Revised Date: September 5, 2024
March 12, 2024
March 4, 2024

PLAT OF SURVEY

Survey No. 23.6009.02

LOCATION: 38 Oak Birch Dr Williams Bay , Wisconsin

PREPARED FOR: David G. and Margaret M. Cambria

PROPERTY DESCRIPTION: Per Document No. 1014467
Lot 2 of the plat of first addition to Cedar Point Park, Village of Williams Bay, Walworth County, Wisconsin.

CURRENT OWNER: David Kenzer

TAX ID: WCP1 0002

Impervious Area Calculations:

Total Lot Area – 10,343 S.F.

Existing Impervious Area:
House – 1158 S.F.
Deck – 146 S.F.
Back Patio – 471 S.F.
Driveway – 1513 S.F.
Garage – 532 S.F.
Front Walk, Stairs, Stoop – 214 S.F.
Front Patio – 431 S.F.
Retaining Walls – 86 S.F.

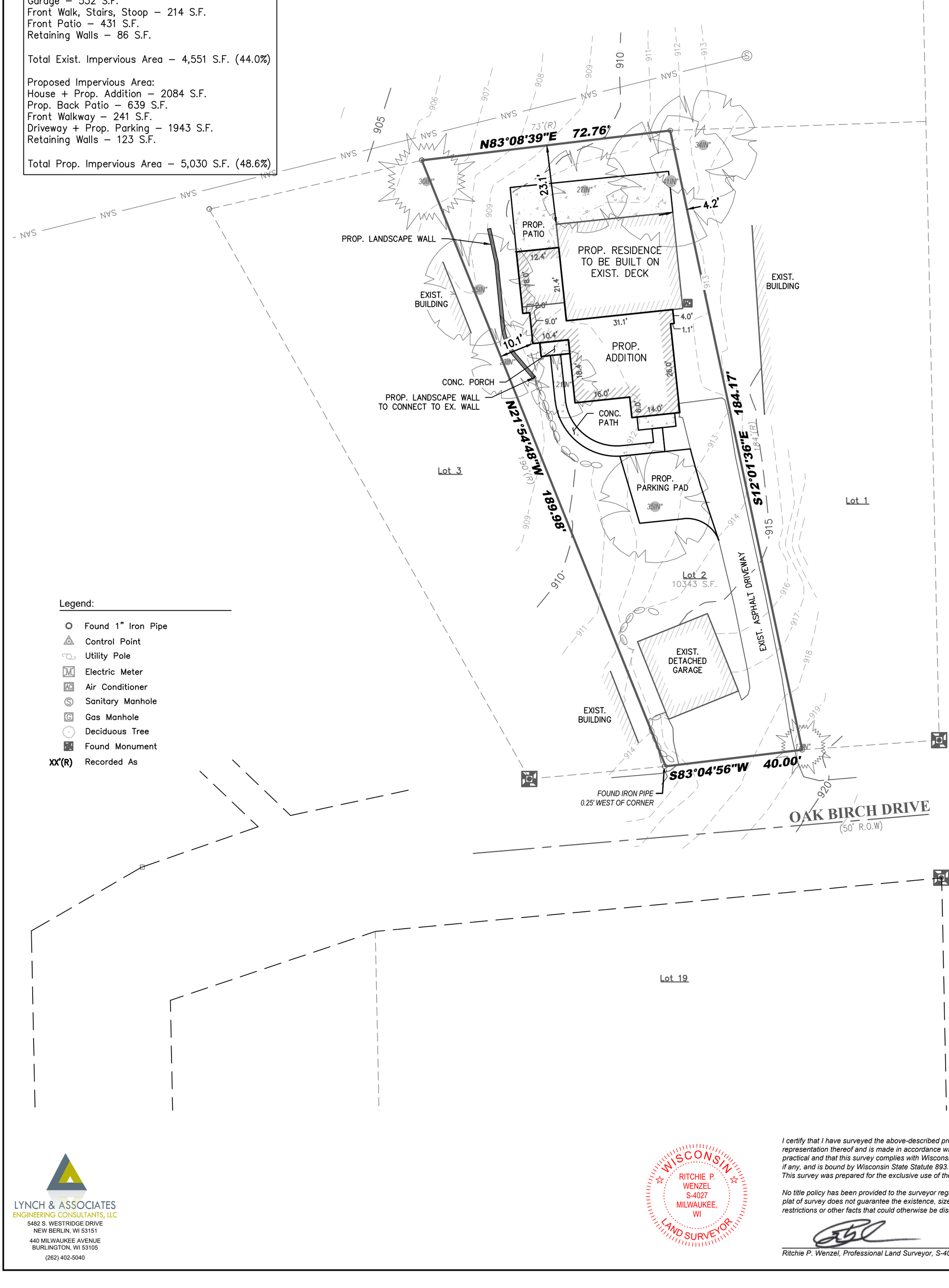
Total Exist. Impervious Area – 4,551 S.F. (44.0%)

Proposed Impervious Area:
House + Prop. Addition – 2084 S.F.
Prop. Back Patio – 639 S.F.
Front Walkway – 241 S.F.
Driveway + Prop. Parking – 1943 S.F.
Retaining Walls – 123 S.F.

Total Prop. Impervious Area – 5,030 S.F. (48.6%)

0' 20'
SCALE: 1" = 20'

Bearings hereon relate to North line of Oak Birch Drive. Assumed bearing S83°04'56"W.



Legend:

- Found 1" Iron Pipe
- Control Point
- Utility Pole
- Electric Meter
- Air Conditioner
- Sanitary Manhole
- Gas Manhole
- Deciduous Tree
- Found Monument
- XX'(R) Recorded As

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

WISCONSIN
RITCHIE P. WENZEL
S-4027
MILWAUKEE, WI
LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027

P:\Shared\1 – Projects\2024\24.6009 – Canyon Development\24.6009.02 – Thornburg Kenzer Residence – 38 Oak Birch Dr – Williams Bay\CAD\Design\24.6009.02 E.dwg