PLAT OF SURVEY

PARCEL "A"

BEING PART OF THE S.W. 1/4, THE N.W. 1/4, THE N.E. 1/4 AND THE S.E. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 AND N.E. 1/4 OF THE S.W. 1/4 ALL IN FRACTIONAL SECTION 3, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS;
COMMENCING AT THE N.W. CORNER OF SAID FRACTIONAL SECTION 3; THENCE SOUTH 01°00'03" EAST ALONG THE WEST LINE OF THE N.W. 1/4 OF SAID SECTION 33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 89°41'49" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE N.W. 1/4 OF SAID FRACTIONAL SECTION 3 A DISTANCE OF 1185.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE BUTTE DES MORTS DRIVE; THENCE SOUTHEASTERLY 36.62 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST WHOSE RADIUS IS 3879.72 FT. AND WHOSE CHORD BEARS SOUTH 19°53'16" EAST 36.62 FEET; THENCE SOUTH 19°21'53" EAST ALONG SAID RIGHT-OF-WAY LINE 1721.68 FEET; THENCE SOUTHWESTERLY 708.83 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 821.47 FEET AND WHOSE CHORD BEARS SOUTH 05°21'13" WEST 687.04 FEET; THENCE SOUTH 30°04'10" WEST ALONG THE N.W. RIGHT-OF-WAY LINE OF SAID LAKE BUTTE DES MORTS DRIVE 422.29 FEET; THENCE SOUTHWESTERLY 30.03 FEET ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 1064.93 FEET AND WHOSE CHORD BEARS SOUTH 27°50'15" WEST 30.03 FEET; THENCE SOUTH 82°15'12" WEST 485.02 FEET TO A POINT ON THE EAST LINE OF A RECREATION TRAIL; THENCE NORTH 26°41'43" WEST ALONG SAID EAST LINE 2189.19 FEET TO A POINT ON THE WEST LINE OF THE N.W. 1/4 OF SAID SECTION 3; THENCE NORTH 01°00'03" WEST ALONG SAID LINE 837.91 FEET TO THE POINT OF BEGINNING, BEING A PARCEL OF LAND CONTAINING 76.7011 ACRES OF LAND, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "B"

BEING PART OF THE S.E. 1/4 OF THE N.W. 1/4 AND PART THE OF N.E. 1/4 OF THE S.W. 1/4 ALL IN FRACTIONAL SECTION 3, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS;
COMMENCING AT THE N. 1/4 CORNER OF SAID FRACTIONAL SECTION 3; THENCE SOUTH 00°17'03" EAST ALONG THE EAST LINE OF THE N.W. 1/4 OF SAID FRACTIONAL SECTION 3 A DISTANCE OF 2668.07 FEET TO THE CENTER OF SAID SECTION 3; THENCE SOUTH 89°31'23" WEST ALONG THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 3 A DISTANCE OF 453.33 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 82°15'12" WEST 627.68 FEET TO A POINT ON THE S.E. RIGHT-OF-WAY LINE OF LAKE BUTTE DES MORTS DRIVE; THENCE NORTH 31°25'19" EAST ALONG SAID RIGHT-OF-WAY LINE 366.78 FEET; THENCE NORTH 23°36'01" EAST ALONG SAID RIGHT-OF-WAY LINE 212.01 FEET; THENCE SOUTHEASTERLY 139.31 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST WHOSE RADIUS IS 249.11 FEET AND WHOSE CHORD BEARS SOUTH 40°19'04" EAST 137.50 FEET; THENCE SOUTH 26°01'04" EAST 159.35 FEET; THENCE SOUTH 15°33'44" EAST 182.46 FEET TO A POINT ON THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 3; THENCE NORTH 89°31'23" EAST ALONG SAID SOUTH LINE 138.05 FEET TO THE POINT OF BEGINNING, BEING A PARCEL CONTAINING 2.8214 ACRES OF LAND, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

JANUARY 29, 2003 SURVEY FOR RUSTY WILLIAMS NO. 3983

Surveyor's Certificate

I, David J. Schroeder, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible major above ground structures thereon, boundary fences, apparent easements and 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.

1-30-03
Date

David J. Schroeder, RLS-1912

DAVID J. SCHROEDER S-1912 APPLETON, WI LAND SURVEYOR

- ● DENOTES ONE INCH IRON PIPE FOUND (UNLESS OTHERWISE NOTED).
- ○ DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET, WEIGHING 1.50 LBS PER LINEAL FOOT.
- DENOTES UTILITY POLE.
- ◉ DENOTES PLASTIC RIGHT OF WAY POST (UNLESS OTHERWISE NOTED).
- —OW— DENOTES OVERHEAD WIRES.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

( ) DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

R. A. SMITH & ASSOCIATES, INC.
Engineering driven by vision
920-231-3119 fax 231-9872
2850 UNIVERSAL STREET
OSHKOSH, WI. 54904
Land Surveying

SURVEY DRAWING NO.	3983
SURVEY PROJECT NO.	7003983
ENGINEERING PROJECT NO.	
DATE:	JANUARY 29, 2003

APPROXIMATE LIMITS OF WETLANDS PER WINNEBAGO COUNTY GIS MAPPING

N.W. CORNER SECTION 3 (BERNTSEN MONUMENT)

S01°00'03"E 33.00

POB PARCEL "A"

N89°41'49"E 1185.01'

S89°41'49"W 1173.33'

NORTH LINE OF THE N.W. 1/4 OF SECTION 3

L=35.14' R=3879.72' CHD=35.14' CHD BRNG=N20°25'03"W

C1

S. 1/4 CORNER SECTION 34, T19N, R16E (BERNTSEN MONUMENT)

S89°54'50"W 40.68'

N. 1/4 CORNER SECTION 3, T18N, R16E (BERNTSEN MONUMENT)

S89°41'49"W 1465.85'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	36.62	3879.72	36.62	S19°53'16"E	0°32'27"
C2	708.83	821.47	687.04	S05°21'13"W	49°26'21"
C3	30.03	1064.93	30.03	S27°50'15"W	1°36'56"
C4	139.31	249.11	137.50	S40°19'04"E	32°02'28"

WATER

WETLANDS PER WINNEBAGO COUNTY GIS MAPPING

APPROXIMATE EASTERLY LIMITS OF OPEN WATER

WEST LINE OF THE N.W. 1/4 OF SECTION 3

N01°00'03"W 837.91'

986.34 TO MEANDER CORNER

FRACTIONAL

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN (ELEV. 749.9 U.S.G.S.)

NW - NW

WATER

MEANDER CORNER TO THE W. 1/4 CORNER OF SECTION 3 (BERNTSEN MONUMENT)

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN (ELEV. 749.9 U.S.G.S.)

LAKE BUTTE DES MORTS DRIVE

S.T.H. "110" (RIGHT OF WAY VARIES)

S19°21'53"E (N20°39'27"W) 1721.68' (1721.59)

EXISTING RIGHT OF WAY

APPROXIMATE LOCATION OF PROPOSED FUTURE WESTERLY RIGHT OF WAY PER CH2MHILL EXHIBIT 9-B-4 DATED MAY, 2002

NE - NW

EAST LINE OF THE N.W. 1/4 OF SECTION 3

2668.07' S00°17'03"E

SECTION 3

PARCEL "A"
76.7011 acres

25.9 ACRES ± LIES OUTSIDE OF THE 100 YEAR FLOOD PLAIN AND WETLAND AREAS (UP TO THE EXISTING RIGHT OF WAY). 20.5 ACRES ± UP TO THE PROPOSED FUTURE RIGHT OF WAY.

NOTE: PORTIONS OF THE AREAS IN THE 100 YEAR FLOOD PLAIN ARE ALSO CONSIDERED WETLANDS (PER WINNEBAGO COUNTY G.I.S. MAPPING)

HOUSE WELL CORN CRIB TELEPHONE PEDESTAL SHED SHED SHED BARN POLE BLDG. 182.2'

SEE DETAIL FOR BUILDING DIMENSIONS

DETAIL (NOT TO SCALE)

FRAME DWELLING #3484 CORN CRIB FRAME SHED FRAME SHED FRAME SHED FRAME BARN POLE BUILDING

APPROXIMATELY 26 ACRES OF PARCEL "A" ARE WETLANDS (PER WINNEBAGO COUNTY GIS MAPPING)
APPROXIMATELY 46 ACRES OF PARCEL "A" ARE WITHIN THE 100 YEAR FLOOD PLAIN

LAKE BUTTE DES MORTS

RECREATION TRAIL

N26°41'43"W 2189.19'

2676.45' N00°59'46"W

1690.11

PARTIAL BARBED WIRE AND WOOD POST FENCE 3'± WESTERLY OF PROPERTY LINE

SW - NW

WETLANDS PER WINNEBAGO COUNTY GIS MAPPING

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN (ELEV. 749.9 U.S.G.S.)

APPARENT CENTERLINE OF 75' WIDE GAS LINE EASEMENT

SE - NW

C2

C4

C3

422.29' S30°04'10"W (N28°48'57"E)

N31°25'19"E 366.78'

N23°36'01"E 212.01'

S26°01'04"E 159.35'

S15°33'44"E 182.46'

PARCEL "B"
2.8214 acres

N89°31'23"E 138.05'

POB PARCEL "B"

C. 1/4 CORNER SECTION 3 (BERNTSEN MONUMENT)

S89°31'23"W 453.33'

627.68' S82°15'12"W

485.02' S82°15'12"W

139.77'

FENCE IS 2.9' SOUTH OF PROPERTY CORNER

BARBED WIRE AND WOOD POST FENCE

NW - SW

NE - SW

SOUTH LINE OF THE N.W. 1/4 OF SECTION 3

COMPUTED W. 1/4 CORNER OF SECTION 3

440.26' N89°31'23"E

MEANDER CORNER SECTION 3 (BERNTSEN MONUMENT)

S89°31'23"W 2646.62' BETWEEN 1/4 CORNERS

North West East South

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 200 ft.