

PLAT OF SURVEY

LEGAL DESCRIPTION PER CURRENT WARRANTY DEED RECORDED AS DOCUMENT NO. 1186818
A PART OF FRACTIONAL LOT 2 OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SEVENTEEN (17) EAST, IN THE TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN, BEING DESCRIBED BY: COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 18 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°57'42" WEST 843.16 FEET, ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH 41°58'57" EAST 698.63 FEET, TO THE CENTERLINE OF US HIGHWAY "45"; THENCE SOUTH 47°46'42" EAST 502.30 FEET ALONG THE CENTERLINE OF SAID US HIGHWAY "45", TO THE EAST LINE OF FRACTIONAL LOT 2; THENCE SOUTH 01°01'26" EAST 180.61 FEET, ALONG THE EAST LINE OF SAID FRACTIONAL LOT 2 TO THE POINT OF BEGINNING.

NOTE: PARCEL DOES NOT CLOSE PER LEGAL DESCRIPTION OF RECORD.

LEGAL DESCRIPTION AS SURVEYED:
A PART OF FRACTIONAL LOT 2, SECTION 18, TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUND AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 89°35'08" WEST ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SAID SECTION 18, 843.19 FEET; THENCE NORTH 42°26'18" EAST, 698.63 FEET TO THE EXISTING CENTERLINE OF U.S.H. "45"; THENCE SOUTH 47°19'21" EAST ALONG SAID CENTERLINE, 503.20 FEET TO A POINT ON THE EAST LINE OF SAID FRACTIONAL LOT 2; THENCE SOUTH 00°34'05" EAST ALONG SAID EAST LINE, 180.61 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 251,900.4 SQ. FT. (5.78 ACRES) AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I Andrew Hunter, Wisconsin Professional Land Surveyor, certify that I have surveyed the above described property and that, to the best of my knowledge and belief, the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

Dated: December 8, 2016

Andrew Hunter, Professional Land Surveyor S - 2835



● 3/4" REBAR FOUND, UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2897.97"	7.23'	7.23'	N47°29'09"E	0°07'14"

BEARINGS ARE REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY NAD 83 (2011 ADJUSTMENT) WHERE THE SOUTH LINE OF FRACTIONAL N.E. 1/4 OF SECTION 18 T 17N, R17E, BEARS NORTH 89°35'08" WEST

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

12/08/2016

PROJECT 5365

SHEET 1 OF 1

WISCONSIN
LAND SURVEYING INC.
Professional Service You Can Trust

5020 LEONARD POINT RD. OSHKOSH, WI 54904

www.wisconsinlandsurveying.com (920)410-7744