

Washington County Certified Survey Map

Sheet 1 of 3

Northwest corner
Sec. 6-11-20
conc.mon./brass cap found
535,657.83
2,488,140.72
(State Plane Coordinates)

All of Outlot One (1) of Certified Survey Map No. 5628, as recorded in the Washington County Registry in Volume 40 of Certified Survey Maps on pages 296-298 as Document No. 1004742, being all of Certified Survey Map No. 1757, as recorded in the Washington County Registry in Volume 9 of Certified Survey Maps on pages 116-118 as Document No. 393705, all of Certified Survey Map No. 1542 as recorded in the Washington County Registry in Volume 8 of Certified Survey Maps on pages 55-57, as Document No. 382760, found

South quarter corner
Sec. 31-12-20
conc.mon./brass cap
535,646.57
2,490,949.58
(State Plane Coordinates)

Township 11 North, Range 20 East, Town of Trenton, Washington County Wisconsin

S 89°46'12" E 2809.28
S 89°46'12" E 658.30
(r.a. N 89°46'11" W)

Newark Drive

Lot 1, CSM 5628

S 85°35'24" E
378.93

S 85°35'24" E
188.45

P.O.B.

Lot 1, CSM 5628

(r.a. S 88°30' W)
89.00
S 88°18'02" W

S 00°05'13" E 381.32

2150.98
(r.a. N 00°05'10" W 381.33)

See Sheet 3 of 3 for Location Sketch.
(r.a.) means "recorded as".

P.O.B. - means Point of Beginning.

● - indicates a 1.3"od iron pipe found unless noted.

○ - indicates a 1.3"od x 18" iron pipe weighing 1.68 lbs./ft. set.

Bearings are referenced to the Wisconsin Coordinate Grid System, South Zone. The west line of the NW Frac'l 1/4 of Sec. 6-11-20 has a grid bearing of N 00°42'11" W.

0 25 50 100

Scale in feet
1" = 50'

unplatted lands
Doc. 1384808



non descriptive
drive easmt.
14' width
from CL
Doc. 1142306

20' san. esmt. Doc. 463925)
chiseled "X" in
conc. found, cut
"X" now.

OHWM line
100yr. flood (900' AE zone)
along rock shoreline

Note: North Wallace Lake Drive is a 49.5' wide easement per Doc. 163578. The legal description does not match very well as it is drafted. The location for North Wallace Lake Drive was determined by the right-of-ways of existing parcels and past survey's. I have ended the centerline by the call in the description of " to a point 90 feet West of the East line of said 15 acre tract and 63 feet North of the Highwater mark of Wallace Lake".

Airport Height Restriction:
City of West Bend Airport Height Limitation
Restriction - elevation 1019 feet (NGVD 29)

Note: This entire property is within the Washington County Shoreland of Wallace Lake.

Donald J. Thoma, S-2470

Dated this 28th day of July, 2025.
Revised this 28th day of July, 2025.

These Lots is Zoned R-5 (sewered)
minimum setbacks
front - 25' from ROW
side - 5'
rear - 25'

Lot 1
1.018 Acre to shoreline
44,765 Sq. Feet
1.018 Acre to meander line
44,324 Sq. Feet

Lot 2, CSM 5628

N 00°05'13" W 253.48

Outlot 1, CSM 5628

Lot 2
0.301 Acre to shoreline
13,103 Sq. Ft.
0.285 Acre to meander line
12,436 Sq. Ft.

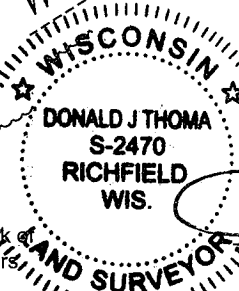
CSM No. 1542

(r.a. N 38°10'06" E)
S 38°10'03" W 106.41 total
N 38°10'03" E
750.1

unplatted lands
Doc. 1606115
Doc. 000000

Surveyor
Donald J. Thoma
Accurate Surveying
4483 Hwy. 33 W.
West Bend, WI 53095

Owner/Subdivider
Clarence A Wentz and Carol M. Wentz
Revocable Trust dated February 24, 2015
2450 N. Wallace Lake Dr.
West Bend, WI 53090



Per Ch. 236 WI State Statutes, Any land 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.

This instrument was drafted by Donald J. Thoma, S-2470

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Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Cindi S. Noring, I have surveyed, divided and mapped the land shown and described hereon, All of Outlot One (1) of Certified Survey Map No. 5628, as recorded in the Washington County Registry in Volume 40 of Certified Survey Maps on pages 296-298 as Document No. 1004742, being all of Certified Survey Map No. 1757, as recorded in the Washington County Registry in Volume 9 of Certified Survey Maps on pages 116-118 as Document No. 393705, all of Certified Survey Map No. 1542 as recorded in the Washington County Registry in Volume 8 of Certified Survey Maps on pages 55-57, as Document No. 382760, and part of the NW Fractional 1/4 of the NW Fractional 1/4 of Section 6, Township 11 North, Range 20 East, Town of Trenton, Washington County Wisconsin, which is bounded and described as follows:

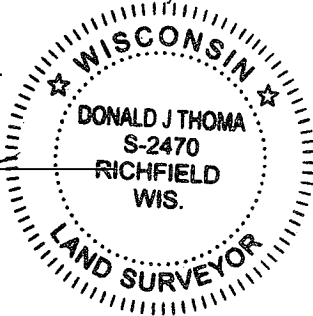
Commencing at the Northwest corner of said Section 6; thence S 89°46'12" E, along the north line of NW Fractional 1/4, 658.30 feet; thence S 00°05'13" E, along the northerly extension and west line of Certified Survey Map No. 2487 as recorded in the Washington County Registry in Volume 13 of Certified Survey Maps on pages 192-194, as Document No. 447589, and along the west line of Certified Survey Map No. 4118 as recorded in the Washington County Registry in Volume 26 of Certified Survey Maps on pages 294-296, as Document No. 637387, 381.32 feet, to a 1.3 inch od iron pipe found; thence S 88°18'02" W, along the north line of lands described in Document No. 1384808, 89.00 feet, to a 1.3 inch od iron pipe found being the northeast corner of said Outlot 1 and the point of beginning of lands herein described; thence S 02°10'03" W, along the west line of said Document No. 1384808, 277.60 feet, to a cut "X" in the concrete drive marking a meander line on the northwesterly shore of Wallace Lake; thence S 51°01'32" W, along said meander line, 108.72 feet, to a point in the northeasterly line of lands described in Document No. 00000000 as recorded in the Washington County Registry; thence N 43°54'26" W, along said northeasterly line of Document No. 000000, 140.05 feet, to the intersection of the southeasterly line of Lot 2 of said Certified Survey Map No. 5628; thence N 38°10'03" E, along said southeasterly line of Lot 2, 7.50 feet, to a 1.3 inch od iron pipe found marking the south corner of said Outlot 1; thence N 00°05'13" W, along the west line of said Outlot 1, 253.48 feet, to a 1.3 inch od iron pipe found marking the northwest corner of said Outlot 1; thence S 85°35'24" E, along the north line of said Outlot 1, 188.45 feet, to the point of beginning. INCLUDING all lands lying between said meander line and the shore of Wallace Lake.

Containing 1.328 acres (57,868 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Trenton Land Division Ordinance in surveying, dividing and mapping said land, and the this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 23rd day of July, 2025.

Donald J. Thoma S-2470



Owner's Certificate:

As owner/trustee, I hereby certify that I caused the land shown and described herein to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that there is no mortgage and this Certified Survey Map is required to be submitted to the following for approval:

- Town of Trenton Plan Commission
- Town of Trenton Town Board
- City of West Bend Plan Commission

Clarence A Wentz and Carol M. Wentz Cindi S. Noring - Trustee
Revocable Trust dated February 24, 2015

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this ____ day of _____, 20____, the above named owner/trustee is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public, _____, Wisconsin.

My commission expires _____

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Town of Trenton Plan Commission Approval:

This land division is hereby approved by the Town of Trenton Plan Commission this ____ day of _____, 20____.

Mike Lipscomb - Chairperson

Cindy Komro - Administrator

Town of Trenton Town Board Approval:

This land division is hereby approved and hereby accepted by the Town of Trenton Town Board this ____ day of _____, 20____.

Mike Lipscomb - Chairperson

Heather Krueger - Clerk

City of West Bend Plan Commission Approval:

This land division, CSM No. _____, is hereby approved by the City of West Bend Plan Commission as being in conformance with the City of West Bend Subdivision Ordinance this ____ day of _____, 20____.

Joel Ongert - Mayor

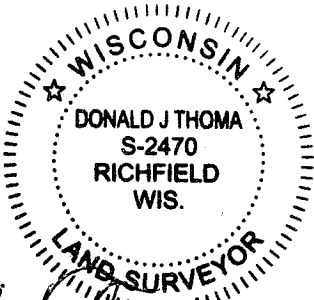
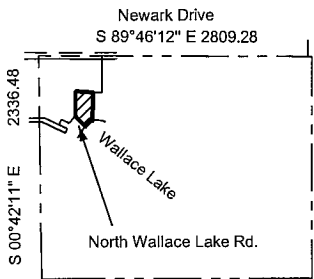
Jilline Dobratz, - City Clerk

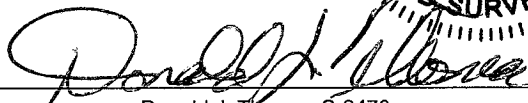
South line of 20' San Sewer Easement

Line Table		
LINE	BEARING	DISTANCE
L1	N 43°54'26" W	44.90'
L2	N 53°56'04" E	110.41'
L3	S 75°03'56" E	28.18'

Location Sketch

NW 1/4 of Sec. 6-11-20
Scale: 1" = 2000'




Donald J. Thoma, S-2470

Dated this 31st day of July, 2025.
Revised this 28th day of July, 2025.