Site Plan
for
Paul G. and Janet G. Boemer

(4991-4995 Birchwood Lane, West Bend WI)

Lot Three (3) in Map of Birchwood in Sections Thirty-one (31) and Thirty-two (32), Township Eleven (11) North, Range Nineteen (19) East, Town of West Bend, Washington County, Wisconsin.

AND

That part of Lot Two (2) in Map of Birchwood in Sections Thirty-one (31) and Thirty-two (32), Township Eleven (11) North, Range Nineteen (19) East, Town of West Bend, Washington County, Wisconsin, described as follows, viz:

Commencing at the Southwest corner of said Lot 2; thence Northerly 25 feet on a line parallel to the east line of said Lot 2, (including any of the East shore of Big Cedar Lake to the West thereof); thence Southeast to the Southeast corner of said Lot 2; thence Northwest on the South line of said Lot 2 to the place of beginning.

Together with a non-exclusive easement for ingress and egress as described in Quit Claim Deed recorded in the Washington County Registry in Volume 1451 of Records on Page 614, as Document No. 674994.

999.9 - indicates existing elevation.

999.9 - indicates a proposed elevation

- direction of proposed water drainage

- indicates downspout locations, and direction of down spouts, locations may change per contractor. Connect downspouts to south 6" drain pipe. (most water will infiltrate into the ground before reaching the lake)

(r.a.) means "recorded as"
(meas.) means "measured as"

— OP — OP — OP — OP — - indicates overhead power line.

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

- indicates a masonry nail found.

0 15 30 40

Scale in feet
1" = 20'

Bearings are referenced to monuments found marking the north and south line of Outlot 1 of Arbor Vitae Drive Assessor's Plat, which has a recorded bearing of N 88°55'22" E.

Title Policy or Title Search was provided, recorded easements or exception are shown per Title Commitment No. 24401785X and dated 07-23-2024 provided by owners.

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

Diggers Hotline should be contacted to remark before any digging takes place at 1-800-242-8511.

Note: 100 year flood elevation of 1033.5 NGVD 29 supplied to us by Washington County Planning & Parks Department. This line is between the bank and the edge of water.

Benchmark:
is a conc./mon. with a brass cap found marking the north Meander corner for the Center of Section 31-11-19, which has a recorded elevation of 1073.88 NGVD29 datum.

All elevations are based on NGVD 29 datum.

Total area to edge of water at time of survey as shown 1.101 acres 47,981 +/- sq.ft. (including road right-of-way)

Total existing impervious area (buildings, drives, retaining walls, paver patio and all walks) 8,576 +/- sq.ft. = 18% of lot area.

Total proposed impervious area (buildings, drives, retaining walls, paver patio and all walks) 11,120 +/- sq.ft. = 23% of lot area.

Note: The existing walks and walls by the lake will be repaired or replaced with like material in the same locations.

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, boundary fences, apparent easements, and roadways and visible encroachments, if any.

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.

Donald J. Thoma
Registered Land Surveyor

WISCONSIN LAND SURVEYOR
DONALD J. THOMA
S-2470
RICHFIELD
WI

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