

Plat of Survey for Kenneth and Patricia Riordan

That part of GOVERNMENT LOT ONE (1) in Section Nineteen (19), Township Eleven (11) North of Range Nineteen (19) East, Town of West Bend, Washington County, Wisconsin, described as follows, viz:

Commencing at a point North 66 degrees 35 minutes West, 33 feet from the Southwest corner of Lot 10 of Algoma Plat, a subdivision in said section and running thence North 25 degrees 30 minutes East 50 feet to the point of commencement of the parcel herein conveyed; thence North 25 degrees 30 minutes East 216 feet; thence Northwesterly at right angles 167 feet; thence South 24 degrees West 200 feet; thence South 5.25 degrees West 27 feet; thence in an Easterly direction to the place of beginning.
EXCEPTING THE FOLLOWING: Commencing at a point North 66 degrees 35 minutes West 33 feet from the Southwest corner of Lot 10 of Algoma Plat, a subdivision in said section and running thence North 25 degrees 30 minutes East 80 feet to the point of commencement of the parcel herein conveyed; thence North 25 degrees 30 minutes East 25 feet; thence Northwesterly at right angles 25 feet; thence South 24 degrees West 25 feet; thence in an Easterly direction to the place of beginning.



(r.a.) means "recorded as"
 ■ - indicates soil test pit.
 ● - indicates a 1.3" od iron pipe found unless noted.

Scale in feet
 1" = 20'

Bearings are referenced to the Wisconsin County Coordinate System, Washington County Zone (NAD83/2011 WISCONSIN Adjustment). The south line of the SE 1/4 of Sec. 19-11-19 has a grid bearing of S 89°36'50" E.

Current zoning = R-1S
 Minimum building setback front = 25' ROW
 Minimum building sideyard setback = 7' (existing lot)
 Minimum building shoreyard setback = 75'
 Minimum building rear setback = 25'

This lot is within the Washington County Shoreland Boundary

Note: The description for the west side of West Lake Drive does not recognize the recorded angle point at the most northerly corner of Lot 10, Algoma Plat. This survey is consistent with other previous surveys which shows the width of the right-of-way being consistent at 33.00 feet.

All elevations are based on NAVD88 datum.

Benchmark:
 Master Benchmark is a conc./mon. with a brass cap found marking the north Meander corner for the Southeast corner of Section 19-11-19, which has a recorded elevation of 1034.11 NGVD29 and 1033.91 NAVD88 datums.

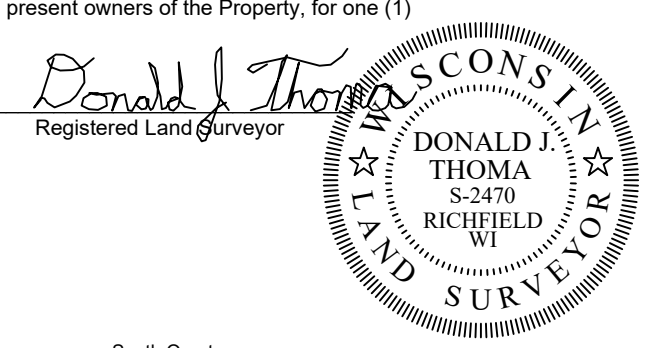
Total backlot area as shown 0.815 acre 35,491 +/- sq. ft. (excluding road right-of-way)
 Total existing impervious area (buildings, drives, retaining walls, paver patio and all walks) 3,366 +/- sq. ft. = 9% of lot area.
 Total proposed impervious area (buildings, drives, retaining walls, paver patio and all walks) 2,750 +/- sq. ft. = 8% of lot area.
 Total impervious area (buildings, drives, retaining walls, paver patio and all walks) 6,116 +/- sq. ft. = 17% of lot area.

State of Wisconsin)
 Washington County)s.s.

I 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 and dimensions of all visible structures thereon and roadways, to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners of the Property, for one (1) year from date hereof.

Dated this 27th day of August, 2024.
 Revised this 15th day of September, 2025.



South Quarter corner
 Sec. 19-11-19
 conc./mon./brass cap
 found N: 175.184.09
 E: 330.023.97
 (Washington County Coordinates)

West Meander corner
 for the Southeast corner
 Sec. 19-11-19
 conc./mon./brass cap
 found

S 89°36'50" E 2284.22'
 South line of the SE 1/4 of Sec. 19-11-19

N 02°19'25" E 727.58'

N 89°36'50" W 361.15'
 (Washington County Coordinates)