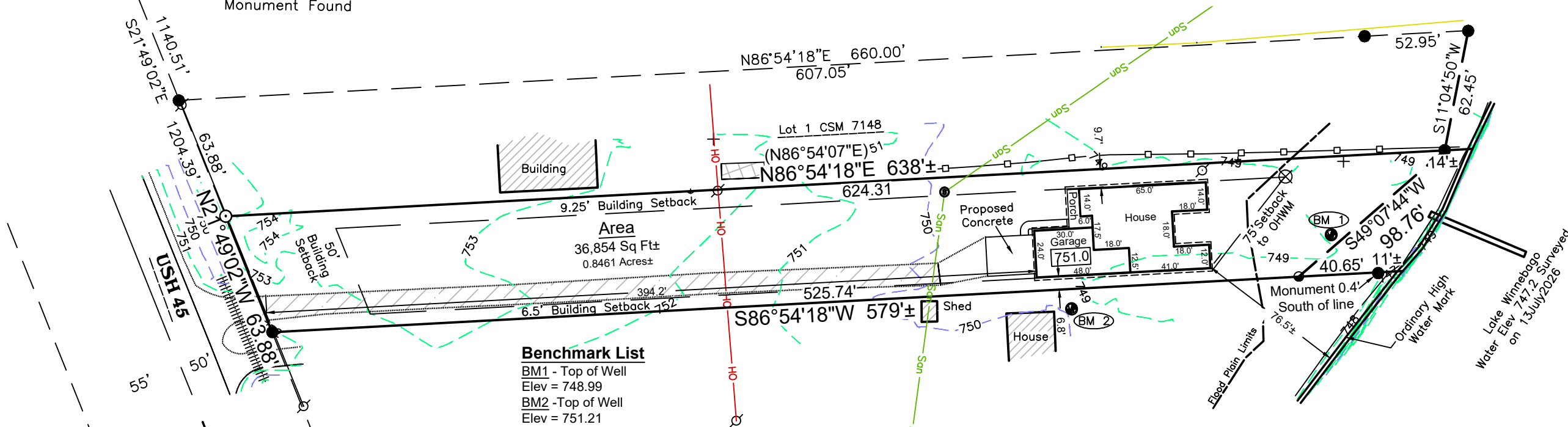


Plat of Survey

Unplatted lands being part of Government Lot 1
Section 33, Town 17 North, Range 17 East,
Town of Black Wolf, Winnebago County, Wisconsin

Stebacks Note:
Setback reduction per county
code, is listed at 26% of total
Width, due to lot being less
than 65' Wide

North line of Government Lot 1 Section 33 T.17N R17E
S89°15'47"E 710.63'
49.93' 660.70'
North 1/4 Corner
Section 33, T17N, R17E
Berntsen Nail Found
Meander Corner
Section 33, T17N, R17E
Aluminum County
Monument Found



Benchmark List
BM1 - Top of Well
Elev = 748.99
BM2 - Top of Well
Elev = 751.21

LEGEND

- | | | |
|------------------|----------------------|-------------------------|
| 000.0 | Garage Floor at Door | Water Meter |
| 750 | Major Contour | Cut Cross Set |
| 749 | Minor Contour | 1" Iron Pipe Found |
| OH | Overhead Utilities | 3/4" Rebar Found |
| Wood Fence | | Section Corner As Noted |
| Culvert Pipe | | Bench Mark |
| Concrete Surface | | Utility Pole |
| Gravel Surface | | |

PARCEL DESCRIPTION

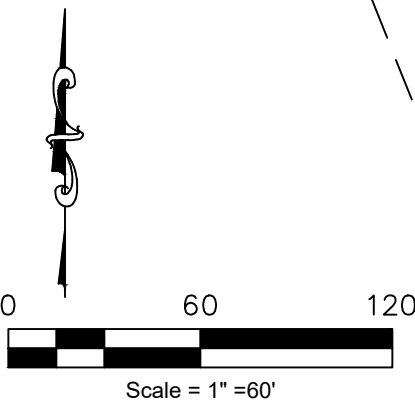
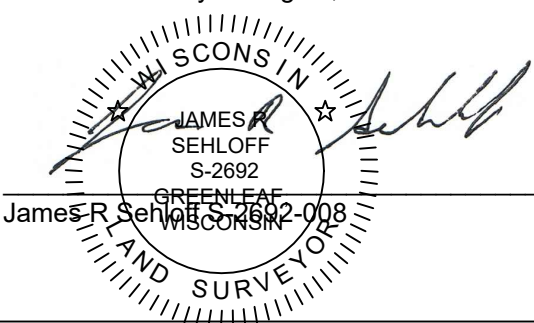
Unplatted lands being part of Government Lot 1, Section 33, Town 17 North, Range 17 East, Town of Black Wolf, Winnebago County, Wisconsin, having an area of 36,854 square feet (0.8461 acres), more or less, including land between the described meander line and the Ordinary High Water Mark of Lake Winnebago described as follows:

Commencing at the North 1/4 Corner of Section 33, Town 17 North, Range 17 East; thence, along the North line of Government Lot 1, S89°15'47"E, 49.93 feet to the East Right of Way line of STH 45; thence, along said East right of way line, S21°49'02"E, 1204.39 feet to the South line of Certified Survey Map 7178; thence, along said South line, N86°54'18"E, 624.31 feet to a meander corner being S86°54'18"W, 13 feet more or less from the ordinary high water mark of Lake Winnebago; thence, along a meander line S49°07'44"W, 98.76 feet to a meander corner being S86°54'18"W, 51 feet more or less from the ordinary high water mark of Lake Winnebago; thence S86°54'18"W, 525.74 feet to said East right of way line; thence, along said East right of Way line, N21°49'02"W, 63.88 feet to the point of beginning subject to all easements and restrictions of record.

SURVEYOR'S CERTIFICATE:

I, James R Sehloff, Professional Land Surveyor S-2692, do hereby certify that I have surveyed and mapped the above described lands under the direction of Ryan Mereness, property owner, and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is true and correct to the best of my knowledge and belief.

Dated this 05 day of August, 2026



Bearings referenced North line of the
Government Lot 1, Section 33 T17N, R17E,
published to bear S89°15'47"E,
Based on the Winnebago
County Coordinate System

Impervious Surface Computations			
Description	Area		%
Lot Total	36,854	Sq. Ft.	100.0%
Existing conditions			
Home and Garage to be removed	2,202	Sq. Ft.	6.0%
Existing Gravel Drive	4,829	Sq. Ft.	13.1%
Total Existing Impervious Surface	7,031	Sq. Ft.	19.1%
Proposed Conditions			
Home and Drive to be removed	4,773	Sq. Ft.	13.0%
Proposed Home with Sofets	3,647	Sq. Ft.	9.9%
Proposed Hard Surfaces	574	Sq. Ft.	1.6%
Proposed Gravel Drive	388	Sq. Ft.	1.1%
Proposed Total Impervious	6,867	Sq. Ft.	18.6%

2165 S. Broadway
Green Bay, WI 54304
(920)406-1477
tntsurveyors.com
Job # 0426P120



Contractor:
Van Sistine Homes, LLC
203 W. Wisconsin Ave
Neenah, WI 54956

Plat of Survey/Site Plan
Winnebago County Parcel No 004053606
7284 S. USH 45, T. of Black Wolf.