

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 39 OF WOODLAND TRAILS ADDITION NO. 1, AND BEING A PART OF THE NE 1/4 OF THE NORTHWEST QUARTER OF SECTION 13, TOWN 8 NORTH, RANGE 19 EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SAN. RIM
EL 954.25

CI
RAD = 60.00'
ARC = 45.51'
CHD = 44.43'
C.B. = S 61°-50'-49" E

TAMARACK CT.

LOT 38

LOT 34

LOT 40

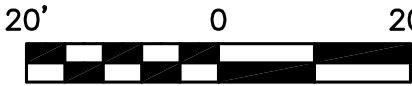
LOT 39
15,283 SQ. FT.
0.3508 ACRES

OUTLOT 1,
WOODLAND TRAILS

PROPOSED CONCRETE AREAS:
PROPOSED APPROACH AREA: 259.5 SQ. FT.
AFFECTED SIDEWALK AREA: 103.0 SQ. FT.
PROPOSED DRIVEWAY AREA: 885.2 SQ. FT.
PROPOSED WALK AREA: 81.2 SQ. FT.

PROPOSED TOP OF FOUNDATION: 956.27
PROPOSED GARAGE FLOOR EL: 955.77
PROPOSED FINAL YARD GRADE: 955.60
PROPOSED EXPOSED YARD GRADE: 951.60
PROPOSED TOP OF FOOTING: 948.27
DRIVEWAY SLOPE: 3.5 % TO SIDEWALK
(ASSUMING 8' WALL - CHECK PLAN)

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13-08-19 WHICH IS ASSUMED TO BEAR N 88°-47'-02" E.



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 ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

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. 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 encumbrances attached to any property.

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. | ├ Lateral End |
| ○ 18" X 3/4" Dia. Rebar (Set) | ⬮ Offset Stake |
| □ Elec. Trans. Box | — Easement Boundary |
| ⊕ Man Hole | — Building Setback Line |
| ○ Utility Pedestal | — S Proposed Silt Fence |
| ☼ Light Post | |
| ⊠ Water Valve | |
| ■ Catch Basin | |

C:\Holland&Thomas\220910.dwg; DrawnBy:NLH; CheckedBy:SDT; F.W.F:10-10-22; S:10-14-22.

PROJECT: 104-039
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: 2022.10.14
13:28:33 -05'00'