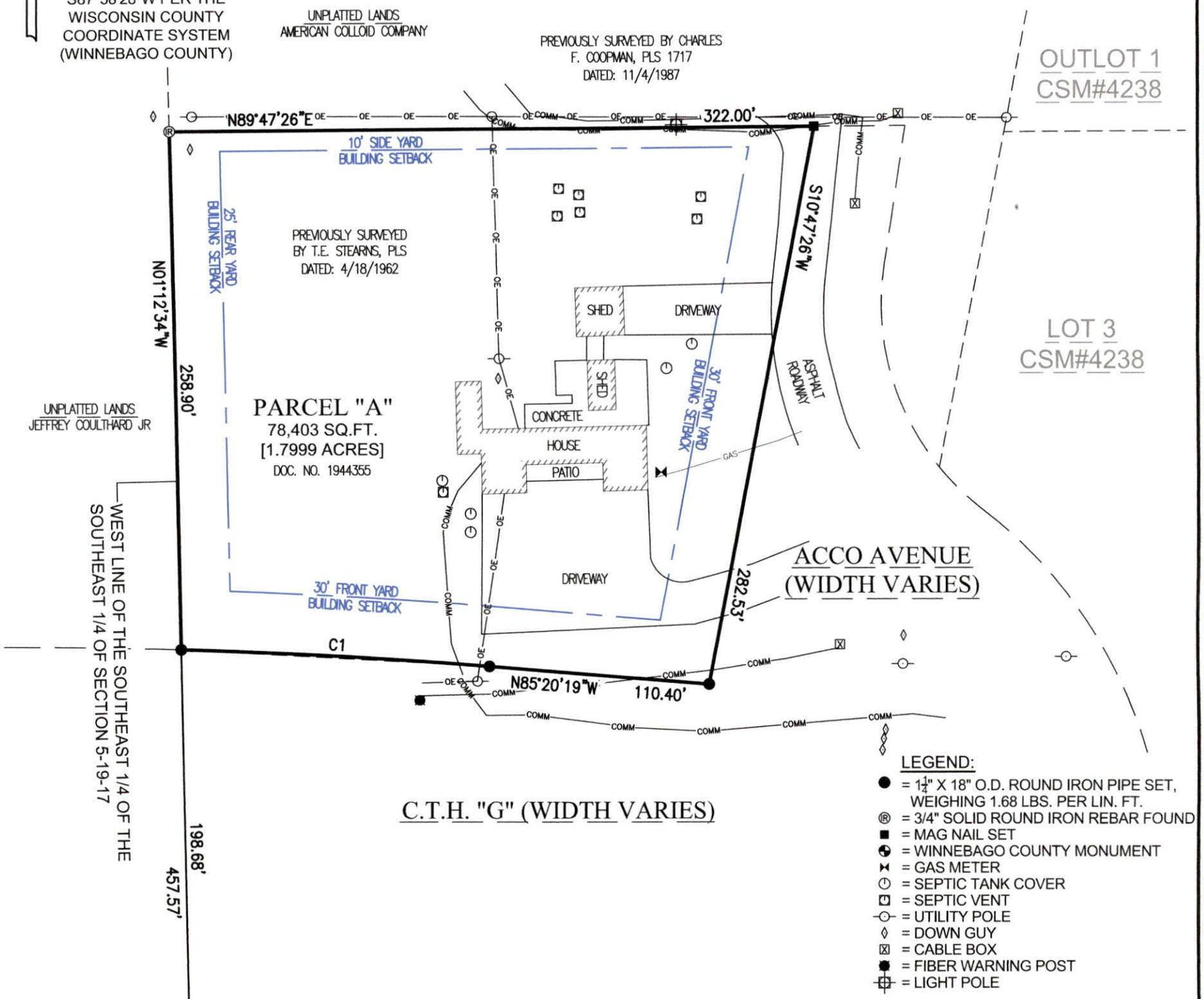
"PLAT OF SURVEY"

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.
SITE ADDRESS: 951 ACCO AVE, NEENAH, WI 54956
PARCEL NUMBER: 010007305
ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S87°58'28"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 TOWN OF NEENAH & WINNEBAGO COUNTY.
- FIELD SURVEY DATE: 9-9-2026



LEGEND:
- ● = 1¼" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.68 LBS. PER LIN. FT.
- ® = 3/4" SOLID ROUND IRON REBAR FOUND
- ■ = MAG NAIL SET
- = WINNEBAGO COUNTY MONUMENT
- = GAS METER
- = SEPTIC TANK COVER
- = SEPTIC VENT
- = UTILITY POLE
- = DOWN GUY
- = CABLE BOX
- = FIBER WARNING POST
- = LIGHT POLE

CLIENT:
MARK BIGGAR
1589 COWLING BAY RD
NEENAH, WI 54956

LEGAL DESCRIPTION OF PARCEL "A":

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE S87°58'28"W, 1335.20 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5 TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE STOUHEAST 1/4 OF SECTION 5; THENCE N01°12'34"W, 198.68 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N01°12'34"W, 258.90 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE LANDS DESCRIBED IN DOC. NO. 1944355; THENCE N89°47'26"E, 322.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF ACCO AVENUE; THENCE S10°47'26"W, 282.53 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF C.T.H. "G"; THENCE N85°20'19"W, 110.40 FEET ALONG SAID NORTH LINE; THENCE NORTHWESTERLY, 153.86 FEET ALONG THE ARC OF A 2984.79 FOOT RADIUS CURVE TO THE LEFT OF SAID NORTH LINE, HAVING A CHORD WHICH BEARS N86°48'56"W AND IS 153.84 FEET IN LENGTH TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

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 REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

9/29/2026
CHRISTOPHER E. PERREAULT, PLS-2249 DATED

GRAPHIC SCALE: 1" = 60'

60 0 30 60 90 120

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2984.79'	02°57'12"	153.86'	N86°48'56"W	153.84'

CAROW LAND SURVEYING & ENVIRONMENTAL

615 N. LYNNDALE DRIVE,
APPLETON, WISCONSIN 54914
PHONE: (920)731-4168

N5841 STATE HIGHWAY 47-55,
SHAWANO, WISCONSIN 54166
PHONE: (920)731-4168

SCALE 1" = 60'
DRAWN BY cmw - BTL
PROJECT NO. A2608.33