PLAT OF SURVEY

BEING PART OF TUCKER STREET AS PLATTED AND ALL OF LOT 1 OF BLOCK 21 IN THE PLAT OF WILLIAMSPORT, LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 15 EAST, VILLAGE OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

NORTH 1/4 CORNER OF SECTION 21-19-15

2644.36'

2386.65'

W/L OF THE NE 1/4 OF SECTION 21-19-15

257.71'

S01°07'53"W

CENTER OF SECTION 21-19-15

LINCOLN STREET
(WIDTH VARIES)

33'

S89°14'08"E

329.80'

S89°14'08"E

217.09'

LINCOLN ST.
TUCKER ST.

268'±

51'±

SOUTH 1ST STREET (66')

192.14'

92.14'

92.05'

MEANDER LINE

ASPHALT

TUCKER STREET
(PER PLAT)

TUCKER ST.
LOT 1

BLOCK 21

WOOD STOOP

HOUSE

AREA:
24,700 SQ. FT.±
[0.57 ACRES]±

DOC. NO.
1729375

WOOD SEAWALL

WOLF RIVER

46.5'±

OVERHANG

GARAGE

CONCRETE

PATIO

PATIO

97.7'±

16.0'±

CONCRETE

15.8'±

216.96'

S01°11'23"W

52'±

LOT 1
LOT 2

N89°15'32"W

269'±

100.12'

PLAT OF

LOT 2
RR GRADE

100.00'

LANDS PREVIOUSLY SURVEYED BY JAMES E. SMITH, PLS-1803, PROJECT NO. 433-022B, DATED 1/16/1995

RAILROAD GRADE
(PER PLAT)

WILLIAMSPORT

N01°06'31"E

0 30 60 90

SCALE: 1" = 30'

N89°13'33"W

217.05'

S01°03'20"W

NORTH IS REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 15 EAST, VILLAGE OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S01°07'52"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

NOTES:
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE VILLAGE OF WINNECONNE
- FIELD WORK COMPLETED: 10-2-2024

LEGEND

- o = EXISTING 1¼" O.D. IRON PIPE
- ○ = EXISTING 2¼" O.D. IRON PIPE
- ◒ = EXISTING HARRISON MONUMENT
- ( ) = RECORDED AS BEARING/DIMENSION

CLIENT:
NOEL CORNWELL
505 S. 1ST STREET
WINNECONNE, WI 54986

PIN:
1910421

DOC. NO.:
1729375

LEGAL DESCRIPTION:

BEING PART OF TUCKER STREET AS PLATTED AND ALL OF LOT 1 OF BLOCK 21 IN THE PLAT OF WILLIAMSPORT, LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 15 EAST, VILLAGE OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 19; THENCE S01°07'53"W, 2386.65 FEET ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SECTION 19 TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1729375; THENCE S89°14'08"E, 329.80 FEET ALONG SAID EXTENSION TO SAID NORTH LINE AND THE POINT OF BEGINNING; THENCE CONTINUING S89°14'08"E, 217.09 FEET ALONG SAID NORTH LINE TO THE STARTING POINT OF A MEANDER LINE OF THE WESTERLY BANK OF THE WOLF RIVER, SAID POINT BEARS N89°14'08"W, 51 FEET MORE OR LESS FROM SAID WESTERLY BANK; THENCE S01°11'23"W, 92.05 FEET ALONG SAID MEANDER LINE TO THE SOUTH LINE OF SAID DESCRIBED LANDS AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS N89°15'32"W, 52 FEET MORE OR LESS FROM SAID WESTERLY BANK; THENCE N89°15'32"W, 216.96 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SOUTH 1ST STREET; THENCE N01°06'31"E, 92.14 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

A2409.65

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.

1/16/2025

CHRISTOPHER E. PERREAULT, PLS-2249 DATED

WISCONSIN
CHRISTOPHER E. PERREAULT
S-2249
APPLETON, WIS
LAND SURVEYOR

RR GRADE
LOT 3

3

CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDALE DRIVE

APPLETON, WI 54914

DATE: 1/16/2025	SCALE: 1" = 30'	DRAWN BY: FNZ