

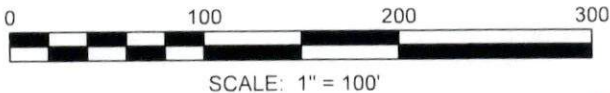
PLAT OF SURVEY

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19-19-17, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S89°07'35"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

DESCRIPTION OF TOTAL PARCEL TO CENTERLINE:

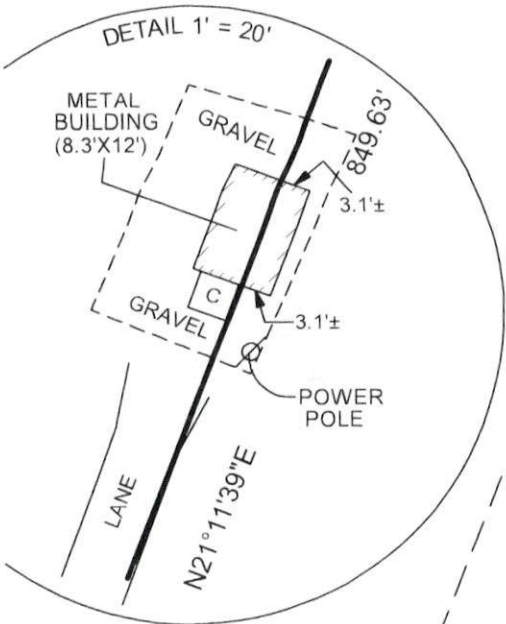
A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S89°07'35"W, 1632.92 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19 TO THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY; THENCE N21°11'39"E, 14.42 FEET ALONG SAID EASTERLY LINE TO THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1175024 AND THE POINT OF BEGINNING; THENCE CONTINUING N21°11'39"E, 849.63 FEET ALONG SAID EASTERLY LINE TO THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6374; THENCE S00°15'06"E, 622.14 FEET ALONG SAID WEST LINE TO THE CENTERLINE OF SHERMAN ROAD; THENCE S68°00'54"W, 38.05 FEET ALONG SAID CENTERLINE; THENCE S60°26'02"W, 315.73 FEET ALONG SAID CENTERLINE AND THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1175024 TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. RESERVING THAT PART PRESENTLY USED FOR ROAD PURPOSES.



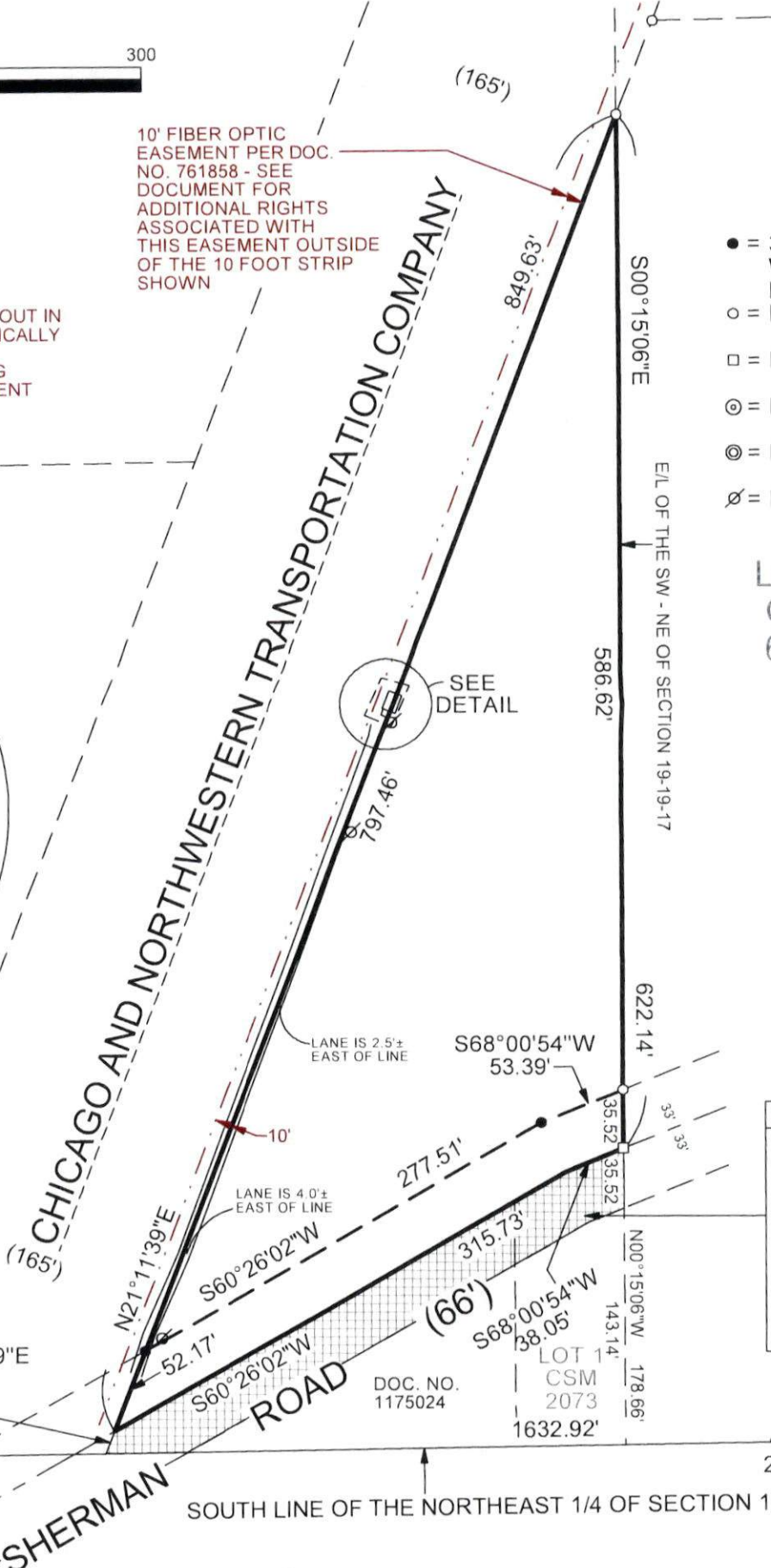
LOT 2
CSM
4399

NOTES:

16.5' COMMUNICATIONS CORRIDOR AS LAID OUT IN DOCUMENT NO. 1445855 CANNOT BE SPECIFICALLY MAPPED AT THIS TIME AS ITS LOCATION IS DEPENDENT ON THE LOCATION OF EXISTING UTILITY LINES. SEE DOCUMENT FOR EASEMENT RIGHTS/RESTRICTIONS AND DETAILS



LOT 1
CSM
4399



LEGEND

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = EXISTING 3/4" IRON REBAR
- = EXISTING P.K. NAIL
- ⊙ = EXISTING BERNTSEN MONUMENT
- ⊗ = EXISTING 4" IP IN CONCRETE
- ∅ = POWER POLE

LOT 1
CSM
6374

PARCEL DATA

PARCEL TO CENTERLINE
95,839 SQ.FT.
[2.2002 ACRES]
USEABLE PARCEL
84,542 SQ.FT.
[1.9408 ACRES]
AREA OF TITLE OVERLAP
11,182 SQ.FT.
[0.2567 ACRES]

TITLE LINE DISCREPANCY NOTE:

CROSS HATCHED AREA ALONG SOUTH 1/2 OF SHERMAN ROAD HAS AN APPARENT OVERLAP IN TITLE. CERTIFIED SURVEY MAP NO. 2073 AND LANDS DESCRIBED IN DOCUMENT NO. 1175024 APPEAR TO HAVE TITLE TO THE CENTER OF SHERMAN ROAD, AND THE SUBJECT PARCEL APPEARS TO HAVE TITLE TO THE SOUTHEASTERLY LINE OF SHERMAN ROAD.

CENTER OF SECTION 19-19-17

EAST 1/4 CORNER OF SECTION 19-19-17

CLIENT:
JOHN TANEM
208 CURTIS AVE.
NEENAH, WI 54956



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 VINLAND AND WINNEBAGO COUNTY.
- WETLANDS, FLOODPLAIN, NAVIGABLE WATERWAYS, ETC. THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN PER CLIENT'S INSTRUCTIONS

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.

CHRISTOPHER E. PERREAULT, PLS 2249

7/12/2023
DATE

CAROW LAND SURVEYING CO., INC.

615 N LYNNDAL DRIVE

APPLETON, WI 54914

DATE: 7/12/2023

SCALE: 1" = 100'

DRAWN BY: fz CP

A2307.3