

# PLAT OF SURVEY

LOT 16 OF BUR OAK ESTATES ADDITION 1, PART OF THE SOUTHEAST 1/4 OF SECTION 10,  
TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

**LEGAL DESCRIPTION PER DEED NO. 4825308**

LOT SIXTEEN (16) IN BUR OAK ESTATES ADDITION NO. 1, A RE-SUBDIVISION OF LOT ELEVEN (11) OF BUR OAK ESTATES, IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION TEN (10), IN TOWNSHIP FIVE (5) NORTH, RANGE EIGHTEEN (18) EAST, IN THE TOWN OF MUKWONAGO, STATE OF WISCONSIN.

**NOTES:**

- BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 16, WHICH WAS TAKEN TO BEAR N90°00'00"W, AS SHOWN ON BUR OAK ESTATES ADDITION 1 SUBDIVISION PLAT.
- 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 SUBDIVISION PLAT.

**PROPOSED GRADES PER BUILDER**

FINISH YARD GRADE: 1005.0/996.0  
GARAGE FLOOR: 1005.33  
TOP OF WALL: 1005.67  
TOP OF FOOTING: 996.67 (9' WALL)  
DRIVE: MAX 10%

\*\*\* PER FORM A SEASONAL HIGH GROUNDWATER DETERMINATION REPORT DATED AUGUST 9, 2025 DONE BY LANDMARK ENGINEERING SCIENCES INC. MINIMUM BASEMENT FLOOR 990.3 \*\*\*

**LEGEND**

- BENCHMARK
- FOUND 1" IRON PIPE OR NOTED CONTROL POINT BENCHMARK
- TV PEDESTAL
- UNDERGROUND ELEC.
- UNDERGROUND TV
- UNDERGROUND FIBER
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- SOIL BORE
- RECORD DIMENSION
- TREE LINE
- CMCP CULVERT
- PROPOSED SILT FENCE
- PROPOSED CONTOUR
- PROPOSED ELEVATION

BENCHMARK: CP PK1  
ELEV.= 985.60

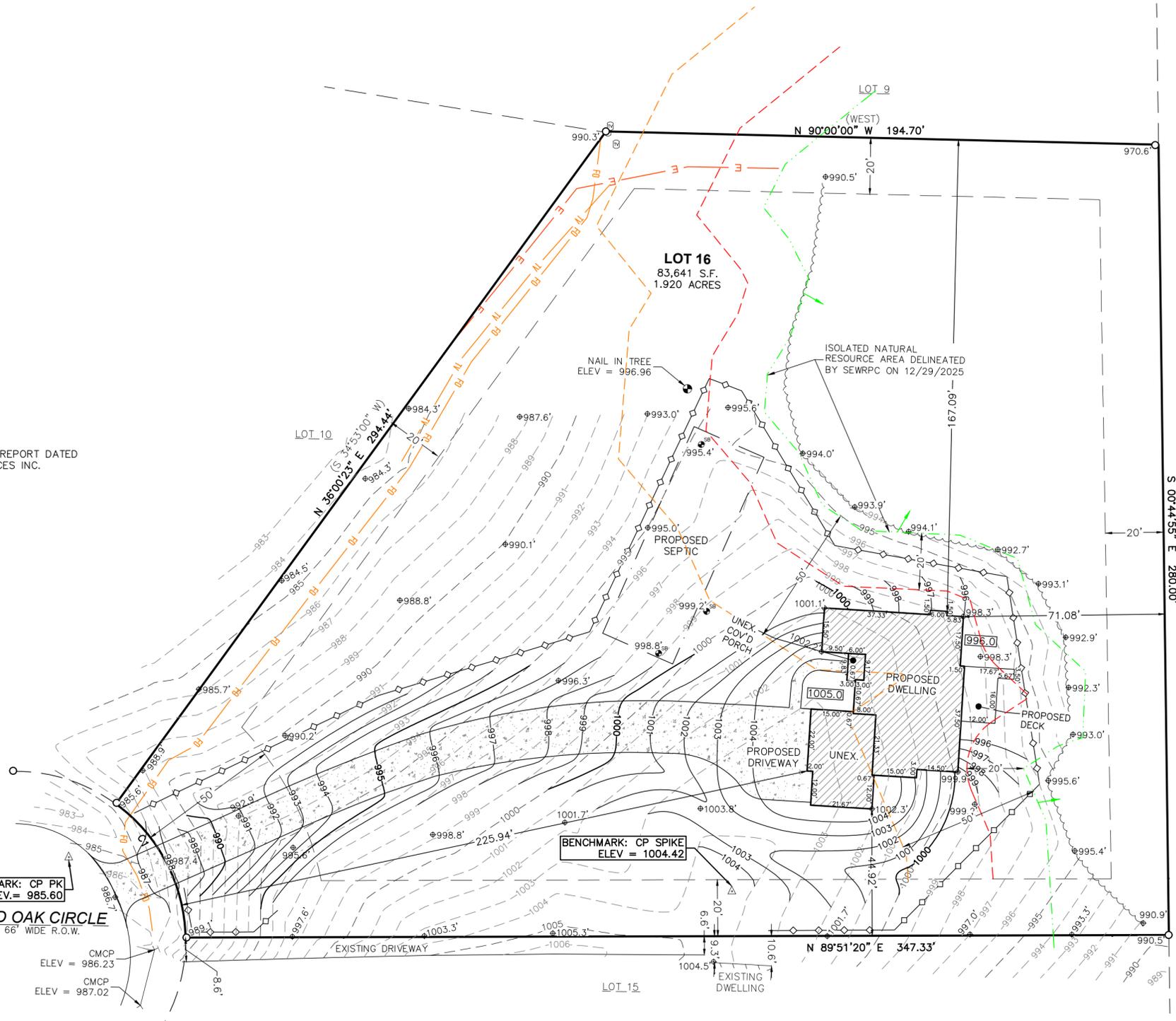
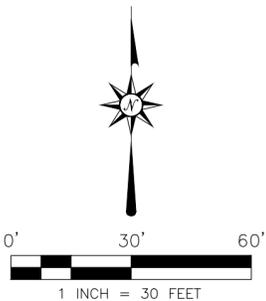
**RED OAK CIRCLE**  
66' WIDE R.O.W.

CMCP  
ELEV = 986.23  
CMCP  
ELEV = 987.02

**SETBACK REQUIREMENTS**

FRONT YARD = 50'  
SIDE YARD = 20'  
REAR YARD = 20'

BUILDING DIMENSIONS SHOWN PER FOUNDATION PLANSET DATED 10/30/2025



**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



REV. 2/3/2026 UPDATED BUILDING PLAN (NG)

REV. 3/6/2026 PER SETBACKS (MD)

REV.

REV.

LOT 16 - RED OAK CIRCLE  
MUKWONAGO, WAUKESHA  
COUNTY, WISCONSIN

TAX: MUKT1912016

DRAWN BY NG  
CHECKED BY MTO

CLIENT: ESPIRE

PROJECT: FREIBURGER

LAYOUT: PERMIT SURVEY

DRAWING: 25231\_SURVEY.DWG

DATE: 01/29/2026

JOB NO.: 25231

SHEET: 1 OF 1