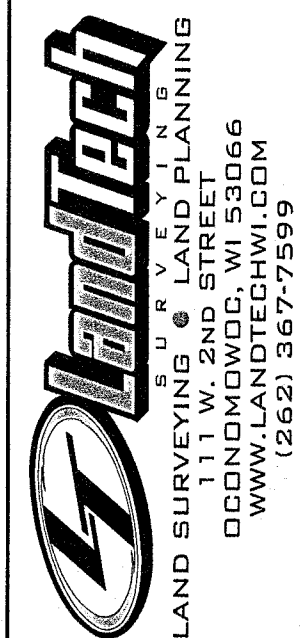


# PLAT OF SURVEY

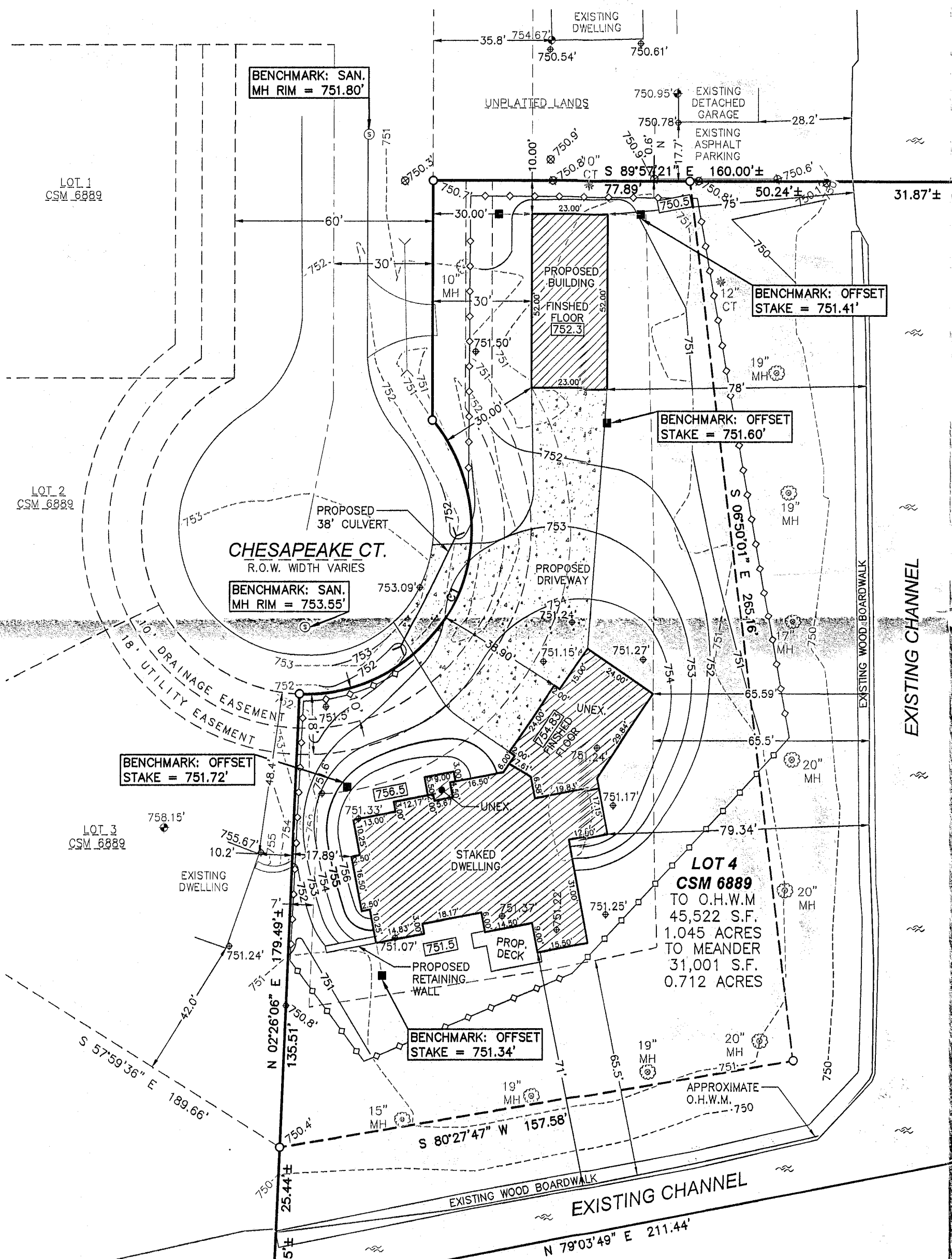
LOT 4 OF CERTIFIED SURVEY MAP NO. 6889, PART OF GOVERNMENT LOT 2 IN SECTION 29, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, STATE OF WISCONSIN, RECORDED ON NOVEMBER 19, 2014 IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 6889, AS DOCUMENT NO. 1676604.



REV.	10/11/2022	REVISED GARAGE SIZE
REV.	10/13/2022	REVISED GARAGE LOC.
REV.	10/27/2022	ADDED IMPERV CALCS
REV.	10/28/2022	STAKED

LOCATION	5114 CHESAPEAKE CT. OSHKOSH, WISCONSIN
CHECKED BY	MTD
DRAWN BY	JIL

CLIENT	ESPIRE
PROJECT	MARK & JULIE TOOLE
LAYOUT	PLAT OF SURVEY
DRAWING	22169_SURVEY.DWG
DATE	09/19/2022
JOB NO.	22169
SHEET	1 OF 1



- NOTES:**
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 4, WHICH MEASURED S 89°57'21" E, AS SHOWN ON CERTIFIED SURVEY MAP NO. 6889.
  - VERTICAL DATUM IS NAVD 88 (GEOID 12A).
  - 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.
  - PER WAUKESHA COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.
  - EASEMENTS AND BUILDING SETBACKS PER CERTIFIED SURVEY MAP NO. 6889.
  - 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.
  - THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR.
  - THE APPROXIMATE 75' O.H.W.M. SETBACK MAY NEED TO BE VERIFIED BY WAUKESHA COUNTY PRIOR TO CONSTRUCTION.

DESIGNATOR	TREE SPECIES
CT	UNKNOWN CONIFER
MH	MAPLE

**SETBACK REQUIREMENTS**  
FRONT YARD = 30'  
SIDE YARD = 7' & 10'  
FROM O.H.W.M. = 65.5'

**PROPOSED GRADES PER BUILDER**  
FINISH YARD GRADE: 756.5 / 751.5  
GARAGE FLOOR: 754.83 (-2)  
TOP OF WALL: 757.17  
TOP OF FOOTING: 748.17 (9' WALL)

\*\*\* OWNER IS AWARE OF HIGH POTENTIAL FOR GROUNDWATER \*\*\*

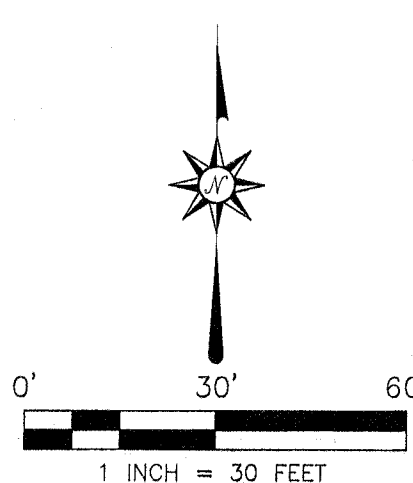
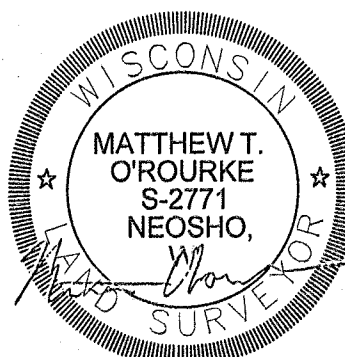
**PROPOSED IMPERVIOUS SQ. FOOTAGE**  
DWELLING = 3,963  
OUTBUILDING = 1,196  
DECK = 197  
BOARDWALK = 1,575  
RETAINING WALLS (ONE SQ. FT. PER LINEAL FT.) = 16  
DRIVEWAYS (INCL. PAVED, CONCRETE, GRAVEL AND COMPACTED AREAS) = 3,290  
TOTAL IMPERVIOUS SURFACE AREA = 10,237  
LOT SIZE = 45,522  
TOTAL PERCENT IMPERVIOUS SURFACE = 22.5%

**LEGEND**  
○ FOUND 1" IRON PIPE OR NOTED  
⊙ SANITARY MANHOLE  
⋈ CMCP CULVERT  
~ WATER  
⊙ DECID. TREE WITH TRUNK DIA.  
⊙ CON. TREE WITH TRUNK DIA.  
⊙ FLOOR ELEVATION  
⊙ EXISTING SPOT GRADE  
--- EXISTING CONTOUR  
--- PROPOSED CONTOUR  
--- PROPOSED SILT FENCE  
--- PROPOSED ELEVATION  
--- 10' OFFSET OR NOTED  
--- 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



CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
C1	50.00'	132°55'35"	116.00'	91.68'	S 25°58'12" W