Revised Date: May 2, 2025
Revised Date: March 11, 2025
August 29, 2024

PLAT OF SURVEY
FOR PERMIT

Survey No. 21.5133

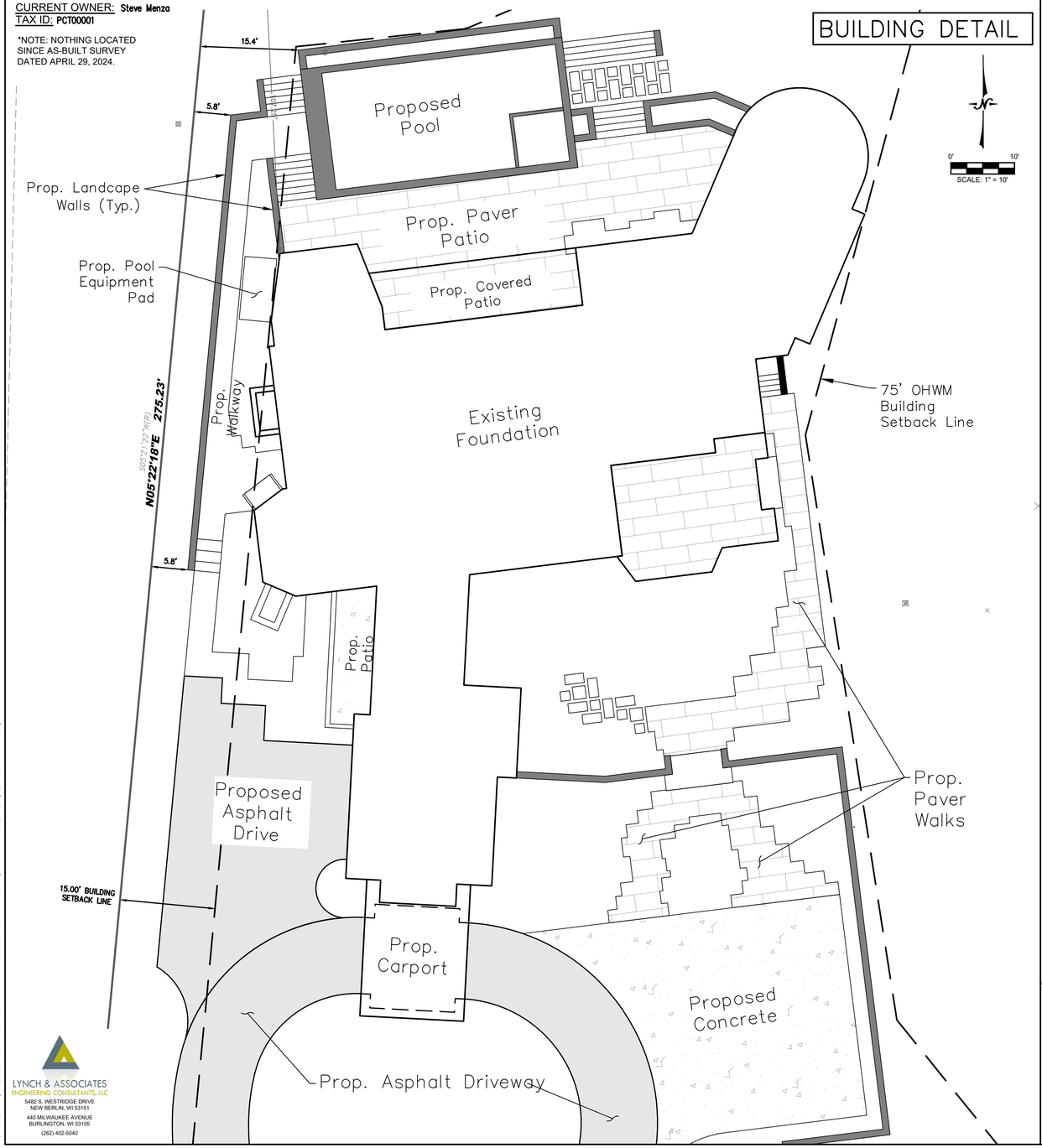
LOCATION: W1578 & W1762 South Shore Drive, East Troy, Wisconsin
PREPARED FOR: Dave Knecht – Dave Knecht Homes
PROPERTY DESCRIPTION:
Lots 1 and 2 in Chamberlin's Subdivision, being sometimes known as Chamberlain's Subdivision, a subdivision located in the Northwest 1/4 of Section 9, Township 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin.

Excepting therefrom all that portion of Lot 2 as is set forth in a Warranty Deed from Stewart C. Brown to Gerson C. Bernhard and recorded in Volume 247 of Records on Page 354 as Document No. 55688.

Excepting therefrom all that portion of Lot 1 as is set forth in a Warranty Deed from Timothy J. Kumbier and Margaret Kumbier Living Trust recorded as Document No. 1022509 in the Walworth County Register of Deeds.

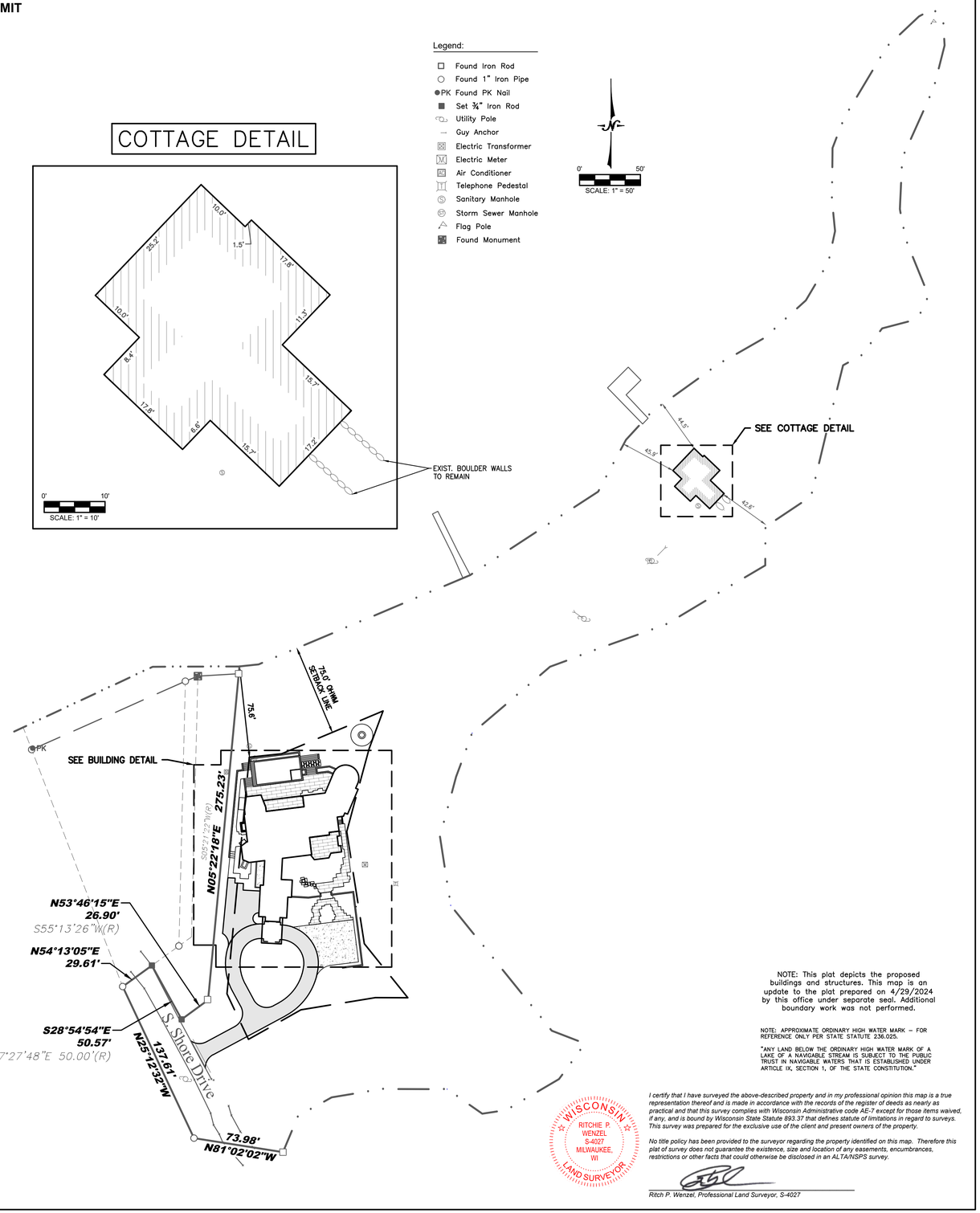
CURRENT OWNER: Steve Menza
TAX ID: PCT00001

*NOTE: NOTHING LOCATED SINCE AS-BUILT SURVEY DATED APRIL 29, 2024.



Legend:

- Found Iron Rod
- Found 1" Iron Pipe
- PK Found PK Nail
- Set ¾" Iron Rod
- Utility Pole
- Guy Anchor
- Electric Transformer
- Electric Meter
- Air Conditioner
- Telephone Pedestal
- Sanitary Manhole
- Storm Sewer Manhole
- Flag Pole
- Found Monument



NOTE: This plat depicts the proposed buildings and structures. This map is an update to the plat prepared on 4/29/2024 by this office under separate seal. Additional boundary work was not performed.

NOTE: APPROXIMATE ORDINARY HIGH WATER MARK – FOR REFERENCE ONLY PER STATE STATUTE 236.025.

"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OF A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

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.

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

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

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