

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

FOR LOT 45 OF BELLA VISTA ESTATES ADDITION NO.1, AND BEING A PART OF THE NE 1/4 OF
THE SOUTHWEST QUARTER OF SECTION 19, TOWN 8 NORTH, RANGE 20 EAST,
VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

(60' R-O-W)

STM. RIM
EL 936.37
MH

BACK OF CURB

939.30

940.73

3/4" REBAR
EL 937.06

SIDEWALK

S 89°-22'-47" W 96.00'

1" REBAR
EL 941.35

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 |
| ⊗
H ₂ O | Water Valve |
| ■ | Catch Basin |
| ⊥ | Lateral End |
| ⌒ | Offset Stake |
| — · — | Easement Boundary |
| — — — | Building Setback Line |
| — S — | Proposed Silt Fence |

EXISTING BUILDING
T.O.F. = 939.6

LOT 46

LOT 44

LOT 45
15,063 SQ. FT.
0.3458 ACRES

10.0'

10.0'

NAIL
EL 938.76

938.9

NAIL
EL 939.55

UTL. RIM
EL 940.42

940.7

942.1

NAIL
EL 942.76

20' WIDE PRIVATE DRAINAGE EASEMENT

16' WIDE UTILITY EASEMENT

S 89°-37'-14" E 96.01'

LOT 41

LOT 43

8.0'

8.0'

8.0'

8.0'

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

PROPOSED TOP OF FOUNDATION: 943.67
PROPOSED GARAGE FLOOR EL: 941.67
(GARAGE FLOOR DROPPED 18")
PROPOSED FINAL YARD GRADE: 943.00
PROPOSED EXPOSED YARD GRADE: 939.00
PROPOSED TOP OF FOOTING: 935.67
DRIVEWAY SLOPE: 6.7 % TO SIDEWALK
(ASSUMING 8' WALL - CHECK PLAN)

PROJECT: 204-045

BUILDER: Halen Homes
N27 W24025 Paul Ct.
Suite 200
Pewaukee, WI 53072
Ph: (414) 219-0740
Fax: (880) 918-3603

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19-08-20, WHICH IS ASSUMED TO BEAR N 88°-27'-29" E.

20' 0 20'

ESTIMATED HARD SURFACE AREAS: 4,101.8 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 27.23 %
ESTIMATED % OF REMAINING OPEN SPACE: 72.77 %
LOT AREA: 15,063 SQ. FT.
HOUSE AREA: 2,149.1 SQ. FT.
GARAGE AREA: 735.2 SQ. FT.
PORCH AREA: 37.3 SQ. FT.
DECK AREA: 0.0 SQ. FT.
WALK AREA: 199.4 SQ. FT.
DRIVE AREA TO R-O-W: 980.8 SQ. FT.
AFFECTED SIDEWALK AREA (NOT INCLUDED): 101.0 SQ. FT.
APPROACH AREA (NOT INCLUDED): 193.8 SQ. FT.

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.

Digitally signed by
Scott D. Thomas
Date: 2026.05.28
16:00:48 -05'00'

State of Wisconsin }
County of Jefferson } SS.

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 Administrative 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 encumbrances attached to any property.

C:\Holland&Thomas\6054\dwg; Drawn By: NLH; Checked By: SDI; F.W.F: 05-22-26; Rev. 05-28-26.