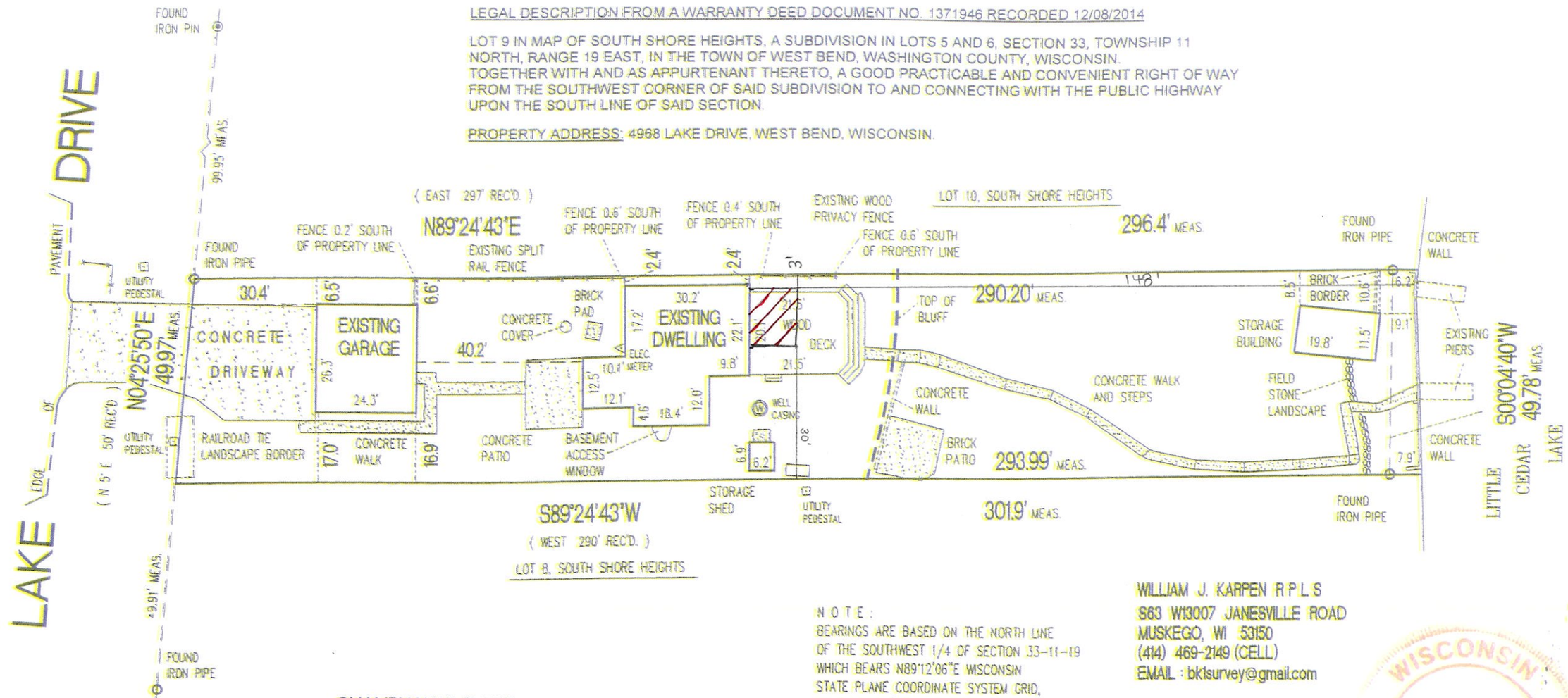
PLAT OF SURVEY

LEGAL DESCRIPTION FROM A WARRANTY DEED DOCUMENT NO. 1371946 RECORDED 12/08/2014

LOT 9 IN MAP OF SOUTH SHORE HEIGHTS, A SUBDIVISION IN LOTS 5 AND 6, SECTION 33, TOWNSHIP 11 NORTH, RANGE 19 EAST, IN THE TOWN OF WEST BEND, WASHINGTON COUNTY, WISCONSIN. TOGETHER WITH AND AS APPURTENANT THERETO, A GOOD PRACTICABLE AND CONVENIENT RIGHT OF WAY FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION TO AND CONNECTING WITH THE PUBLIC HIGHWAY UPON THE SOUTH LINE OF SAID SECTION.

PROPERTY ADDRESS: 4968 LAKE DRIVE, WEST BEND, WISCONSIN.



NOTE:
BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33-11-19 WHICH BEARS N89°12'06"E WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD83/2011), AND ALL BEARINGS ARE REFERENCED TO GRID NORTH

AREA OF PROPERTY = 14,879 SQ. FT.
0.34 ACRE

SCALE : 1" = 30'

25' 20' 15' 10' 5' 0' 12.5' 25' 50'

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WISCONSIN WILLIAM J KARPEN S-1927 MUSKEGO, WI LAND SURVEYOR

SURVEYED FOR : CHAMPION WINDOWS

PROPERTY OWNERS : DOUGLAS and LYNN RIESOP

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, BOUNDARY FENCES, APPARENT EASEMENTS, AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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 (1) YEAR FROM THE DATE HEREOF.

William Karpen — WISCONSIN REGISTERED LAND SURVEYOR

JULY 8, 2025 — DATE

TO BE AN ORIGINAL COPY THIS STAMP MUST BE RED