

WEST 1/4
CORNER OF
SECTION 31,
T17N, R17E,
BERNTSEN
FOUND

2640.43'
1819.41'

WEST LINE OF THE S.W. 1/4 SECTION 31

COUNTRY CLUB RD. (66')

(NORTH)
N00°12'20"E
821.02'
(820.97')

SOUTHWEST
CORNER OF
SECTION 31,
T17N, R17E,
BERNTSEN
FOUND

PLAT OF SURVEY

TRACT 1, CERTIFIED SURVEY MAP NO. 418, BEING PART OF THE S.W.
1/4 OF THE S.W. 1/4, SECTION 31, TOWNSHIP 17 NORTH, RANGE 17
EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN

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, and visible encroachments, if any. I further certify that I
have complied with Chapter AE7 of WI Administrative Code. 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.
May 27, 2022

Andrew L. Hunter
Professional Land Surveyor S - 2835



NOTES

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, WINNEBAGO COUNTY, WHERE
THE WEST LINE OF THE SOUTHWEST
1/4 OF SECTION 31, TOWNSHIP 17
NORTH, RANGE 17 EAST, IS RECORDED
TO BEAR NORTH 00°12'20" EAST.
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

LOT 2
C.S.M. NO. 7451

UNPLATTED LANDS
DOC. NO. 1682481

1" IRON PIPE FOUND
N33°47'14"W 0.20'
FROM TRUE CORNER

1" IRON PIPE FOUND
N30°09'26"E 0.29'
FROM TRUE CORNER

UNPLATTED LANDS
DOC. NO. 1682481

N89°43'52"E
(N89°31'32"E)

192.00'

C.S.M. NO. 418
37,554 SQ. FT.
0.86 ACRES

(NORTH)
N00°12'20"E

195.60'

67.2'

HOUSE NO.
7766

77.5'

195.60'
S00°12'20"W
(SOUTH)

SURVEY PREPARED FOR:

DOUG VOLTZ
7766 COUNTRY CLUB RD.
OSHKOSH, WI 54902
PARCEL NO. 004049604

68.4'

N89°43'52"E
33.00'

(S89°31'32"W)
S89°43'52"W
192.00'

LOT 2

C.S.M. NO. 7451

R/W LINE



SCALE 1"=40'

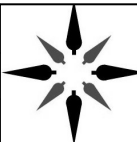
LEGEND

- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE
18" LONG SET, WEIGHING NOT LESS THAN
1.13 LBS PER LINEAL FOOT.
- DENOTES 1" IRON PIPE FOUND
- () DENOTES RECORD DIMENSION, WHERE
DIFFERENT THAN ACTUAL MEASUREMENT

5/27/2022

PROJECT 5777

SHEET 1 OF 1



WISCONSIN
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