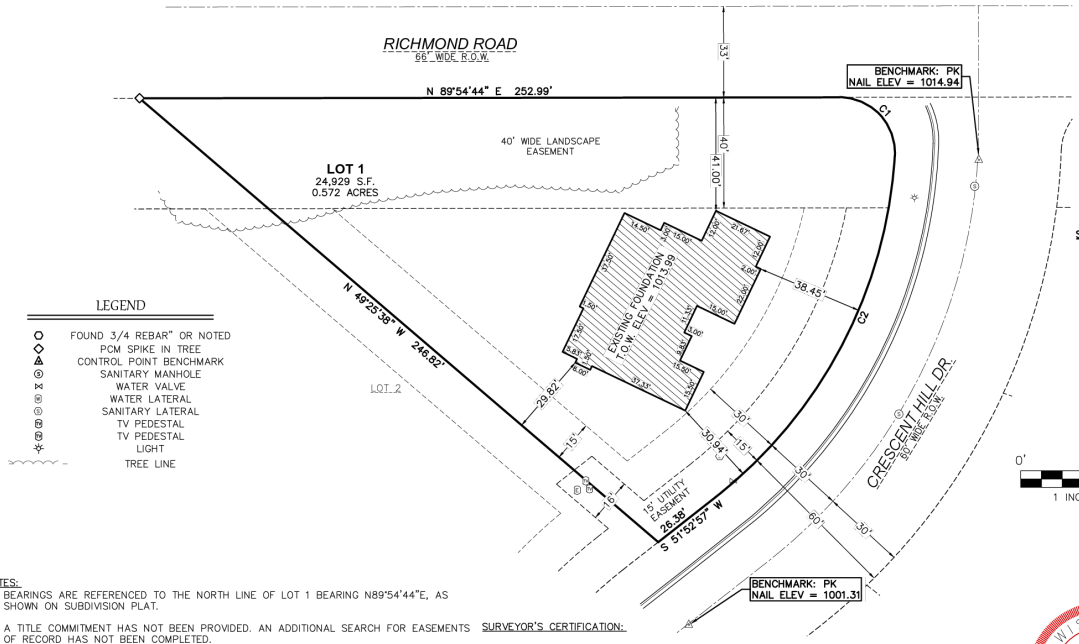
PLAT OF SURVEY

LOT 1 OF REDFORD HILLS SUB-DIVISION, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



LEGEND

- FOUND 3/4 REBAR" OR NOTED
- PCM SPIKE IN TREE
- CONTROL POINT BENCHMARK
- SANITARY MANHOLE
- WATER VALVE
- WATER LATERAL
- SANITARY LATERAL
- TV PEDESTAL
- TV PEDESTAL
- LIGHT
- TREE LINE

SETBACK REQUIREMENTS
FRONT YARD = 30'
SIDE YARD = 15'

0' 30' 60'
1 INCH = 30 FEET

NOTES:

- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 1 BEARING N89°54'44"E, AS SHOWN ON SUBDIVISION PLAT.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.
- SURVEY PREPARED FOR FOUNDATION WALL LOCATION AND ELEVATION RECERTIFICATION.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	32.66'	29.15'	S 43°18'12" E	93°34'08"
C2	170.00'	143.61'	139.38'	S 27°40'54" W	48°24'05"

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

WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI
PROFESSIONAL LAND SURVEYOR

LAND SURVEYING ■ LAND PLANNING
N27 W23233 PAUL COURT
PEWAUKEE, WI 53072
WWW.LANDTECH.US
(262) 367-7599

REV.
REV.
REV.
REV.

LOCATION: W254N5593 CRESCENT HILL DRIVE, SUSSEX, WAUKESHA CO., WI
TAX KEY : SUXV0273001
DRAWN BY: VLM
CHECKED BY: MTD

CLIENT: ESPIRE HOMES
PROJECT: DELAVAN
LAYOUT: FOUNDATION RECERT
DRAWING: 25088_SURVEY.DWG

DATE: 09/05/2025
JOB NO: 25088
SHEET: 1 OF 1