

CLIENT:  
SCHMALZ LANDSCAPING  
ATTN: DAN VECHART  
W2484 C.T.H. "KK"  
APPLETON, WI 54915

PIN(S):  
0181296  
018040518

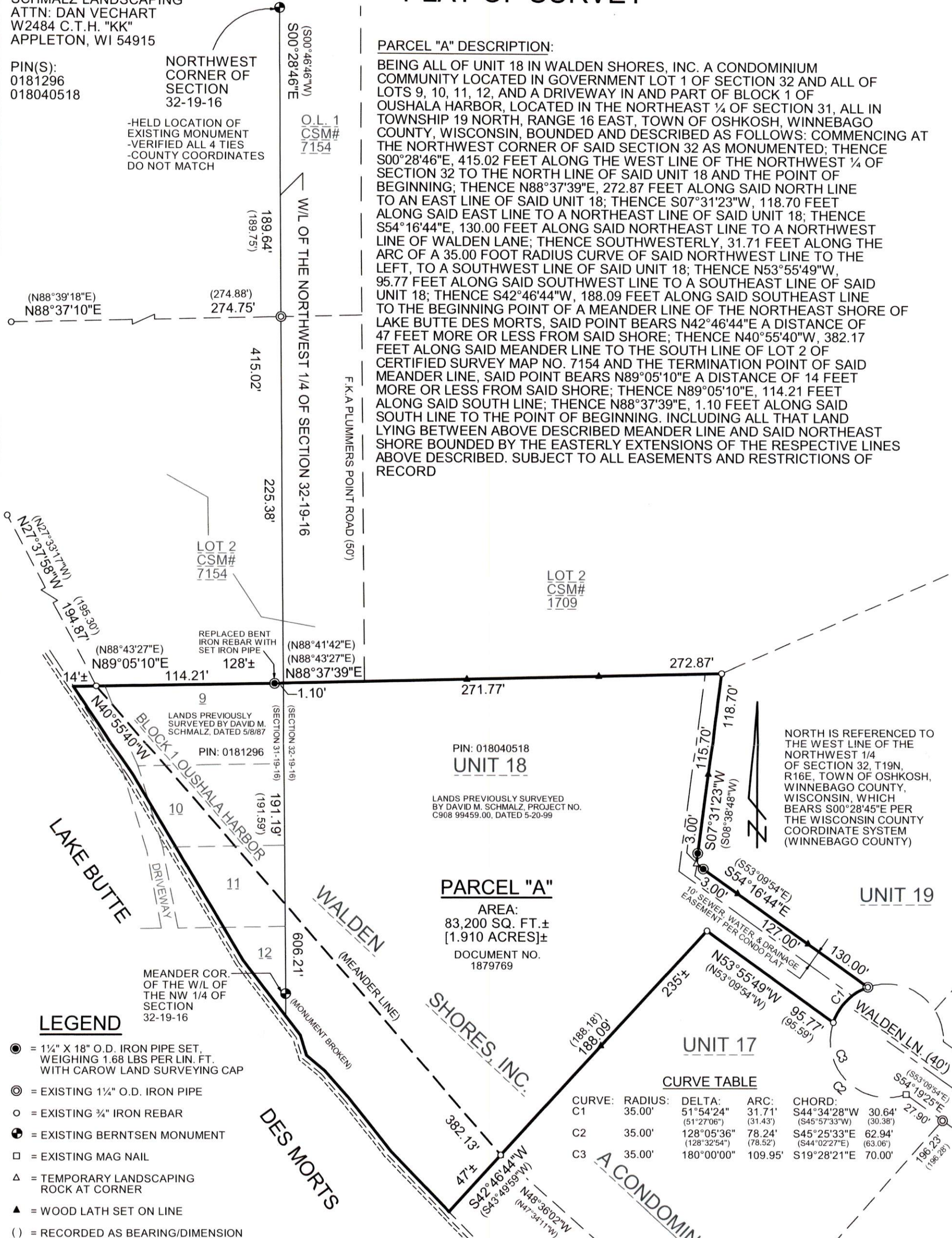
NORTHWEST  
CORNER OF  
SECTION  
32-19-16

-HELD LOCATION OF  
EXISTING MONUMENT  
-VERIFIED ALL 4 TIES  
-COUNTY COORDINATES  
DO NOT MATCH

# PLAT OF SURVEY

## PARCEL "A" DESCRIPTION:

BEING ALL OF UNIT 18 IN WALDEN SHORES, INC. A CONDOMINIUM COMMUNITY LOCATED IN GOVERNMENT LOT 1 OF SECTION 32 AND ALL OF LOTS 9, 10, 11, 12, AND A DRIVEWAY IN AND PART OF BLOCK 1 OF OUSHALA HARBOR, LOCATED IN THE NORTHEAST ¼ OF SECTION 31, ALL IN TOWNSHIP 19 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 AS MONUMENTED; THENCE S00°28'46"E, 415.02 FEET ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 32 TO THE NORTH LINE OF SAID UNIT 18 AND THE POINT OF BEGINNING; THENCE N88°37'39"E, 272.87 FEET ALONG SAID NORTH LINE TO AN EAST LINE OF SAID UNIT 18; THENCE S07°31'23"W, 118.70 FEET ALONG SAID EAST LINE TO A NORTHEAST LINE OF SAID UNIT 18; THENCE S54°16'44"E, 130.00 FEET ALONG SAID NORTHEAST LINE TO A NORTHWEST LINE OF WALDEN LANE; THENCE SOUTHWESTERLY, 31.71 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE OF SAID NORTHWEST LINE TO THE LEFT, TO A SOUTHWEST LINE OF SAID UNIT 18; THENCE N53°55'49"W, 95.77 FEET ALONG SAID SOUTHWEST LINE TO A SOUTHEAST LINE OF SAID UNIT 18; THENCE S42°46'44"W, 188.09 FEET ALONG SAID SOUTHEAST LINE TO THE BEGINNING POINT OF A MEANDER LINE OF THE NORTHEAST SHORE OF LAKE BUTTE DES MORTS, SAID POINT BEARS N42°46'44"E A DISTANCE OF 47 FEET MORE OR LESS FROM SAID SHORE; THENCE N40°55'40"W, 382.17 FEET ALONG SAID MEANDER LINE TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7154 AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS N89°05'10"E A DISTANCE OF 14 FEET MORE OR LESS FROM SAID SHORE; THENCE N89°05'10"E, 114.21 FEET ALONG SAID SOUTH LINE; THENCE N88°37'39"E, 1.10 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. INCLUDING ALL THAT LAND LYING BETWEEN ABOVE DESCRIBED MEANDER LINE AND SAID NORTHEAST SHORE BOUNDED BY THE EASTERLY EXTENSIONS OF THE RESPECTIVE LINES ABOVE DESCRIBED. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD



## LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.68 LBS PER LIN. FT. WITH CAROW LAND SURVEYING CAP
- ⊙ = EXISTING 1 1/4" O.D. IRON PIPE
- = EXISTING 3/4" IRON REBAR
- ⊕ = EXISTING BERNTSEN MONUMENT
- = EXISTING MAG NAIL
- △ = TEMPORARY LANDSCAPING ROCK AT CORNER
- ▲ = WOOD LATH SET ON LINE
- ( ) = RECORDED AS BEARING/DIMENSION

NOTES:  
- NO 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 OSHKOSH AND WINNEBAGO COUNTY  
- FIELD WORK COMPLETED: 9/17/2025  
- WETLANDS, FLOODPLAIN, ETC. THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN PER CLIENT'S INSTRUCTIONS  
- 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.

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.



A2509.28

10/23/2025  
CHRISTOPHER E. PERREAULT, PLS-2249 DATED

## CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDALE DRIVE

APPLETON, WI 54914

DATE: 10/23/2025

SCALE: 1" = 60'

DRAWN BY: FNZ