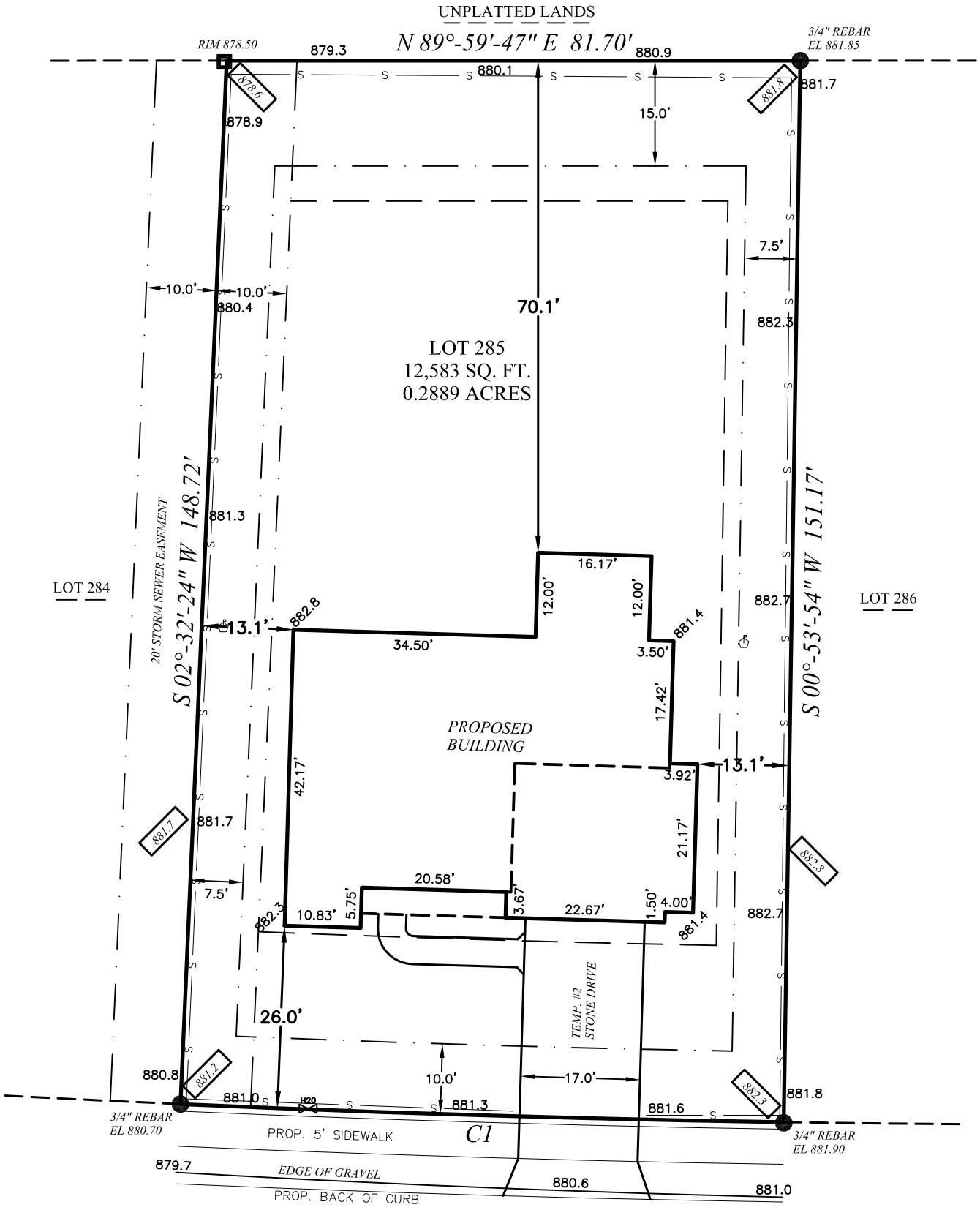
HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS
202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 285 OF PRAIRIE CREEK RIDGE ADDITION NO. 6, AND BEING A PART OF THE SE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 22, TOWN 8 NORTH, RANGE 17 EAST, CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.



VIOLET STREET

(60' R-O-W) SAN. RIM

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.

WISCONSIN SCOTT D THOMAS S-2354 JOHNSON CREEK WISCONSIN LAND SURVEYOR

C1
RAD = 3000.00'
ARC = 85.96'
CHD = 85.96'
C.B. = S 88°-16'-51" E

PROPOSED CONCRETE AREAS:
PROPOSED APPROACH AREA: 118.8 SQ. FT.
PROPOSED 5' SIDEWALK AREA: 430.3 SQ. FT.
PROPOSED DRIVEWAY AREA: 479.2 SQ. FT.
PROPOSED WALK AREA: 91.7 SQ. FT.

PROPOSED TOP OF FOUNDATION: 883.97
PROPOSED GARAGE FLOOR EL: 883.47
PROPOSED FINAL YARD GRADE: 883.30
PROPOSED TOP OF FOOTING: 875.97
DRIVEWAY SLOPE: 7.4 % TO GRAVEL
(ASSUMING 8' WALL - CHECK PLAN)

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 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 22-08-17, WHICH IS ASSUMED TO BEAR N 89°-20'-44" W.

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
- Lateral End
- Offset Stake
- Proposed Spot Grades
- City of Oconomowoc Utility Easement Unless Noted Different
- Building Setback Line
- Proposed Silt Fence

PROJECT: 90-285

BUILDER: Tim O'Brien Homes, Inc.
N27 W24075 Paul Ct. Ste. 100
Pewaukee, WI 53072
Ph: (262) 542-5750
Fax: (262) 542-9780
www.tobhomes.com

Holland & Thomas, L.L.C. Land Surveyors 202 West Street Johnson Creek, WI 53038

Digitally signed by Scott D. Thomas
Date: 2023.06.30 13:15:44 -05'00'

C:\Holland&Thomas\230134.dwg;Drawn By:NLH;Checked By:SDT;F.W.F:06-28-23;S:06-30-23.