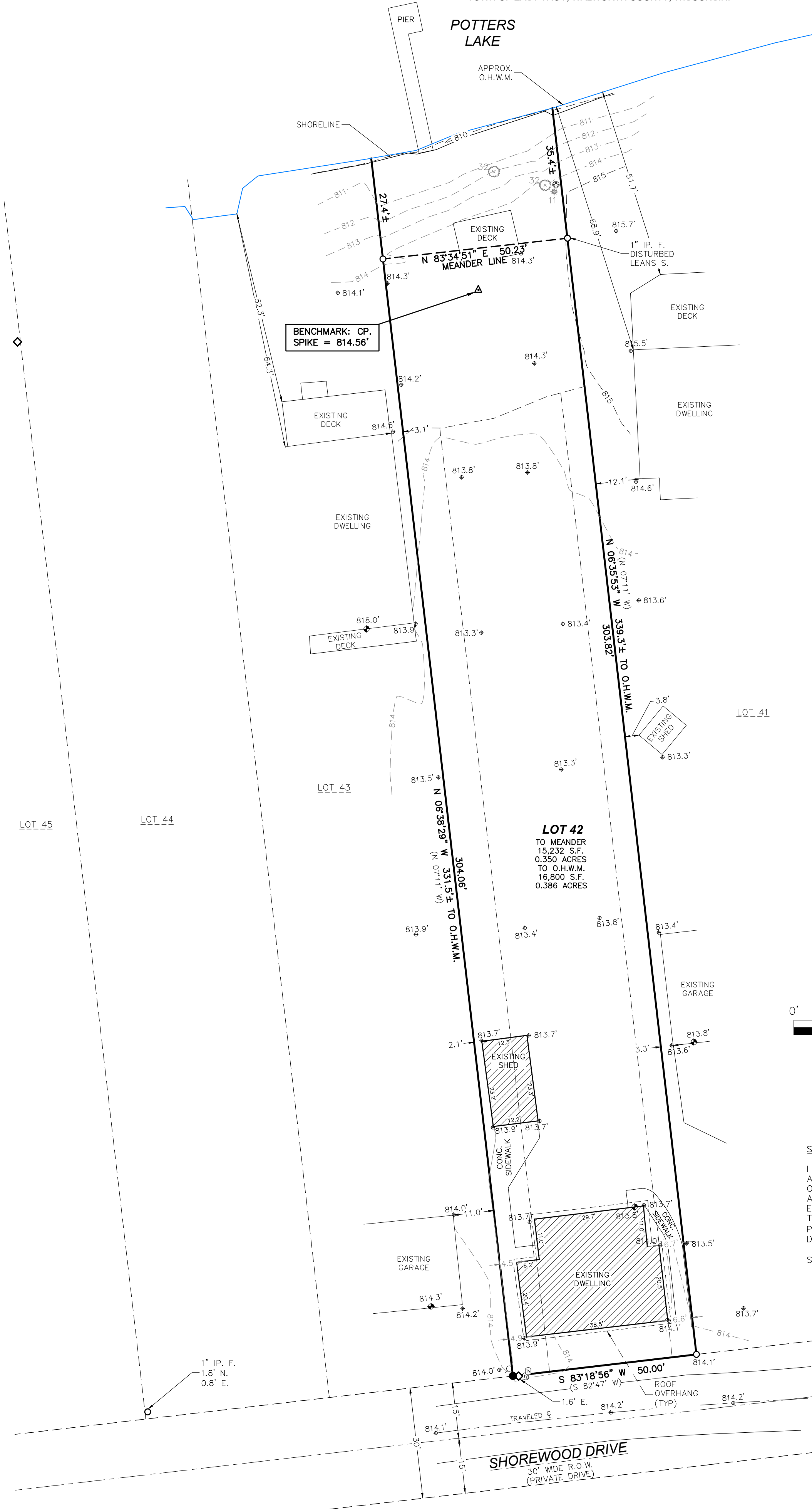


PLAT OF SURVEY
LOT 42 OF PLAT OF SHOREWOOD SUBDIVISION BEING A PART OF THE SE 1/4 OF SECTION 10, THE SW 1/4
OF SEC 11, THE NW 1/4 OF SECTION 14 THE NE 1/4 OF SECTION 15 ALL IN TOWN 4 NORTH, RANGE 18 EAST,
TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.



- NOTES:
- BEARINGS ARE REFERENCED TO THE NORTH R.O.W. OF SHOREWOOD DRIVE, MEASURED AS S83°18'56"W.
 - VERTICAL DATUM IS NAVD 88 (GEOID 12A)
 - TITLE COMMITMENT PROVIDED PREPARED BY KNIGHT BARRY TITLE DATED JANUARY 28, 2016, POLICY No. 0X10296651 SHOWING NO PLOTTABLE EASEMENTS.
 - THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
 - PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
 - EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
 - A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
 - ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
 - FLOODPLAIN IS PER FEMA FIRM MAP No. 55127C0105E, MAP REVISED APRIL 6, 2022, ZONE X.
 - THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR.

EXISTING IMPERVIOUS SURFACE

DWELLING = 1,265*
DECK(S) = 191
SIDEWALKS = 546
SHED = 286

TOTAL IMPERVIOUS SURFACE AREA = 2,288
LOT SIZE = 16,800
TOTAL PERCENT IMPERVIOUS SURFACE = 13.6%
*INCLUDES ROOF OVERHANG

LEGEND


- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- ◇ .75" ROD
- △ CONTROL POINT BENCHMARK
- SET SPIKE NAIL
- ⊗ SANITARY MANHOLE
- ⊗ TV PED
- ⊗ UTILITY POLE
- ⊗ POST
- ⊕ FLOOR ELEVATION
- ⊕ 800.0 EXISTING SPOT GRADE
- 800 EXISTING CONTOUR
- DECID. TREE WITH TRUNK DIA.
- CON. TREE WITH TRUNK DIA.
- (R) RECORD DIMENSION
- 800 PROPOSED CONTOUR
- 800 PROPOSED SILT FENCE
- 800.0 PROPOSED ELEVATION
- PROPOSED FLOW DIRECTION

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



SHEET 1 OF 1	JOB NO. 23104	DATE 05/22/2023	CLIENT KJN CONSTRUCTION	LOCATION W962 SHOREWOOD DRIVE EAST TROY WALWORTH COUNTY WISCONSIN	REV. 06/30/2023		 LAND SURVEYING • LAND PLANNING 111 W. 2ND STREET OCONOMOWOC, WI 53066 WWW.LANDTECHWI.COM (262) 367-7599
			PROJECT REGENFELDER		REV.		
			LAYOUT EXISTING CONDITIONS		REV.		
			DRAWING 23104_SURVEY.DWG		REV.		
			DRAWN BY LJS	CHECKED BY MTO			

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EXISTING IMPERVIOUS SURFACE

DWELLING = 1,265*
DECK(S) = 191
SIDEWALKS = 546
SHED = 286

TOTAL IMPERVIOUS SURFACE AREA = 2,288
LOT SIZE = 16,800
TOTAL PERCENT IMPERVIOUS SURFACE = 13.6%
*INCLUDES ROOF OVERHANG

PROPOSED IMPERVIOUS SURFACE

DWELLING = 1,805
GARAGE(S) = 760
DECK = 216
FRONT PORCH = 96
DRIVEWAY & SIDEWALK = 3,105

TOTAL IMPERVIOUS SURFACE AREA = 5,982
LOT SIZE = 16,800
TOTAL PERCENT IMPERVIOUS SURFACE = 35.6%

PATIO PERMEABLE PAVERS 112 S.F.

PROPOSED GRADES PER BUILDER

FINISH YARD GRADE: 815.0
GARAGE FLOOR: 815.33
TOP OF WALL: 815.67
TOP OF FOOTING: 810.67 (5' WALL)
FIRST FLOOR ELEV: 819.87

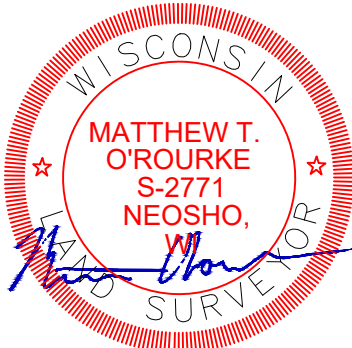
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