Plat of Survey

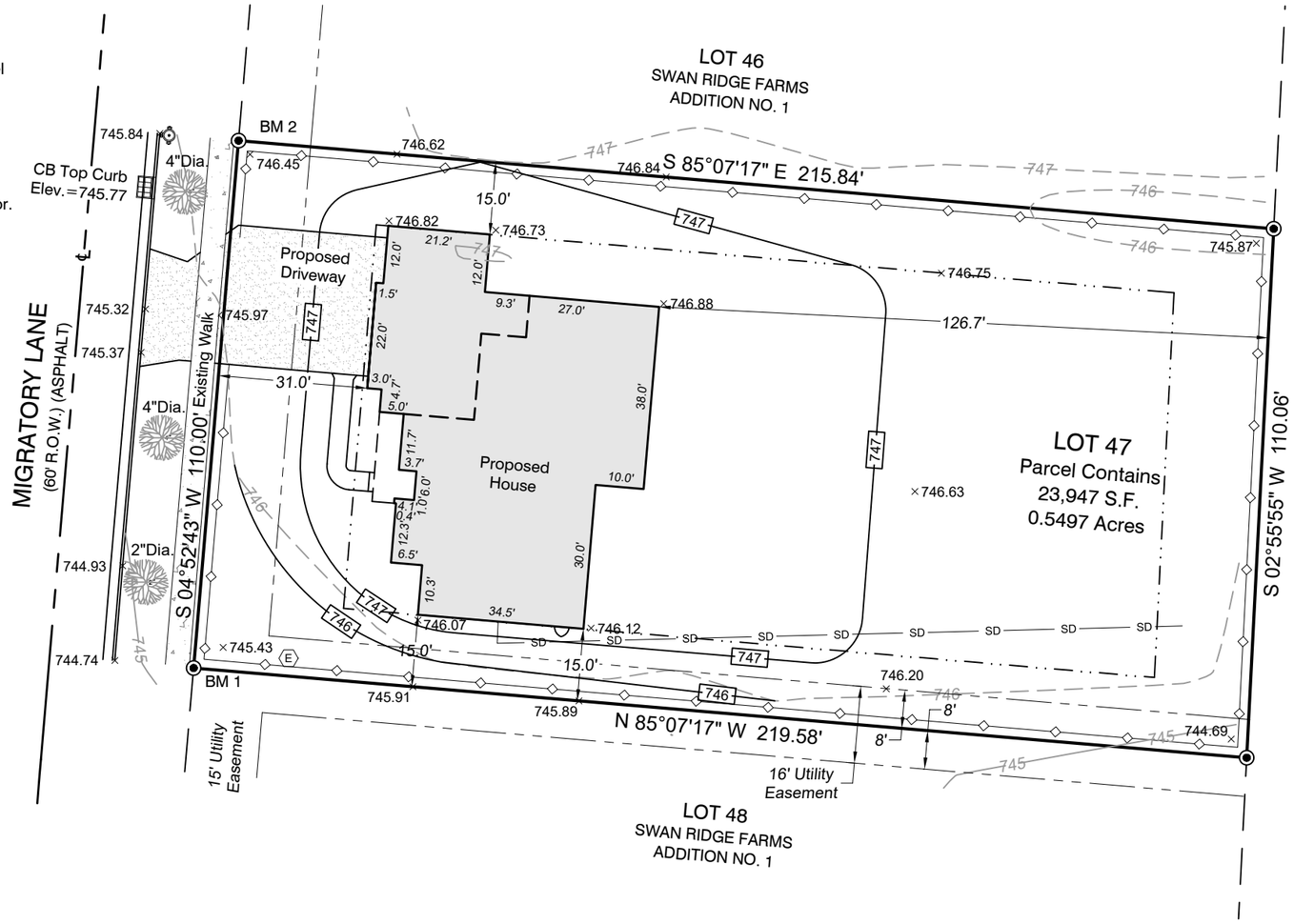
Property Description:

LOT 47 IN SWAN RIDGE FARMS ADDITION NO. 1 BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

IMPERVIOUS SURFACE CALCULATIONS		
FEATURE	AREA IN SQ. FT.	% OF LOT
House	3,533	14.7%
Driveway	912	3.8%
Walk and Porch	229	1.0%
TOTALS	4,670	19.5%

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 05-26-26.
7. Building Setbacks
   Front = 30'
   Side = 15'
   Rear = 20'



LEGEND

- ?"Dia. — Decidious Tree
- Transformer
- 10' Offset
- Fire Hydrant
- Curb Inlet
- Water Valve
- Utility Pedestals
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- 3/4" Iron Rod Found
- 3/4"X18" Iron Rod Set
- × 733.57 — Existing Spot Grade
- 735 — Proposed Grade
- 735 — Proposed Contour
- 735 — Existing Contour
- Building Setback Line
- Proposed Silt Fence
- SD — Proposed Sump Drain

Graphic Scale 1" = 30'

0' 30' 60'

Suggested Top of Wall: 748.17'
Suggested Garage Floor: 747.67'
Suggested Final Yard Grade: 747.50'
Suggested Top of Footing: 740.17'
Driveway Slope = 5.3%
(Assuming 8' Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

Benchmark (BM) 1: Top of Iron Rod, Elev.=745.34'
Benchmark (BM) 2: Top of Iron Rod, Elev.=746.37'

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 28th Day of May, 2026:
Phillip J. Landry S-3176

REVISIONS

6-22-26 added sump drain

PREPARED FOR:

Tim O'Brien Homes
N27 W24075 Paul Court
Pewaukee, Wisconsin 53072

LOT 47 IN SWAN RIDGE FARMS
ADDITIION NO. 1

BEARINGS ARE REFERENCED TO SWAN RIDGE FARMS ADDITION NO. 1, EAST LINE OF LOT 47 BEARS S 02°55'55" W

Drawn By: JC | Job# 26223

Sheet 01 of 01