

PLAT OF SURVEY

CHAPUT LAND SURVEYS

CLIENT

Mandel Group

SITE ADDRESS

13105 Water Plank Road, Village of Elm Grove, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Lot 3 in Certified Survey Map No. _____ being part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NE 1/4 bears N89°58'52"E.

VERTICAL DATUM

Vertical datum is based on National Geodetic Vertical Datum of 1929.

STARTING BENCHMARK: 778.56

CONC. MON. WITH BRASS CAP
NE COR. OF NE 1/4
SEC. 25, T7N, R20E.

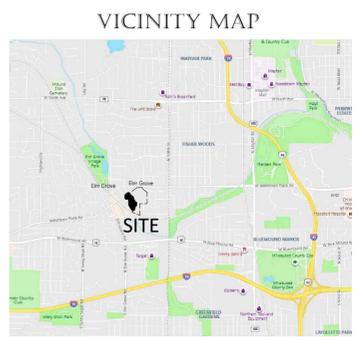
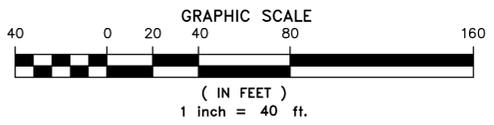
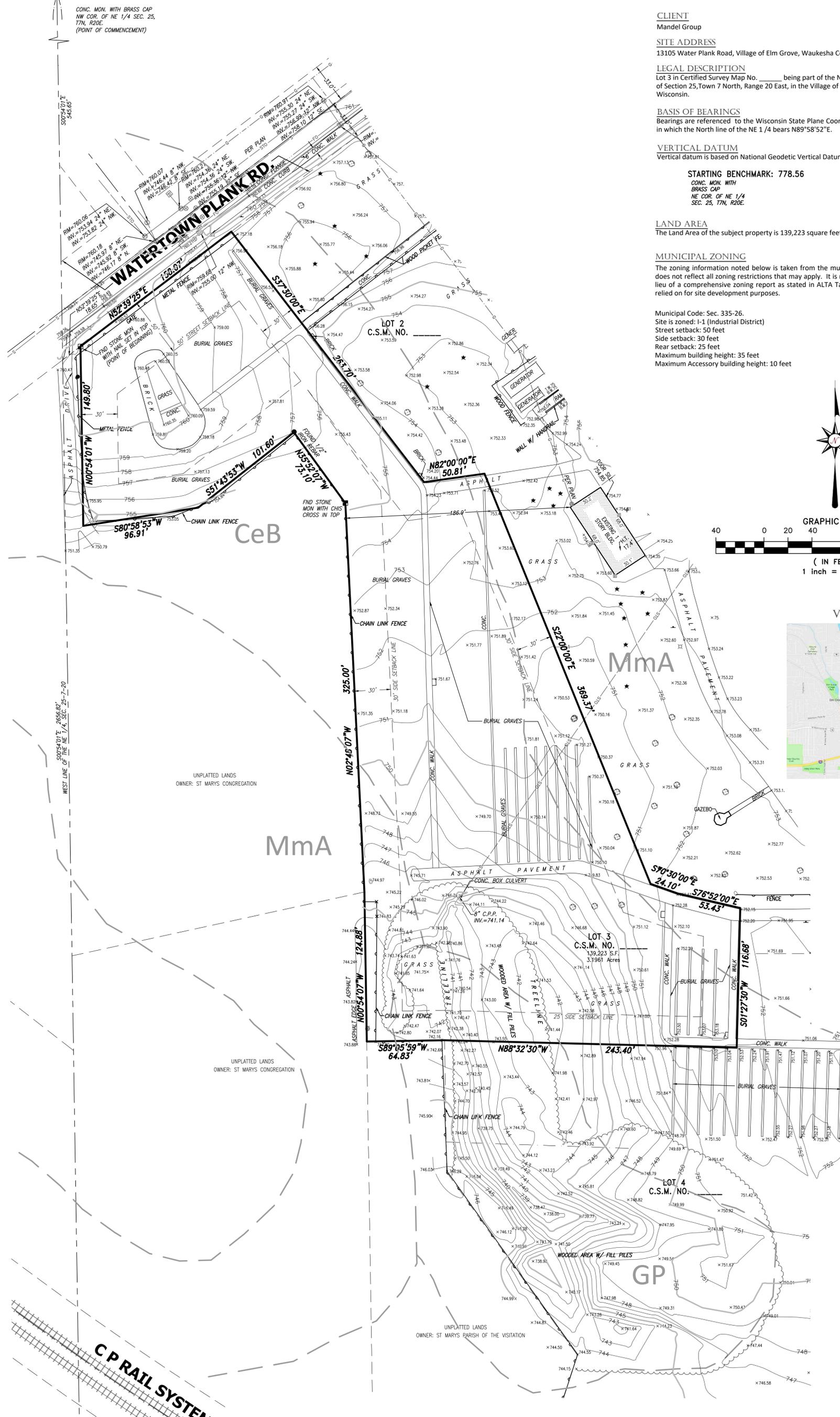
LAND AREA

The Land Area of the subject property is 139,223 square feet or 3.1961 acres.

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 335-26.
Site is zoned: I-1 (Industrial District)
Street setback: 50 feet
Side setback: 30 feet
Rear setback: 25 feet
Maximum building height: 35 feet
Maximum Accessory building height: 10 feet



- LEGEND**
- INDICATES FOUND 1" IRON PIPE
 - INDICATES SET 1" IRON PIPE
 - ⊕ INDICATES FOUND CHISELED CROSS
 - ⊕ SANITARY MANHOLE
 - ⊕ SEPTIC TANK ACCESS COVER
 - ⊕ SANITARY CLEANOUT OR VENT
 - ⊕ M.I.S. MANHOLE
 - ⊕ UNKNOWN MANHOLE
 - ⊕ STORM MANHOLE
 - ⊕ INLET (ROUND)
 - ⊕ INLET (SQUARE)
 - ⊕ CURB INLET
 - ⊕ STORM SEWER END SECTION
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER MANHOLE
 - ⊕ WATER SERVICE CURB STOP
 - ⊕ WELL HEAD
 - ⊕ PIPE
 - ⊕ WALL INDICATOR VALVE
 - ⊕ POST INDICATOR VALVE
 - ⊕ LIGHT POLE
 - ⊕ SPOT/YARD LIGHT
 - ⊕ UTILITY POLE
 - ⊕ GUY POLE
 - ⊕ GUY WIRE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ CABLE PEDESTAL
 - ⊕ CONTROL BOX
 - ⊕ FIBER OPTIC PEDESTAL/SIGN
 - ⊕ TRAFFIC LIGHT
 - ⊕ COMMUNICATION MANHOLE
 - ⊕ BOLLARD
 - ⊕ SOIL BORING/MONITORING WELL
 - ⊕ WATER SURFACE
 - ⊕ WETLANDS FLAG
 - ⊕ MARSH
 - ⊕ FLAGPOLE
 - ⊕ PARKING METER
 - ⊕ SIGN
 - ⊕ MAILBOX
 - ⊕ RAILROAD CROSSING SIGNAL
 - ⊕ HANDICAP SPACE
 - ★ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways 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.

Date: April 15, 2021

DONALD C. CHAPUT
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MILWAUKEE, WI
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Registration Number S-1316

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Date	Revision description	grb
May 6, 2021	revised boundary	grb

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Drawing No. 20210506-pos-3454 grb