

"PLAT OF SURVEY"

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29 AND PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, ALL BEING IN TOWNSHIP 19 NORTH,
RANGE 17 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29 AND PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, ALL IN 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 SECTION 29; THENCE S89°12'46"W, 1315.78 FEET ALONG
THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29 TO THE EAST LINE OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 29 AND THE POINT OF BEGINNING; THENCE S00°02'25"W (RECORDED
AS S00°23'59"E), 1321.16 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 29; THENCE S89°15'48"W, 1316.08 FEET ALONG SAID SOUTH LINE TO
THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BRITISH LANE; THENCE N44°20'34"W, 589.65 FEET ALONG
SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF C.T.H.
"A"; THENCE N01°33'18"E, 90.59 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE
NORTHEASTERLY, 182.08 FEET ALONG THE ARC OF A 2667.32 FOOT RADIUS CURVE TO THE LEFT OF
SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, HAVING A CHORD WHICH BEARS NN45°51'04"E AND IS
182.04 FEET IN LENGTH; THENCE N43°53'44"E, 194.23 FEET ALONG SAID SOUTHEASTERLY
RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY, 548.11 FEET ALONG THE ARC OF A 6604.32 FOOT
RADIUS CURVE TO THE LEFT OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, HAVING A CHORD WHICH
BEARS N41°31'05"E AND IS 547.95 FEET IN LENGTH; THENCE N39°08'26"E, 39.83 FEET ALONG SAID
SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE N86°06'05"E, 122.80 FEET ALONG SAID SOUTHEASTERLY
RIGHT-OF-WAY LINE; THENCE N72°24'50"E, 219.60 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY
LINE TO THE SOUTH RIGHT-OF-WAY LINE OF INDIAN POINT ROAD; THENCE N00°47'14"W, 33.00 FEET
TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29; THENCE N89°12'46"E, 81.61 FEET
ALONG SAID NORTH LINE TO AN EAST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1745203;
THENCE S00°02'25"W, 264.00 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID DESCRIBED
LANDS; THENCE N89°12'46"E, 494.87 FEET ALONG SAID NORTH LINE AND THE SOUTH LINE OF
LOT 1 OF CERTIFIED SURVEY MAP NO. 484 TO THE EAST LINE OF SAID LOT 1; THENCE
N00°02'25"E, 264.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE
NORTHWEST 1/4 OF SECTION 29; THENCE N89°12'46"E, 165.13 FEET ALONG SAID
NORTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 39.7156
ACRES OF LAND TOTAL. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS
OF RECORD. RESERVING THAT PART PRESENTLY USED FOR
ROAD PURPOSES.

LEGEND:

- = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- Ⓡ = 3/4" SOLID ROUND IRON REBAR FOUND
- Ⓟ = 1" I.D. ROUND IRON PIPE FOUND
- Ⓢ = 1" I.D. ROUND IRON PIPE WITH CAP FOUND
- Ⓣ = 1" I.D. ROUND IRON PIPE WITH SAYLER CAP FOUND
- Ⓜ = EXISTING BERNTSEN MONUMENT
- () = RECORDED AS BEARING OR DISTANCE
- x- = EXISTING FENCE
- = EXISTING U-POST
- △ = EXISTING T-POST
- ▲ = T-POST SET

NORTH IS REFERENCED TO THE NORTH
LINE OF THE NORTHWEST 1/4 OF
SECTION 29, TOWNSHIP 19 NORTH,
RANGE 17 EAST, TOWN OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN,
WHICH BEARS S89°12'46"W PER THE
WISCONSIN COUNTY COORDINATE
SYSTEM (WINNEBAGO COUNTY)

GRAPHIC SCALE: 1" = 200'



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.

CHRISTOPHER E. PERREAULT, PLS-2249

2-14-2022
DATED

CLIENT:

SHIRLEY J. BECK REV. TRUST
2011 INDIAN POINT RD.
OSHKOSH, WI 54901

PARCEL NO(S):

018055003, 0180556, 0180550

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2667.32	03°54'40"	182.08	N45°51'04"E	182.04
C2	6604.32	04°45'18"	548.11	N41°31'05"E	547.95



CAROW LAND SURVEYING CO., INC.

615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

SCALE

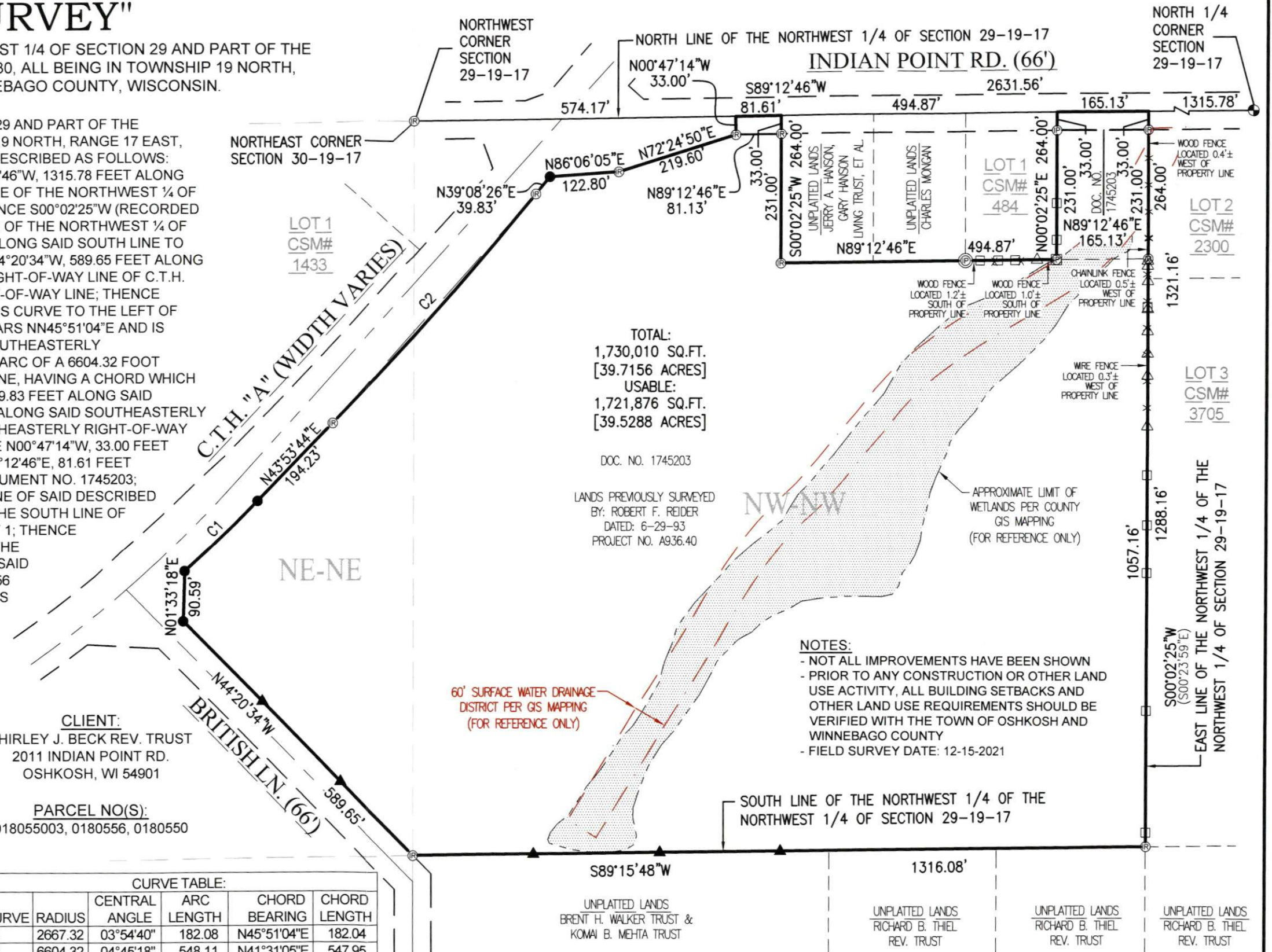
1" = 200'

DRAWN BY

jdb btl - MRH

PROJECT NO.

A2111.22



TOTAL:
1,730,010 SQ.FT.
[39.7156 ACRES]
USABLE:
1,721,876 SQ.FT.
[39.5288 ACRES]

DOC. NO. 1745203

LANDS PREVIOUSLY SURVEYED
BY: ROBERT F. REIDER
DATED: 6-29-93
PROJECT NO. A936.40

NOTES:

- NOT ALL IMPROVEMENTS HAVE BEEN SHOWN
- 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
- FIELD SURVEY DATE: 12-15-2021