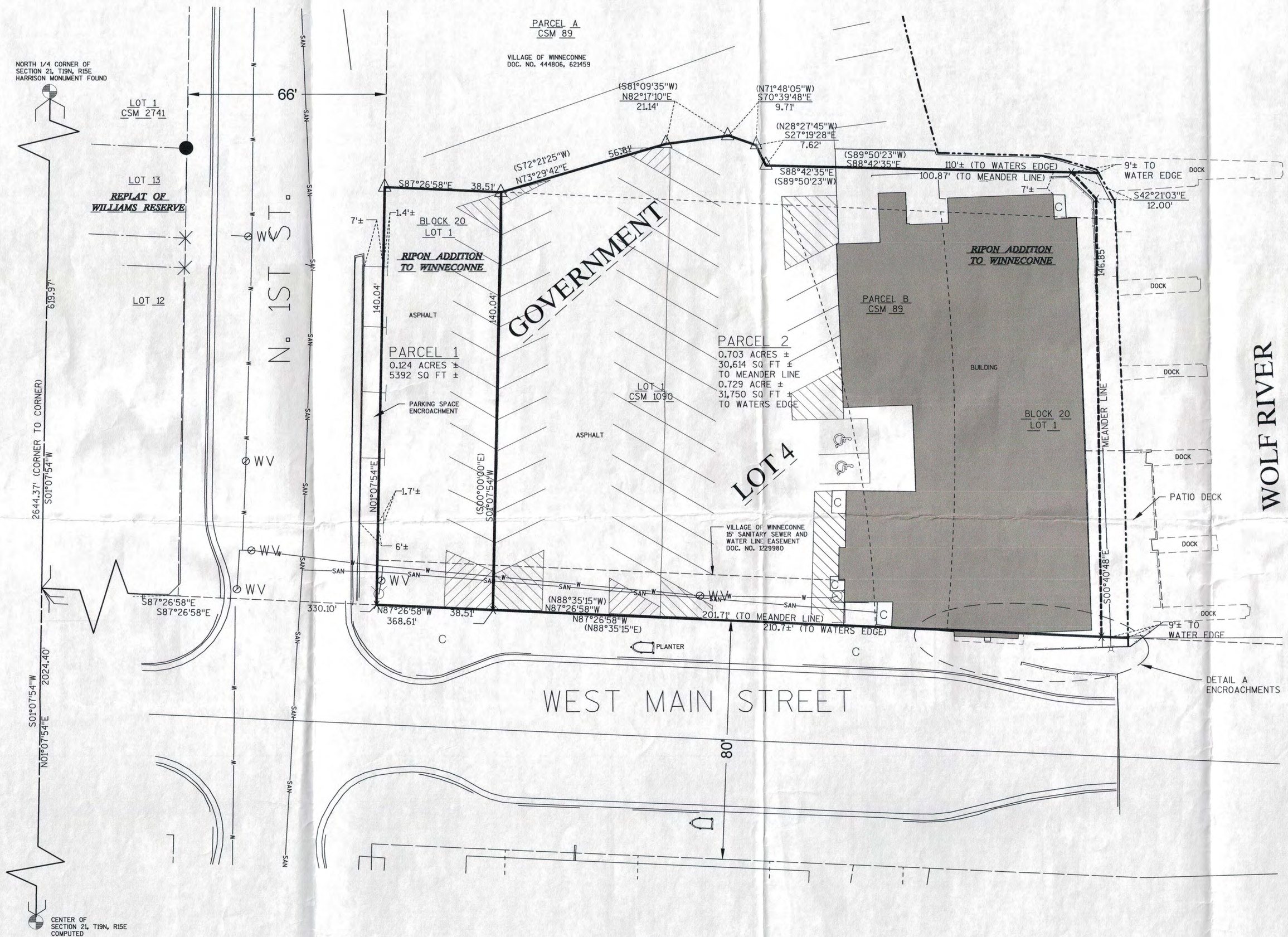
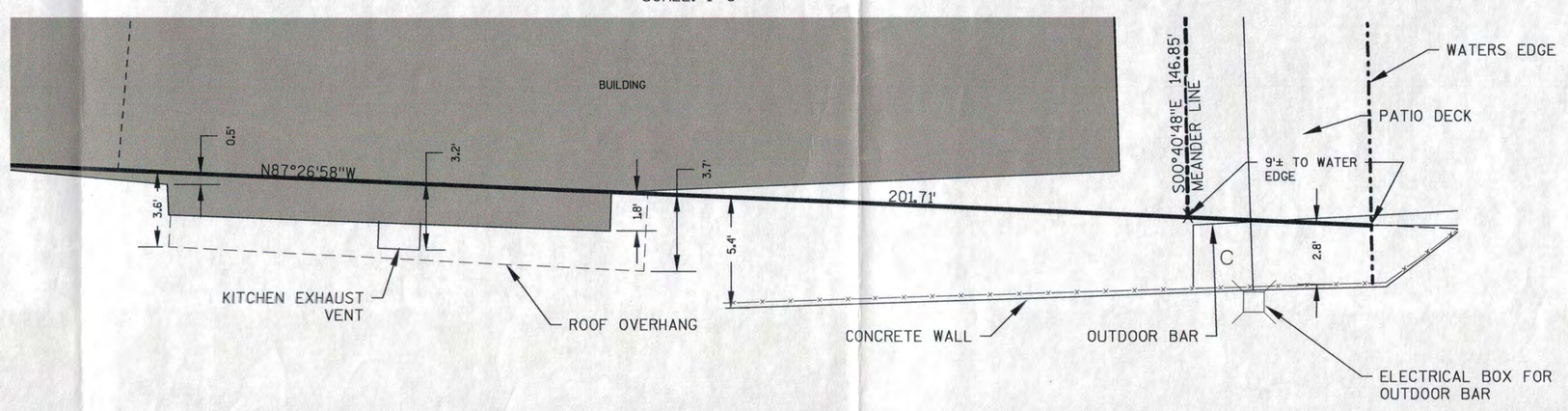
PLAT OF SURVEY

BEING ALL OF LOT 1, CSM NO. 1090, AND PARCEL B, CSM NO. 89, BEING A PART OF PARCEL A, CSM NO. 89, AND A PART OF LOT 1, BLOCK 20, RIPON ADDITION TO WINNECONNE, LOCATED IN PART OF GOVERNMENT LOT 4, SECTION 21, T19N, R15E, VILLAGE OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.



DETAIL A

SCALE: 1"=5'



LEGEND

- WINNEBAGO COUNTY SECTION CORNER MONUMENT OF RECORD
- X — CROSS CUT IN CONCRETE SET
- △ — RAILROAD SPIKE SET
- ● — 1" IRON PIPE FOUND
- CHISELED X FOUND
- ( ) — RECORDED AS
- WATERS EDGE
- C — CONCRETE
- HYDRANT
- WV — WATER VALVE
- FENCE
- W — UNDERGROUND WATER
- SAN — SANITARY SEWER

SCALE: 0' 20' 40'

NORTH REFERENCE:

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE1/4, SEC 21, T19N, R15E ASSUMED TO BEAR S01°07'54"W, WINNEBAGO COUNTY COORDINATE SYSTEM NAD 83 (2011).

DESCRIPTION:

Parcel 1
A parcel of land being a part of Lot 1, Block 20, Ripon Addition to the Village of Winneconne, located in Government Lot 4, Section 21, T19N, R15E, Village of Winneconne, Winnebago County Wisconsin more fully described as follows:

Commencing at the North Quarter Corner of Section 21;
Thence S01°07'54"W coincident with the West line of the Northeast Quarter of Section 21 a distance of 619.97 feet;
Thence S87°26'58"E a distance of 330.10 feet to the Southwest corner of Lot 1, Block 20 Ripon Addition to the Village of Winneconne also being the point of beginning;

Thence N01°07'54"E coincident with the East right-of-way line of North 1st Street a distance of 140.04 feet to the North line of said Lot 1, Block 20;
Thence S87°26'58"E coincident with said North line a distance of 38.51 feet to the West line of Lot 1, Winnebago County Certified Survey Map No. 1090;
Thence S01°07'54"W coincident with said West Line a distance of 140.04 feet to the North right-of-way of West Main Street (STH 116);
Thence N87°26'58"W coincident with said North right-of-way line a distance of 38.51 feet to the point of beginning.

Said parcel contains 0.124 acres (5,392 Square Feet), more or less.

Subject to all easements and restrictions of record

Parcel 2
A parcel of land being all of Lot 1, Winnebago County Certified Survey Map No. 1090, all of Parcel B, Winnebago County Certified Survey Map No. 89, being a part of Parcel A, Winnebago County Certified Survey Map No. 89 and being a part of Lot 1, Block 20, Ripon Addition to the Village of Winneconne, located in Government Lot 4, Section 21, T19N, R15E, Village of Winneconne, Winnebago County Wisconsin more fully described as follows:

Commencing at the North Quarter Corner of Section 21;
Thence S01°07'54"W coincident with the West line of the Northeast Quarter of Section 21 a distance of 619.97 feet;
Thence S87°26'58"E a distance of 368.61 feet to the Southwest corner of Lot 1, Winnebago County Certified Survey Map No. 1090 also being the point of beginning;

Thence N01°07'54"E coincident with the West Line of said Lot 1 a distance of 140.04 feet to the Northwest corner of said Lot 1, Winnebago County Certified Survey Map No. 1090 ;
Thence N73°29'42"E a distance of 56.81 feet;
Thence N82°17'10"E a distance of 21.14 feet;
Thence S70°39'48"E a distance of 9.71 feet;
Thence S27°19'28"E a distance of 7.62 feet;
Thence S88°42'35"E a distance of 100.87 feet to a Westerly meander line of the Wolf River;
Thence S42°21'03"E coincident with said Westerly meander line a distance of 12.00 feet;
Thence S00°40'48"E coincident with said Westerly meander line a distance of 146.85 feet to the North right-of-way line of West Main Street (STH 116);
Thence N87°26'58"W coincident with said North right-of-way line a distance of 201.71 feet to the point of beginning.
Also included with this described property is that part of the Lot 1, Block 20, Ripon Addition to Winneconne which lies between the above described meander line and the water's edge of the Wolf River as surveyed.

Said parcel of land contains 0.703 acres (30,614 square feet) to the meander line more or less.

Said parcel of land contains 0.729 acres (31,750 square feet) to the water's edge of the Wolf River as of the date of this survey more or less.

Subject to all easements and restrictions of record.

NOTES:

1: PARCEL 1 OWNED BY DONALD BIGGER PER DOCUMENT NO. 684033 WINNEBAGO COUNTY TAX KEY NO. 191-0630

2: PARCEL 2 OWNED BY FIN 'N' FEATHER PROPERTIES, LLC PER DOCUMENT NO. 1632258, WINNEBAGE COUNTY TAX KEY NO. 191-0629 AND PER DOCUMENT NO. 1685804, WINNEBAGO COUNTY TAX KEY NO. 191-0631

3: WATERS EDGE SURVEYED 9-10-2015

WISCONSIN PROFESSIONAL LAND SURVEYOR
DAVID A. YURK
S-2648
OSHKOSH, WI

9-24-2015

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

CLIENT: STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION
NORTHEAST REGION
944 VANDERPERREN WAY
GREEN BAY, WI 54304

PROJECT: PLAT OF SURVEY
FIN 'N' FEATHER PROPERTIES
22 WEST MAIN STREET
WINNECONNE, WI 54986

REV.	DATE	BY

DATE: 09/22/2015
PROJECT NUMBER: E21Z815
FILE NUMBER:
DRAFTED BY: JLS
CAD FILE NAME: PLS.DWG
SHEET: 1 OF 1