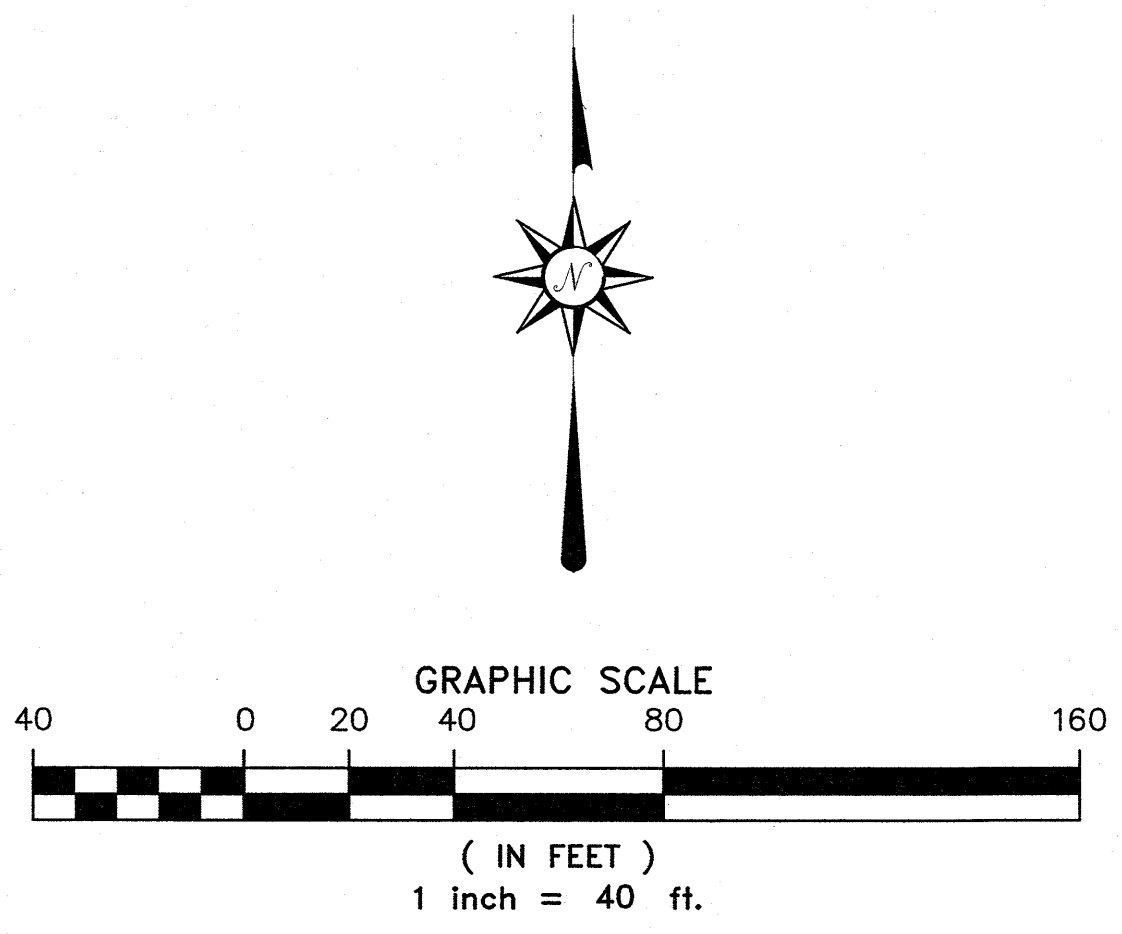
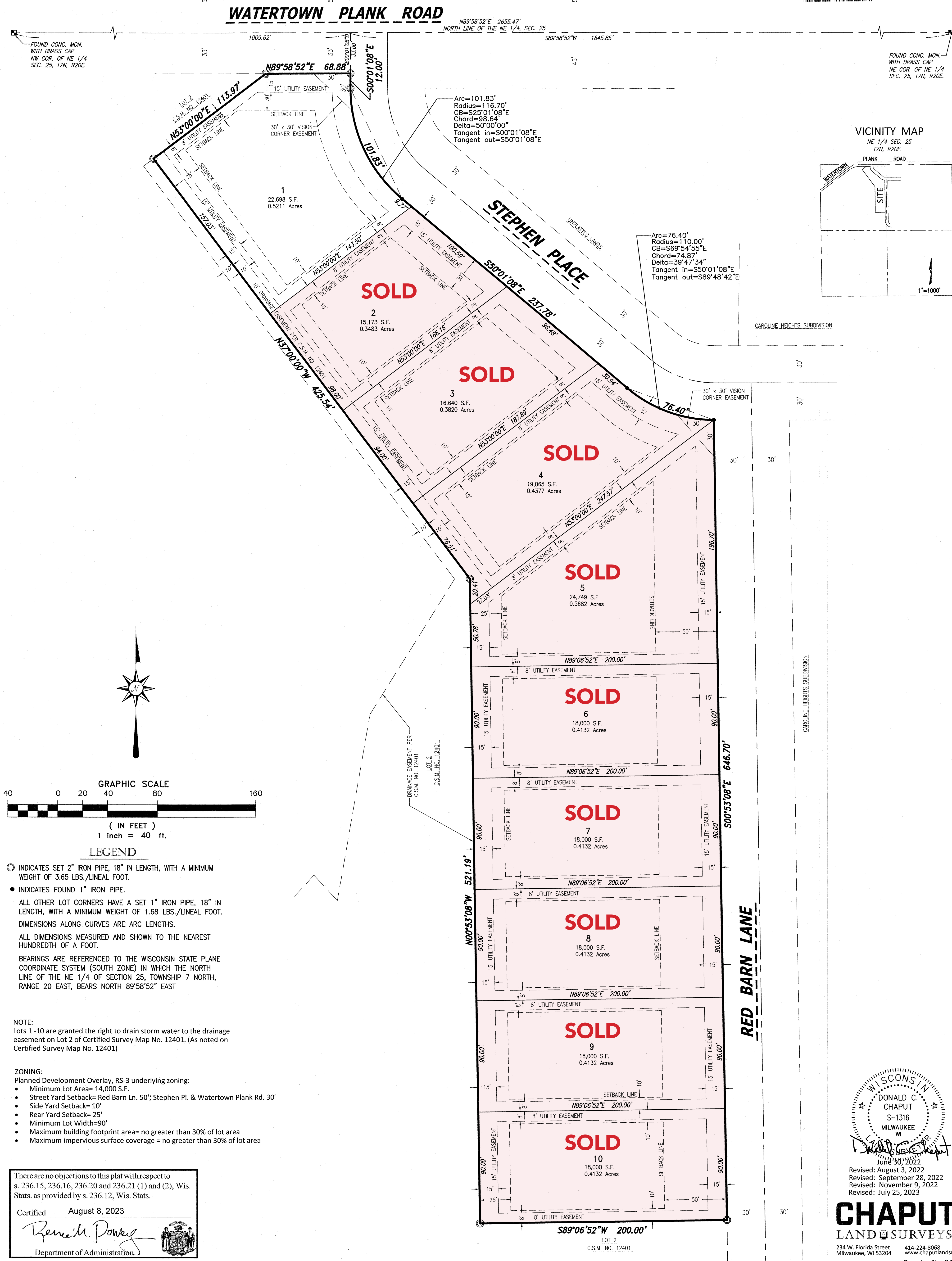
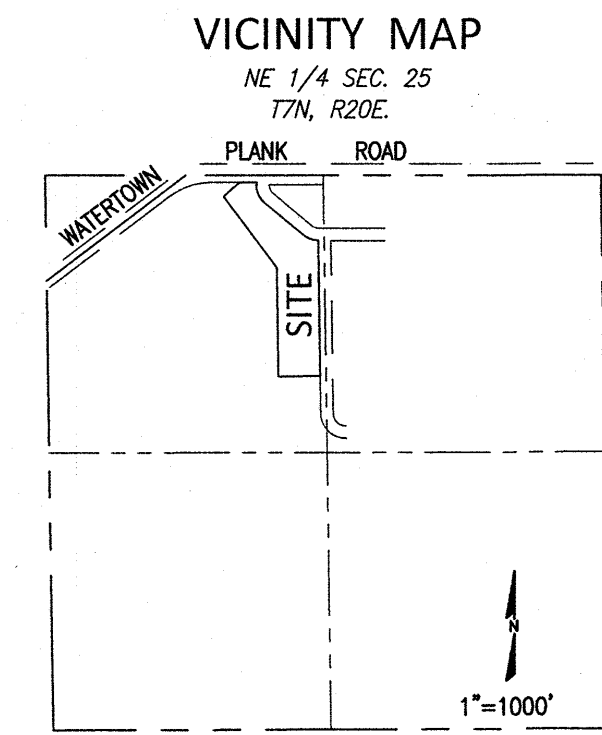


# RED BARN

A subdivision of Lot 1 of Certified Survey Map No. 12401, being a 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.

4736815  
REGISTER OF DEEDS  
WISCONSIN COUNTY, WI  
RECORDED ON  
September 12, 2023 09:28 AM  
Electronically  
47 Sections  
2 P.P.S.  
TOTAL FEE: \$50.00  
TRANCE FEE: \$0.00  
Book 55 Page 387-388



LEGEND  
○ INDICATES SET 2" IRON PIPE, 18" IN LENGTH, WITH A MINIMUM WEIGHT OF 3.65 LBS./LINEAL FOOT.  
● INDICATES FOUND 1" IRON PIPE.  
ALL OTHER LOT CORNERS HAVE A SET 1" IRON PIPE, 18" IN LENGTH, WITH A MINIMUM WEIGHT OF 1.68 LBS./LINEAL FOOT. DIMENSIONS ALONG CURVES ARE ARC LENGTHS.  
ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT.  
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) IN WHICH THE NORTH LINE OF THE NE 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 20 EAST, BEARS NORTH 89°58'52" EAST

NOTE:  
Lots 1 - 10 are granted the right to drain storm water to the drainage easement on Lot 2 of Certified Survey Map No. 12401. (As noted on Certified Survey Map No. 12401)

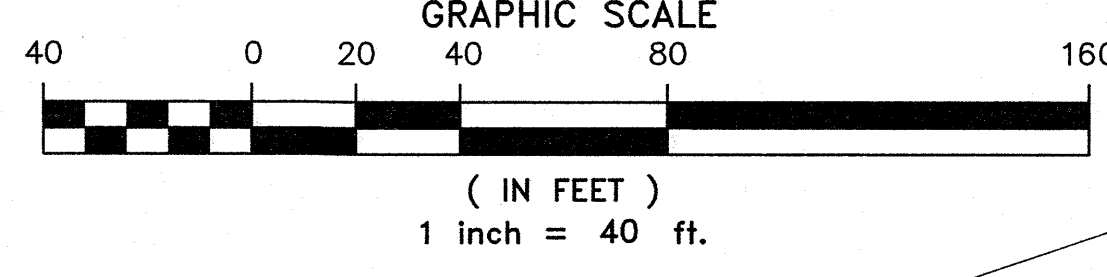
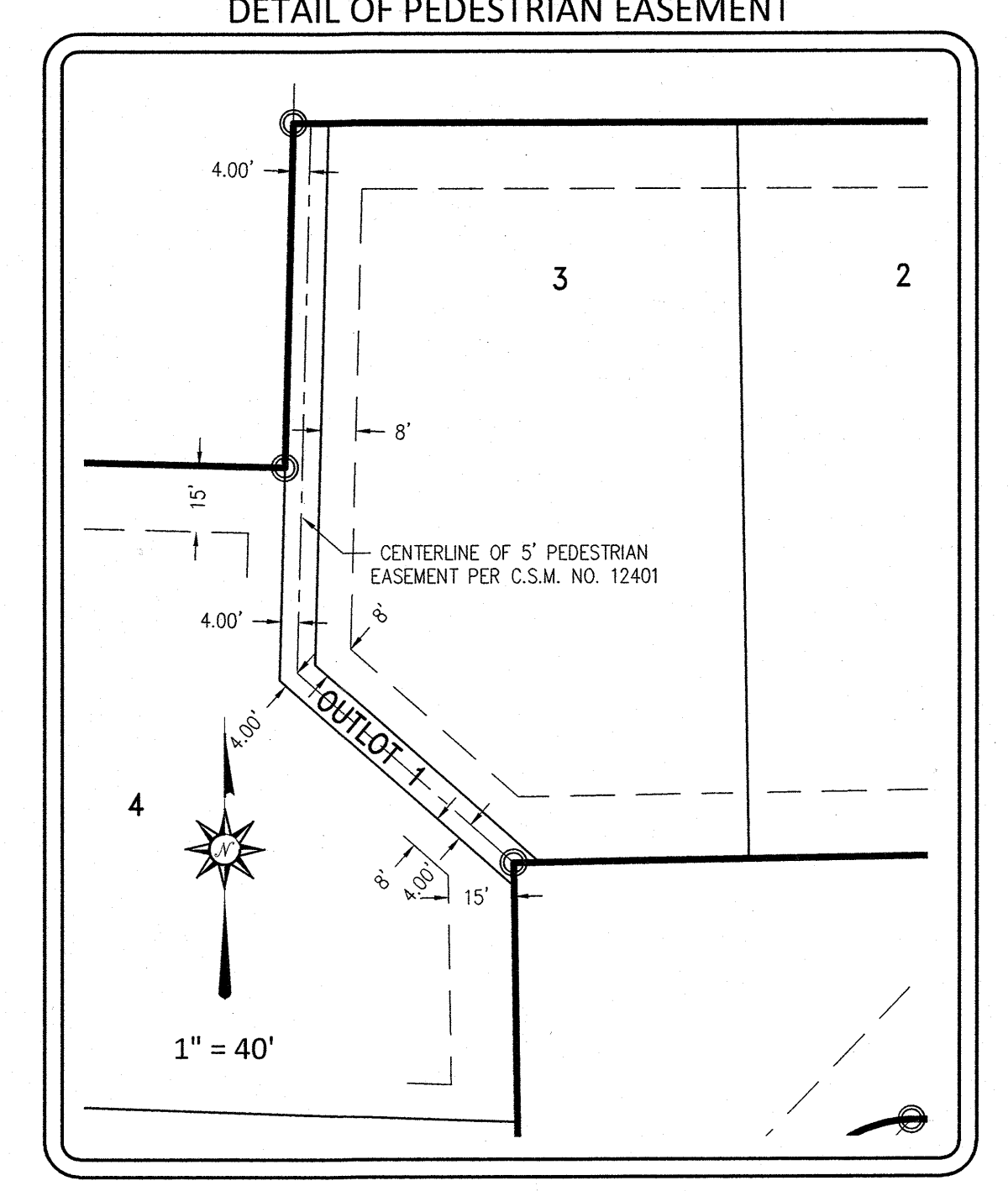
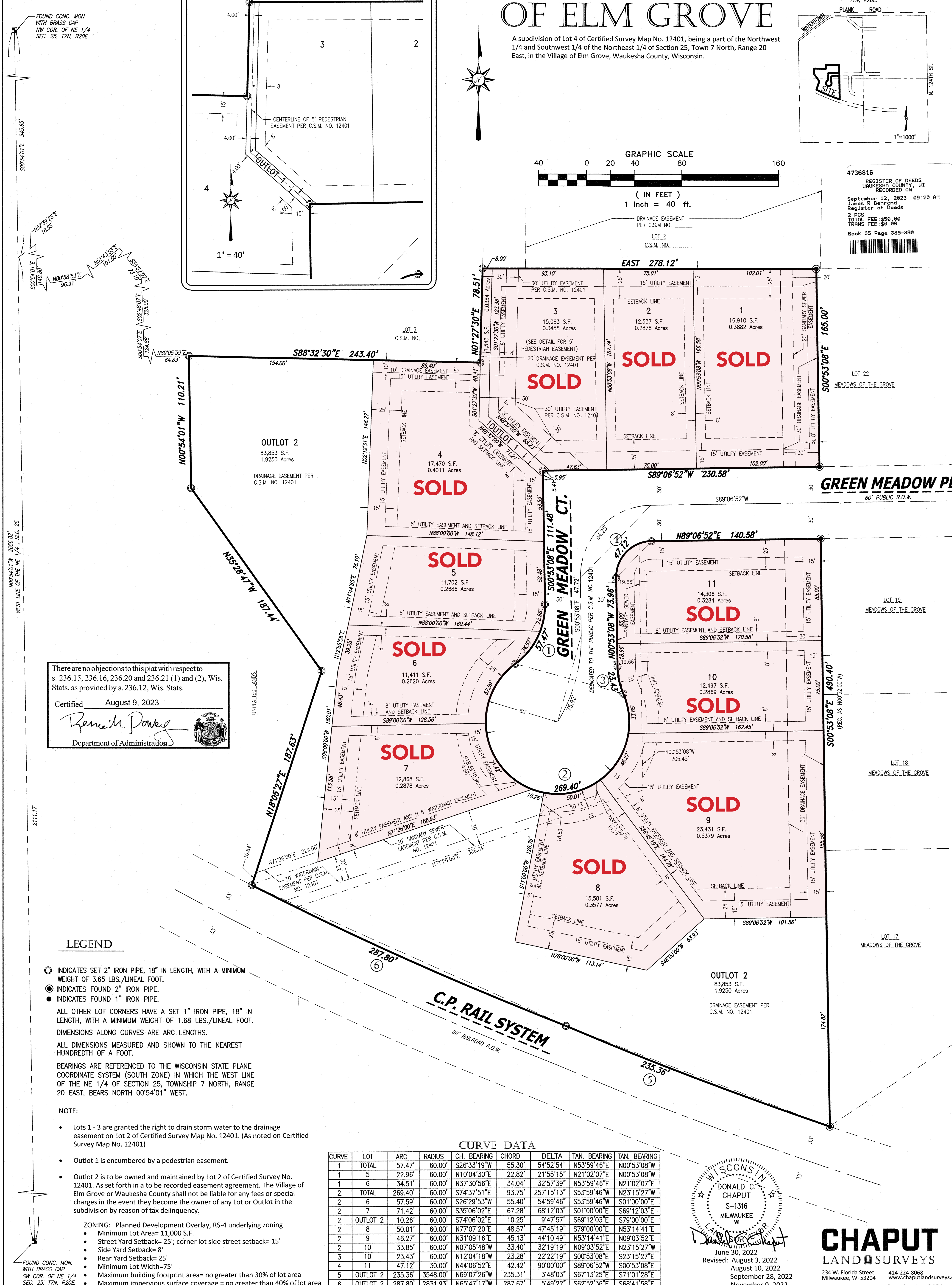
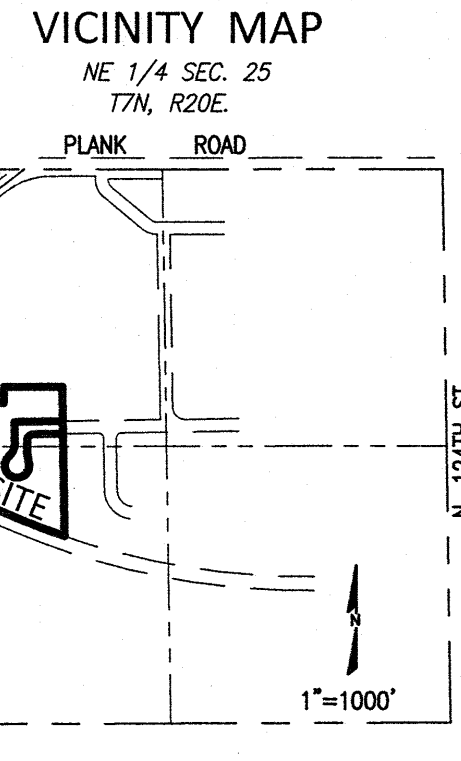
ZONING:  
Planned Development Overlay, RS-3 underlying zoning:  
• Minimum Lot Area= 14,000 S.F.  
• Street Yard Setback= Red Barn Ln. 50'; Stephen Pl. & Watertown Plank Rd. 30'  
• Side Yard Setback= 10'  
• Rear Yard Setback= 25'  
• Minimum Lot Width=90'  
• Maximum building footprint area= no greater than 30% of lot area  
• Maximum impervious surface coverage = no greater than 30% of lot area

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified August 8, 2023  
*Renee M. Poney*  
Department of Administration

WISCONSIN PROFESSIONAL SURVEYOR  
DONALD C. CHAPUT  
S-1316  
MILWAUKEE, WI  
REVISOR: AUGUST 3, 2022  
REVISOR: SEPTEMBER 28, 2022  
REVISOR: NOVEMBER 9, 2022  
REVISOR: JULY 25, 2023  
**CHAPUT LAND SURVEYS**  
234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8068  
www.chaputlandsurveys.com  
Drawing No. 3454-grb  
Sheet 1 of 2 sheets

# GREEN MEADOW OF ELM GROVE

A subdivision of Lot 4 of Certified Survey Map No. 12401, being a part of the Northwest 1/4 and Southwest 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.



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified August 9, 2023  
*Renee M. Poney*  
Department of Administration

LEGEND  
○ INDICATES SET 2" IRON PIPE, 18" IN LENGTH, WITH A MINIMUM WEIGHT OF 3.65 LBS./LINEAL FOOT.  
● INDICATES FOUND 2" IRON PIPE.  
● INDICATES FOUND 1" IRON PIPE.  
ALL OTHER LOT CORNERS HAVE A SET 1" IRON PIPE, 18" IN LENGTH, WITH A MINIMUM WEIGHT OF 1.68 LBS./LINEAL FOOT. DIMENSIONS ALONG CURVES ARE ARC LENGTHS.  
ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT.  
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) IN WHICH THE WEST LINE OF THE NE 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 20 EAST, BEARS NORTH 07°54'01" WEST.

NOTE:  
• Lots 1 - 3 are granted the right to drain storm water to the drainage easement on Lot 2 of Certified Survey Map No. 12401. (As noted on Certified Survey Map No. 12401)  
• Outlot 1 is encumbered by a pedestrian easement.  
• Outlot 2 is to be owned and maintained by Lot 2 of Certified Survey Map No. 12401. As set forth in a to be recorded easement agreement. The Village of Elm Grove or Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any lot or Outlot in the subdivision by reason of tax delinquency.

ZONING: Planned Development Overlay, RS-4 underlying zoning  
• Minimum Lot Area= 11,000 S.F.  
• Street Yard Setback= 25'; corner lot side street setback= 15'  
• Side Yard Setback= 8'  
• Rear Yard Setback= 25'  
• Minimum Lot Width=75'  
• Maximum building footprint area= no greater than 30% of lot area  
• Maximum impervious surface coverage = no greater than 40% of lot area

CURVE DATA

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TAN BEARING	TAN BEARING
1	TOTAL	57.47'	60.00'	S26°33'19"W	55.30'	54°52'54"	N5°59'46"E	N00°53'08"W
1	5	22.96'	60.00'	N10°04'30"E	22.82'	21°55'15"	N21°02'07"E	N00°53'08"W
1	6	34.51'	60.00'	N37°30'56"E	34.04'	32°57'39"	N5°59'46"E	N21°02'07"E
2	TOTAL	289.40'	60.00'	S74°37'51"E	83.75'	29°15'13"	S5°58'46"W	N23°15'27"W
2	6	57.59'	60.00'	S26°29'53"W	55.40'	54°59'46"	S5°58'46"W	S01°00'00"E
2	7	71.42'	60.00'	S35°06'02"E	67.28'	68°12'03"	S01°00'00"E	S89°12'03"E
2	OUTLOT 2	10.28'	60.00'	S74°06'02"E	10.25'	9°47'57"	S89°12'03"E	S79°00'00"E
2	8	50.01'	60.00'	N77°07'20"E	48.57'	47°45'19"	S79°00'00"E	N5°14'41"E
2	9	48.27'	60.00'	N51°09'16"E	45.11'	44°10'49"	N5°14'41"E	N09°03'52"E
2	10	33.85'	60.00'	N07°05'48"W	33.40'	32°19'19"	N09°03'52"E	N23°15'27"W
3	10	23.43'	60.00'	N12°04'18"W	23.28'	22°22'19"	S00°53'08"E	S23°15'27"E
4	11	47.12'	30.00'	N44°06'52"E	42.42'	90°00'00"	S89°06'52"W	S00°53'08"E
5	OUTLOT 2	235.36'	3548.00'	N89°07'28"W	235.31'	1°48'03"	S67°13'25"E	S71°01'28"E
6	OUTLOT 2	287.80'	2831.93'	N65°47'17"W	287.67'	5°49'22"	S62°52'58"E	S68°41'58"E

WISCONSIN PROFESSIONAL SURVEYOR  
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