

NORTH 1/4 CORNER SECTION 3 T19N, R17E
N89°52'57"E 1315.32'
SOUTHWEST CORNER SECTION 35 T20N, R17E
N89°44'53"E 329.85'
2301.36' 986.04'
N47°02'14"E 116.76'
N47°02'14"E 87.67'
N41°02'14"E 50.00'
N41°02'14"E 150.00'

LEGAL DESCRIPTION:

PART OF LOT 1, BLOCK 1, NEUSER'S PLAT, BEING PART OF FRACTIONAL LOT 1, SECTION 3, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 52 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1315.32 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 09 SECONDS EAST, A DISTANCE OF 1341.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 02 MINUTES 14 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RAINBOW BEACH ROAD, A DISTANCE OF 15.75 FEET; THENCE SOUTH 49 DEGREES 46 MINUTES 20 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, NEUSER'S PLAT, A DISTANCE OF 146.72 FEET TO A MEANDER CORNER, SAID CORNER BEING NORTH 49 DEGREES 46 MINUTES 20 SECONDS WEST, 21 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE SOUTH 15 DEGREES 26 MINUTES 55 SECONDS WEST, ALONG A MEANDER LINE, A DISTANCE OF 77.09 FEET TO A MEANDER CORNER, SAID CORNER BEING NORTH 53 DEGREES 48 MINUTES 49 SECONDS WEST, 12 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE NORTH 53 DEGREES 48 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5365, A DISTANCE OF 124.62 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 09 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF PLUMMER'S HARBOR ROAD, A DISTANCE OF 83.61 FEET TO THE POINT OF BEGINNING, INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO. CONTAINING 11,982 SQUARE FEET MORE OR LESS [0.275 ACRES±].

LEGEND

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|------|-------------------------------|-------|-----------------------|
| ■ | P.K. NAIL SET | —OH— | OVERHEAD POWER LINES |
| □ | 1" O.D. IRON PIPE FOUND | —E—E— | UNDERGROUND ELECTRIC |
| ⊙ | GOVERNMENT CORNER | —T—T— | UNDERGROUND TELEPHONE |
| OHWM | ORDINARY HIGH WATER MARK | —G—G— | UNDERGROUND GAS |
| 000 | EXISTING CONTOUR W/ ELEVATION | ⊗ | GAS VALVE |
| ☼ | CONIFEROUS TREE | ⊕ | POWER POLE |
| ☼ | DECIDUOUS TREE | ☐ | YARD DRAIN |

TAX PARCEL ID NO.: 010-0640

DEED OF REFERENCE: DOCUMENT NO. 1819851

100 YEAR FLOOD ELEVATION: 749.6 NGVD29

PARCEL AREA: 11,982 SQ.FT.± [0.275 ACRES±]

TOTAL EXISTING IMPERVIOUS AREA: 3,822 SQ.FT.

TOTAL PROPOSED IMPERVIOUS AREA: 349 SQ.FT.
(HOUSE AND DECK ADDITIONS)

SURVEYOR'S CERTIFICATE

I, GARY A. ZAHRINGER, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

DATED THIS THE 19TH DAY OF AUGUST, 2021

Gary A. Zahringer
GARY A. ZAHRINGER, PROFESSIONAL WI LAND SURVEYOR S-2098

R-2 PRINCIPAL STRUCTURE SETBACK REQUIREMENTS:

- STREET YARD: 30 FEET
- REAR YARD: 25 FEET
- SIDE YARD: 7 FEET ON ONE SIDE, 10 FEET ON THE OTHER
- AVERAGED SHORE YARD: 56 FEET, MEASURED FROM THE ORDINARY HIGH WATER MARK

LOT 1
C.S.M. NO. 5365

MAPPED 100 YEAR FLOOD
PLAIN LINE PER FEMA
MAP NO. 55139C0114E,
EFFECTIVE MARCH 17, 2003

ORDINARY HIGH WATER MARK
WAS DETERMINED BY DANIEL
LEFEBVRE, WINNEBAGO
COUNTY PLANNING AND
ZONING DEPARTMENT ON
AUGUST 18, 2021.

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BOUNDARY & TOPOGRAPHIC SURVEY

SCALE 1"=20'
DATE Aug. 2021
COMPUTER FILE
1-1557-001 pos.dwg

DRAWING NO.
1-1557-001