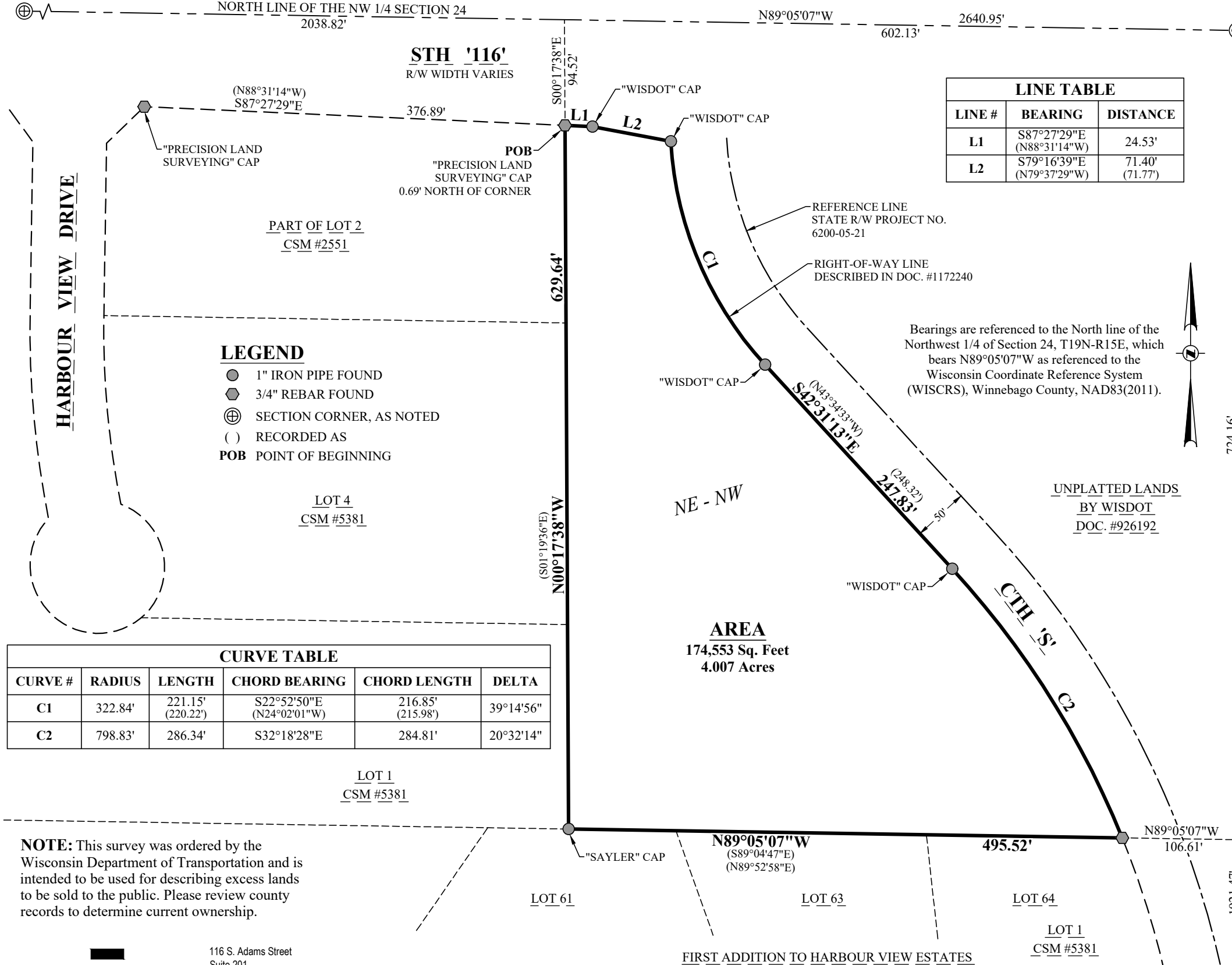


# PLAT OF SURVEY

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 NORTH,  
RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN

NORTHWEST CORNER  
SEC. 24, T19N-R15E  
FOUND SURVEY SPIKE

NORTH 1/4 CORNER  
SEC. 24, T19N-R15E  
FOUND BERNTSEN MONUMENT



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°27'29"E (N88°31'14"W)	24.53'
L2	S79°16'39"E (N79°37'29"W)	71.40' (71.77')

- LEGEND**
- 1" IRON PIPE FOUND
  - ⬢ 3/4" REBAR FOUND
  - ⊕ SECTION CORNER, AS NOTED
  - ( ) RECORDED AS
  - POB POINT OF BEGINNING

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	322.84'	221.15' (220.22')	S22°52'50"E (N24°02'01"W)	216.85' (215.98')	39°14'56"
C2	798.83'	286.34'	S32°18'28"E	284.81'	20°32'14"

**AREA**  
174,553 Sq. Feet  
4.007 Acres

**LEGAL DESCRIPTION:**  
Part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin, fully described as follows:

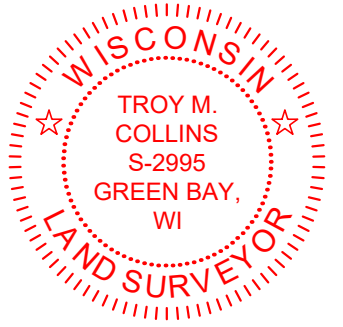
Commencing at the North 1/4 corner of said Section 24; Thence N89°05'07"W, 602.13 feet along the North line of the Northwest 1/4 of said Section 24; Thence S00°17'38"E, 94.52 feet to the Southerly right-of-way line of STH '116' as described in Document No. 1172240 and the point of beginning; Thence S87°27'29"E, 24.53 feet along said Southerly right-of-way line; Thence S79°16'39"E, 71.40 feet along said Southerly right-of-way line to the Westerly right-of-way line of CTH 'S' (Southwest Frontage Road) as described in said Document No. 1172240; Thence Southerly 221.15 feet along said Westerly right-of-way line, being the arc of a 322.84-foot radius curve to the left having a long chord which bears S22°52'50"E, 216.85 feet; Thence S42°31'13"E, 247.83 feet along said Westerly right-of-way line; Thence Southerly 286.34 feet along said Westerly right-of-way line, being the arc of a 798.83-foot radius curve to the right having a long chord which bears S32°18'28"E, 284.81 feet to the Northeast corner of Lot 64 of the First Addition to Harbour View Estates and the Northeast corner of Lot 1 of Certified Survey Map No. 5381; Thence N89°05'07"W, 495.52 feet along the North line of Lots 64, 63, and 61 of said plat and the North line of said Lot 1; Thence N00°17'38"W, 629.64 feet along the East line of said Lot 1 and Lot 4 of said Certified Survey Map No. 5381 and the East line of Lot 2 of Certified Survey Map No. 2551 to the point of beginning.

Described parcel contains 174,553 Sq. Feet (4.007 Acres) more or less, and is subject to all easements and restrictions of record.

**SURVEYOR'S CERTIFICATE:**  
I, Troy M. Collins, Professional Land Surveyor, do hereby certify that I have been authorized under the direction of the Wisconsin Department of Transportation - Northeast Region, to survey, map, and describe the property shown on this plat; That I have surveyed the property as shown and described according to official records and in accordance with Chapter A-E 7 of the Wisconsin Administrative Code and that the plat above drawn is an accurate and correct representation of said survey to the best of my knowledge and belief.

The fieldwork for said survey was conducted on January 9, 2026.

*Troy M. Collins* 01/26/26  
Troy M. Collins Dated  
Professional Land Surveyor S-2995



**NOTE:** This survey was ordered by the Wisconsin Department of Transportation and is intended to be used for describing excess lands to be sold to the public. Please review county records to determine current ownership.

**GRAEF**  
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Project No: 20250224 Task 0006  
Drawn By: TMC  
Sheet No: 1 OF 1

CENTER 1/4 CORNER  
SEC. 24, T19N-R15E  
FOUND BERNTSEN MONUMENT

