQ. FT.
PORCH AREA: 19.7 SQ. FT.
PATIO AREA: 144.0 SQ. FT.
WALK AREA: 35.4 SQ. FT.
DRIVE AREA TO R-O-W: 457.3 SQ. FT.
AFFECTED SIDEWALK AREA: 91.6 SQ. FT. (N/A)
APPROACH AREA: 173.8 SQ. FT. (N/A)

UNIT 69:
ESTIMATED HARD SURFACE AREAS: 1,958.1 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 31.03%
ESTIMATED % OF REMAINING OPEN SPACE: 68.97%
LOT AREA: 6,311 SQ. FT.
HOUSE AREA: 846.6 SQ. FT.
GARAGE AREA: 422.3 SQ. FT.
PORCH AREA: 29.5 SQ. FT.
PATIO AREA: 144.0 SQ. FT.
WALK AREA: 28.4 SQ. FT.
DRIVE AREA TO R-O-W: 487.3 SQ. FT.
AFFECTED SIDEWALK AREA: 91.3 SQ. FT. (N/A)
APPROACH AREA: 173.6 SQ. FT. (N/A)

C1
RAD = 255.00'
ARC = 35.83'
CHD = 35.80'
C.B. = S 77°-36'-11" W

C2
RAD = 255.00'
ARC = 36.45'
CHD = 36.42'
C.B. = S 85°-43'-24" W

IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALT-ERATIONS. THE CERTIFICATION ON ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

WISCONSIN SCOTT D. THOMAS S-2354 JOHNSON CREEK WISCONSIN LAND SURVEYOR 8/3/26

PROPOSED TOP OF FOUNDATION: 895.77
PROPOSED GARAGE FLOOR EL: 895.27
PROPOSED FINAL YARD GRADE: 895.10
PROPOSED TOP OF FOOTING: 887.77
DRIVEWAY SLOPE UNIT 68: 4.5 % TO CURB
DRIVEWAY SLOPE UNIT 69: 4.6 % TO CURB
(ASSUMING 8' WALL - CHECK PLAN)

State of Wisconsin } SS.
County of Jefferson }

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof and that this survey complies with Wisconsin Administative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumberments attached to any property.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30-08-20, WHICH IS ASSUMED TO BEAR N 88°-42'-25" E.

20' 0 20'

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCH MARKS SHOWN ABOVE.

LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Catch Basin
- Light Post
- Lateral End
- Offset Stake
- Proposed Spot Grades
- Easement Boundary
- Building Setback Line
- Proposed Silt Fence

PROJECT: 312-012

BUILDER: Harbor Homes
N27 W24025 Paul Ct.
Pewaukee, WI 53072
Ph: (262) 232-8520

Holland & Thomas, L.L.C. Land Surveyors 202 West Street Johnson Creek, WI 53038

Digitally signed by Scott D. Thomas
Date: 2026.08.03 17:45:08 -05'00'

C:\Holland&Thomas\260617.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:07-28-26;S:08-03-26.