

CLIENT:
BARBARA LETT
5118 ISLAND VIEW DR.
OSHKOSH, WI 54901

PIN:
018054004

PLAT OF SURVEY

PARCEL "A" DESCRIPTION:

PART OF GOVERNMENT LOT 1 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 17 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S00°01'35"W, 2240.16 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S89°58'25"E, 1571.10 FEET TO THE WEST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 378688, THE SOUTH LINE OF ISLAND VIEW DRIVE, AND THE POINT OF BEGINNING; THENCE N81°05'07"E, 91.05 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LANDS; THENCE S00°04'14"E, 198.66 FEET ALONG SAID EAST LINE TO THE BEGINNING POINT OF A MEANDER LINE OF A NORTHERLY SHORE OF LAKE WINNEBAGO, SAID POINT BEARING N00°04'14"W A DISTANCE OF 23 FEET MORE OR LESS FROM SAID NORTHERLY SHORE; THENCE S81°14'04"W, 91.01 FEET ALONG SAID MEANDER LINE TO THE WEST LINE OF SAID LANDS AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARING N00°04'14"W A DISTANCE OF 14 FEET MORE OR LESS FROM SAID NORTHERLY SHORE; THENCE N00°04'14"W, 198.42 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING ALL THAT LAND LYING BETWEEN ABOVE DESCRIBED MEANDER LINE AND SAID NORTHERLY SHORE BOUNDED BY THE SOUTHERLY EXTENSIONS OF THE EAST AND WEST LINES SO DESCRIBED.

NORTH 1/4
CORNER OF
SECTION
29-19-17
(MONUMENT BROKEN)

ISLAND VIEW DRIVE (50')

LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT. WITH CAROW LAND SURVEYING CAP
- = EXISTING 1 1/4" O.D. IRON PIPE (UNLESS NOTED)
- = EXISTING 3/4" IRON REBAR
- = EXISTING BERNTSEN MONUMENT
- () = RECORDED AS BEARING/DIMENSION
- [] = PREVIOUSLY SURVEYED BEARING/DIMENSION

PARCEL "A"

AREA:
19,500 SQ. FT. ±
[0.4484 ACRES] ±
DOCUMENT NO.
378688

HOUSE

LANDS PREVIOUSLY SURVEYED BY
MICHAEL D. VANDER BLOOMEN, PLS-1828,
DRAWING NO. A875.71, DATED 7-10-87

LEANING IRON PIPE
FOUND N73°27'40"W
1.44' FROM TRUE CORNER

LAKE WINNEBAGO

NOTES:
- 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. ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LANDUSE ACTIVITY.
- 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.
- NOT ALL 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
- WETLANDS, FLOODPLAIN, ETC. THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN PER CLIENT'S INSTRUCTIONS
- FIELD WORK COMPLETED: 3/19/2025

NORTH IS REFERENCED TO THE WEST LINE OF
THE NORTHEAST 1/4 OF SECTION 29, T19N,
R17E, TOWN OF OSHKOSH, WINNEBAGO
COUNTY, WISCONSIN, WHICH BEARS
S00°01'35"W PER THE WISCONSIN COUNTY
COORDINATE SYSTEM (WINNEBAGO COUNTY)



SCALE: 1" = 40'



CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDAL DRIVE

APPLETON, WI 54914

DATE: 4/7/2025

SCALE: 1" = 40'

DRAWN BY: FNZ

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

4/7/2025

CHRISTOPHER E. PERREAULT, PLS-2249 DATED

A2503.12