

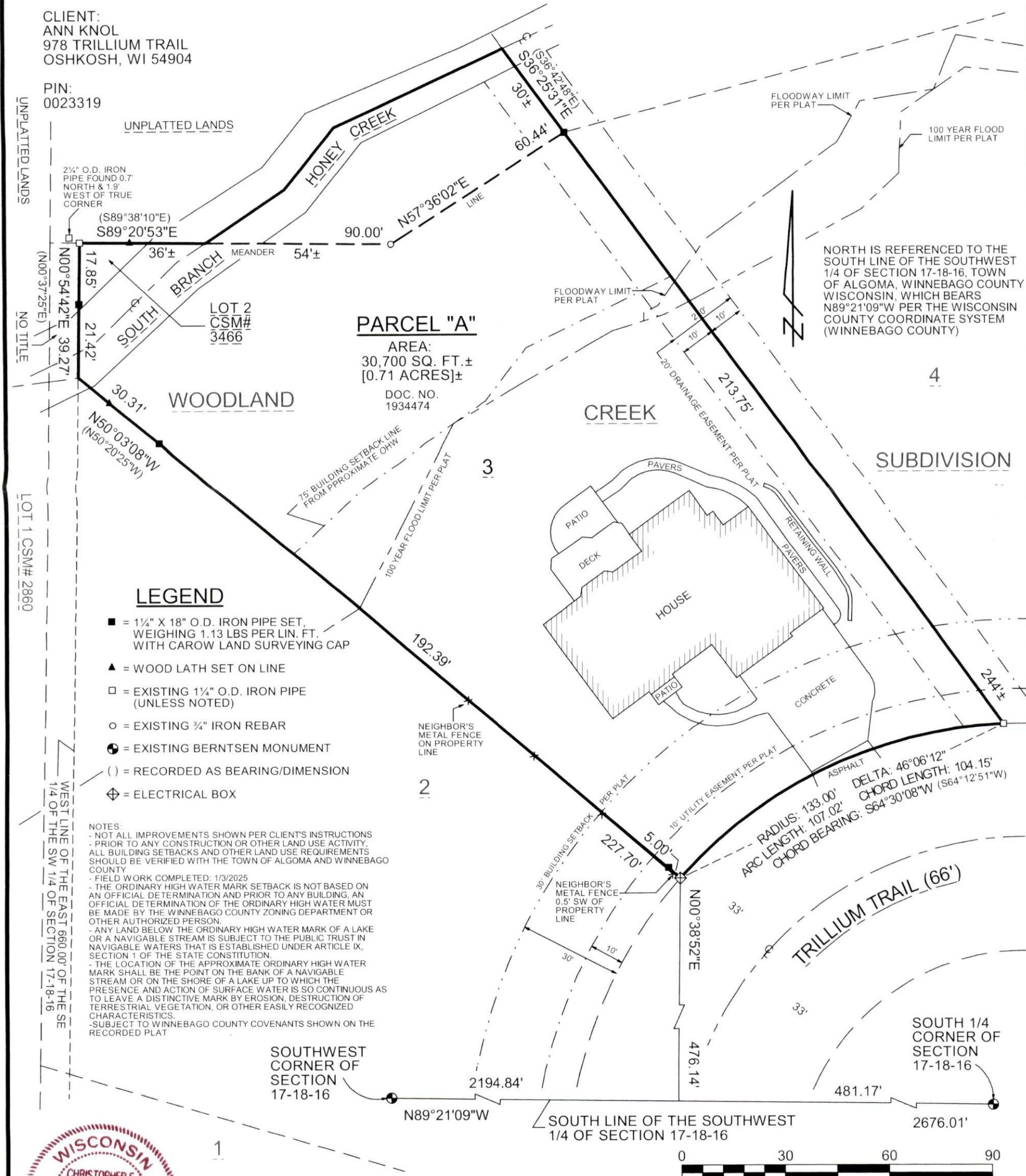
PLAT OF SURVEY

PARCEL "A" LEGAL DESCRIPTION:

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3466 AS RECORDED IN DOCUMENT NO. 942337 AND ALL OF LOT 3 OF WOODLAND CREEK SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE N89°21'09"W, 481.17 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE N00°38'52"E, 476.14 FEET TO THE SOUTHWEST LINE OF SAID LOT 3 AND THE POINT OF BEGINNING; THENCE N50°03'08"W, 227.70 FEET ALONG SAID SOUTHWEST LINE TO THE WEST LINE OF SAID LOT 3; THENCE N00°54'42"E, 39.27 FEET ALONG SAID WEST LINE AND A WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3466 TO THE NORTHWEST CORNER OF SAID LOT 2, SAID NORTHWEST CORNER BEARING N89°20'53"W A DISTANCE OF 36 FEET MORE OR LESS FROM THE CENTERLINE OF THE SOUTH BRANCH OF HONEY CREEK; THENCE S89°20'53"E, 90.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND A MEANDER LINE OF SAID CENTERLINE TO A POINT ON SAID MEANDER LINE, SAID POINT BEARING S89°20'53"E A DISTANCE OF 54 FEET MORE OR LESS FROM SAID CENTERLINE; THENCE N57°36'02"E, 60.44 FEET ALONG SAID MEANDER LINE TO THE NORTHEAST LINE OF SAID LOT 3 AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARING S36°25'31"E A DISTANCE OF 30 FEET MORE OR LESS FROM SAID CENTERLINE; THENCE S36°25'31"E, 213.75 FEET ALONG SAID NORTHEAST LINE TO THE NORTHWESTERLY LINE OF TRILLIUM TRAIL; THENCE SOUTHWESTERLY, 107.02 FEET ALONG AN ARC OF A 133.00 FOOT RADIUS CURVE OF SAID NORTHWESTERLY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S64°30'13"W A DISTANCE OF 104.15 FEET, TO THE POINT OF BEGINNING. INCLUDING ALL THAT LAND LYING BETWEEN ABOVE DESCRIBED MEANDER LINE AND THE CENTERLINE OF HONEY CREEK BOUNDED BY THE EXTENSIONS OF THE RESPECTIVE LINES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CLIENT:
ANN KNOL
978 TRILLIUM TRAIL
OSHKOSH, WI 54904

PIN:
0023319



LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT. WITH CAROW LAND SURVEYING CAP
- ▲ = WOOD LATH SET ON LINE
- = EXISTING 1 1/4" O.D. IRON PIPE (UNLESS NOTED)
- = EXISTING 3/4" IRON REBAR
- = EXISTING BERNTSEN MONUMENT
- () = RECORDED AS BEARING/DIMENSION
- ⊕ = ELECTRICAL BOX

NOTES:
- NOT ALL IMPROVEMENTS SHOWN PER CLIENT'S INSTRUCTIONS
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF ALGOMA AND WINNEBAGO COUNTY
- FIELD WORK COMPLETED: 1/3/2025
- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.
- SUBJECT TO WINNEBAGO COUNTY COVENANTS SHOWN ON THE RECORDED PLAT

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 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher E. Perreault
CHRISTOPHER E. PERREAULT, PLS-2249 DATED 2/6/2025



A2412.20

CAROW LAND SURVEYING & ENVIRONMENTAL		
615 NORTH LYNNDAL DRIVE		
APPLETON, WI 54914		
DATE: 2/6/2025	SCALE: 1" = 30'	DRAWN BY: FNZ