

CLIENT:
LINDA BLOCK
1910 INDIAN POINT RD.
OSHKOSH, WI 54901

PIN:
026064003

PARCEL "A" DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE N89°12'45"E, 2406.06 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20 TO THE WEST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 440815 AND THE POINT OF BEGINNING; THENCE N00°15'17"W, 416.84 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LANDS; THENCE N89°12'45"E, 100.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LANDS; THENCE S00°15'17"E, 416.84 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE S89°12'45"W, 100.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. RESERVING THAT PART PRESENTLY USED FOR ROAD PURPOSES.

PLAT OF SURVEY

LANDS PREVIOUSLY SURVEYED BY
STEVEN T. CHRONIS, DATED 8/14/1987

UNPLATTED
LANDS

IRON PIPE FOUND
N72°23'23"W 1.78'
OF TRUE CORNER

IRON PIPE FOUND
N74°38'17"W 1.68'
OF TRUE CORNER

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 SCREWABLE PLASTIC MONUMENT (TIE SHEET SHOWS BERNTSEN MONUMENT)

NORTH IS REFERENCED TO
THE SOUTH LINE OF THE
SOUTHWEST 1/4 OF SECTION
20, T19N, R17E, TOWN OF
VINLAND, WINNEBAGO
COUNTY, WISCONSIN, WHICH
BEARS N89°12'45"E PER
THE WISCONSIN COUNTY
COORDINATE SYSTEM
(WINNEBAGO COUNTY)

LANDS PREVIOUSLY SURVEYED BY
STEVEN T. CHRONIS, DATED 3/28/1991,
DRAWING NO. L-1955

UNPLATTED
LANDS

UNPLATTED
LANDS

USEABLE AREA:
38,582 SQ. FT.
[0.8811 ACRES]

TOTAL AREA:
41,682 SQ. FT.
[0.9569 ACRES]

PARCEL "A"
DOCUMENT NO.
440815

SOUTHWEST
CORNER OF
SECTION
20-19-17

N89°12'45"E

N00°15'17"W

S89°12'45"W

346.50'

2406.06'

33'

N00°15'17"W

104.50'

N00°15'17"W

IRON PIPE FOUND
S77°37'54"W 2.05'
OF TRUE CORNER

760.00'

209.00'

N00°15'17"W

33.00'

100.00'

100.00'

S00°15'17"E

33.00'

125.50'

CENTER OF
SECTION
20-19-17

N00°15'17"W

243.16'

E/L OF THE SW 1/4 OF SECTION 20-19-17



A2506.3

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
CHRISTOPHER E. PERREAULT, PLS-2249

9/23/2025

DATED

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 VINLAND AND WINNEBAGO COUNTY
- FIELD WORK COMPLETED: 6/24/2025



SCALE: 1" = 100'

CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDAL DRIVE

APPLETON, WI 54914

DATE: 9/23/2025

SCALE: 1" = 100'

DRAWN BY: FNZ