"PLAT OF SURVEY"

PARCEL "A": BEING PART OF LOTS 3 AND 4 OF THE "OAKLAND" PLAT AS RECORDED IN VOL. 6 OF PLATS PG. 99, LOCATED IN GOVERNMENT LOT 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 1; THENCE S02°38'59"W, 2784.61 FEET ALONG THE WEST LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1 TO THE CENTER OF SECTION 1; THENCE S89°24'56"E, 968.02 FEET ALONG THE SOUTH LINE OF GOVERNMENT LOT 2 OF SECTION 1 TO THE EAST RIGHT-OF-WAY LINE OF FOND DU LAC RD.; THENCE N06°48'08"W, 214.01 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1789518 AND THE POINT OF BEGINNING; THENCE CONTINUING N06°48'08"W, 85.91 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LANDS; THENCE N89°58'42"E, 260.01 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LANDS; THENCE S00°06'50"E, 85.05 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LANDS; THENCE S89°58'05"W, 250.00 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF FOND DU LAC RD. AND THE POINT OF BEGINNING. SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

CLIENT:
AMY WINKLER
3462 OAKLAND LN.
OSHKOSH, WI 54902
PARCEL NO:
004072502
DOCUMENT NO:
1789518

GRAPHIC SCALE: 1" = 50'
50 0 25 50

NORTH IS REFERENCED TO THE WEST LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 16 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S02°38'59"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

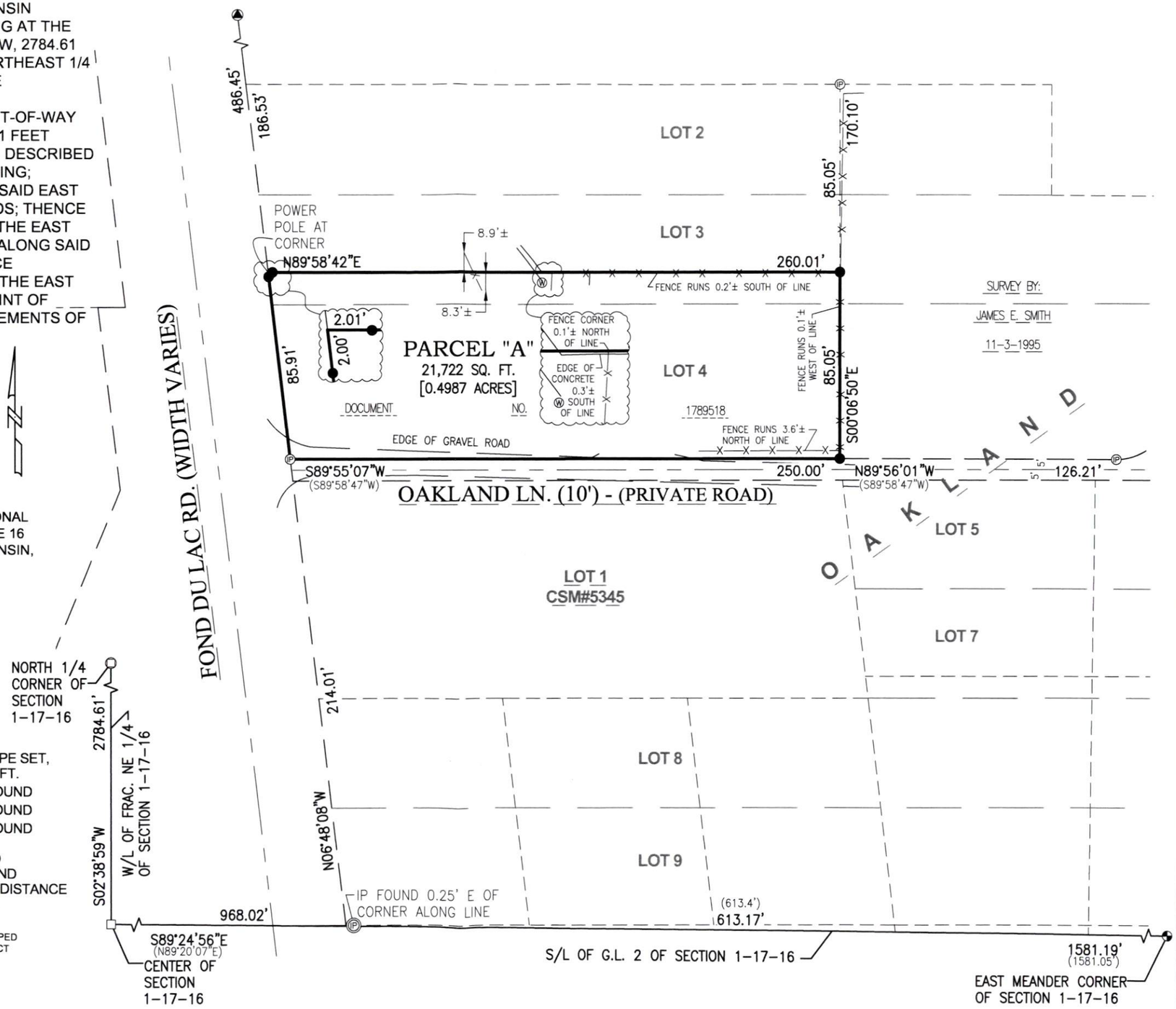
NOTES:
- NOT ALL IMPROVEMENTS HAVE BEEN SHOWN.
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF BLACK WOLF & WINNEBAGO COUNTY
- FIELD SURVEY DATE: 4/17/2026

LEGEND:
- ● = 1¼" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.68 LBS. PER LIN. FT.
- Ⓟ = 1¼" O.D. ROUND IRON PIPE FOUND
- Ⓟ = 1½" O.D. ROUND IRON PIPE FOUND
- ▲ = 1¾" O.D. ROUND IRON PIPE FOUND
- □ = MAG NAIL FOUND
- ○ = MAG SPIKE AND DISK FOUND
- ◔ = BERNTSEN MONUMENT FOUND
- ( ) = RECORDED AS BEARING OR DISTANCE
- −x− = EXISTING CHAIN LINK FENCE
- Ⓦ = WELL

WISCONSIN CHRISTOPHER E. PERREAULT S-2249 APPLETON, WIS LAND SURVEYOR

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

08-28-2026
CHRISTOPHER E. PERREAULT, PLS-2249 DATED



SCALE 1" = 50'
DRAWN BY arn/cwm-NJO
PROJECT NO. A2604.19

CAROW LAND SURVEYING & ENVIRONMENTAL
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