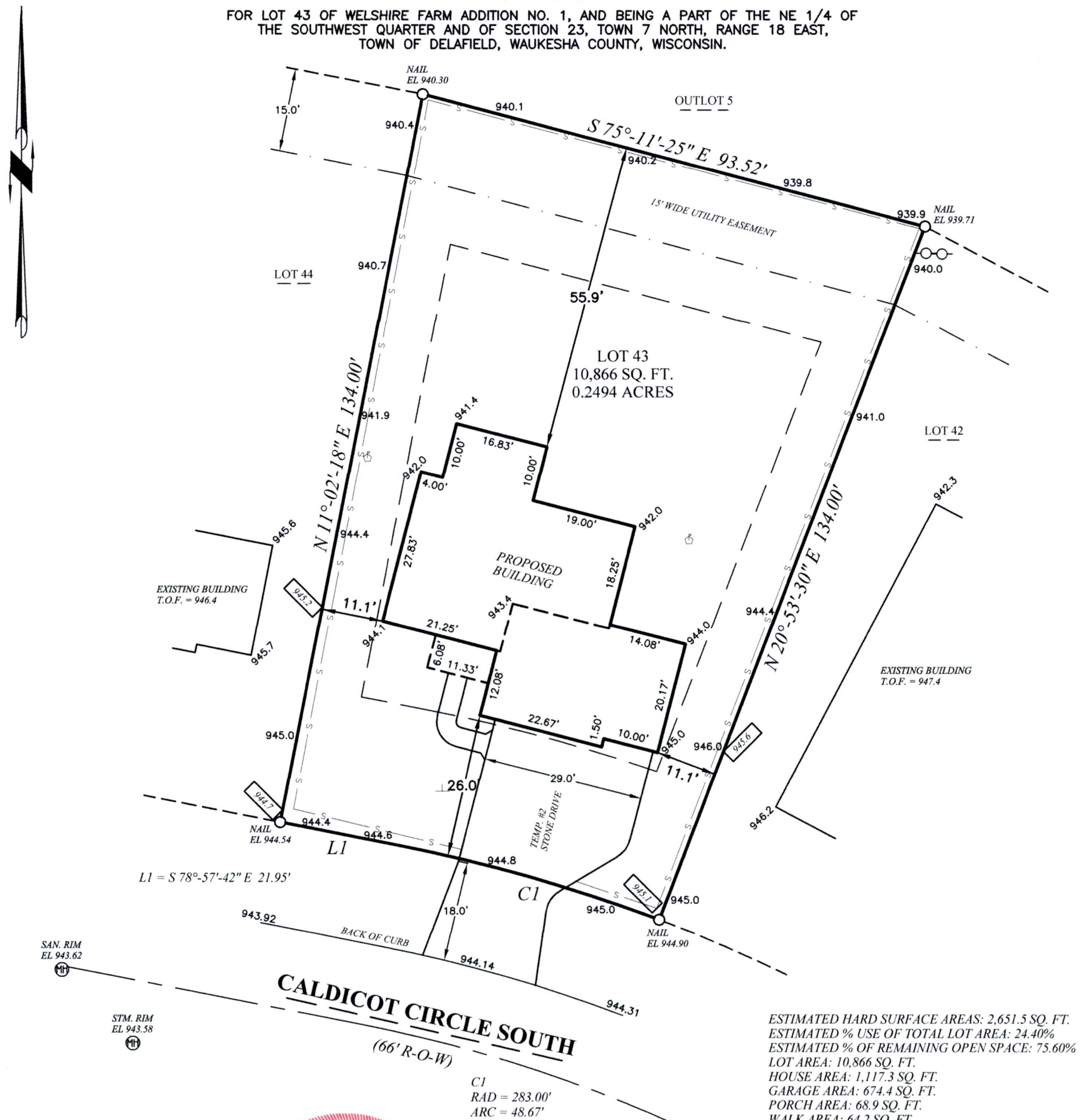
HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 43 OF WELSHIRE FARM ADDITION NO. 1, AND BEING A PART OF THE NE 1/4 OF THE SOUTHWEST QUARTER AND OF SECTION 23, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.



L1 = S 78°-57'-42" E 21.95'

C1
RAD = 283.00'
ARC = 48.67'
CHD = 48.61'
C.B. = N 74°-02'-06" W

ESTIMATED HARD SURFACE AREAS: 2,651.5 SQ. FT.
ESTIMATED % USE OF TOTAL LOT AREA: 24.40%
ESTIMATED % OF REMAINING OPEN SPACE: 75.60%
LOT AREA: 10,866 SQ. FT.
HOUSE AREA: 1,117.3 SQ. FT.
GARAGE AREA: 674.4 SQ. FT.
PORCH AREA: 68.9 SQ. FT.
WALK AREA: 64.2 SQ. FT.
PATIO AREA: 0.0 SQ. FT.
DRIVE AREA TO R-O-W: 726.7 SQ. FT.
APPROACH AREA(NOT INCLUDED): 355.3 SQ. FT.

PROPOSED TOP OF FOUNDATION: 946.77
PROPOSED GARAGE FLOOR EL: 946.27
PROPOSED FINAL YARD GRADE: 946.10
PROPOSED EXPOSED GRADE: 942.10
PROPOSED TOP OF FOOTING: 938.77
DRIVEWAY SLOPE: 4.8 % TO CURB
(ASSUMING 8' WALL - CHECK PLAN)

WISCONSIN
SCOTT D. THOMAS
S-2354
JOHNSON CREEK
WISCONSIN
8/25/26
LAND SURVEYOR

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.

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 NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23-07-18, WHICH IS ASSUMED TO BEAR N 88°-51'-15" 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
- City of Oconomowoc Utility Easement Unless Noted Different
- Building Setback Line
- Proposed Silt Fence

PROJECT: 128-043

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

Digitally signed by Scott D. Thomas
Date: 2026.08.25 16:03:52 -05'00'

C:\Holland&Thomas\250710.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:08-11-26;S:08-25-26.