

CLIENT:
SCOTT MOORE
6671 COUNTY ROAD "MM"
LARSEN, WI 54947

PIN:
0280588

PLAT OF SURVEY

PARCEL "A" DESCRIPTION:

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4938 AS RECORDED IN DOCUMENT NO. 1167795, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE N00°27'20"E, 532.93 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 20 TO THE BEGINNING POINT OF A MEANDER LINE OF THE CENTERLINE OF AN UNNAMED CREEK, SAID POINT BEARS S00°27'20"W A DISTANCE OF 40 FEET MORE OR LESS FROM SAID CENTERLINE; N68°10'47"E, 264.74 FEET ALONG SAID MEANDER LINE; THENCE N42°12'21"E, 321.96 FEET ALONG SAID MEANDER LINE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF CERTIFIED SURVEY MAP NO. 6582 AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS S00°28'06"W A DISTANCE OF 43.57 FEET FROM SAID CENTERLINE; THENCE N00°28'06"E, 418.82 FEET ALONG SAID EXTENSION AND SAID EAST LINE TO THE SOUTH LINE OF C.T.H. "MM"; THENCE S89°43'38"E, 199.92 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 1; THENCE S00°27'56"W, 1291.92 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20; THENCE N89°37'59"W, 659.16 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. INCLUDING ALL LAND LYING BETWEEN THE CENTERLINE OF SAID UNNAMED CREEK AND ABOVE-DESCRIBED MEANDER LINE BOUNDED BY SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 20. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT. WITH CAROW LAND SURVEYING CAP
- = EXISTING 3/4" IRON REBAR
- = EXISTING BERNTSEN MONUMENT
- △ = EXISTING RAILROAD SPIKE
- ◇ = SEPTIC TANK COVER
- ◆ = SEPTIC VENT
- ⊙ = WELL
- = CONCRETE
- () = RECORDED AS BEARING/DIMENSION

LOT 1
CSM#
6582

30' INGRESS/EGRESS
EASEMENT PER
CSM #6582

30' INGRESS/EGRESS
EASEMENT PER
CSM #4938

20' MAINTENANCE EASEMENT
CENTERED ON INTERMITTENT
STREAM PER CSM NO. 4938

LOT 2
CSM#
4938

PARCEL "A"

AREA:
583,000 SQ. FT.±
[13.38 ACRES]±
DOCUMENT NO.
1889608

LOT 2
CSM#
8239

NORTH IS REFERENCED
TO THE SOUTH LINE
OF THE SOUTHEAST
1/4 OF SECTION 20,
T20N, R15E, TOWN OF
WINCHESTER,
WINNEBAGO COUNTY,
WISCONSIN, WHICH
BEARS N89°37'59"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 WINCHESTER AND WINNEBAGO COUNTY
- FIELD WORK COMPLETED: 4/4/2025
- WETLANDS, FLOODPLAIN, ETC. THAT
MAY AFFECT THE SUBJECT PROPERTY
HAVE NOT BEEN SHOWN PER
CLIENT'S INSTRUCTIONS
- 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 COUNTY
WINNEBAGO ZONING DEPARTMENT OR
OTHER AUTHORIZED PERSON.
- 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.

LOT 1
CSM#
8239

SOUTHEAST
CORNER OF
SECTION
20-20-15

(1977.15')
1977.49'

(2636.65')
(2636.55')

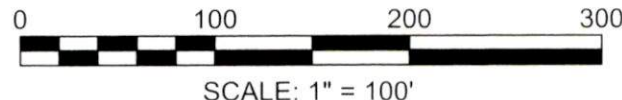
UNPLATTED
LANDS

UNPLATTED
LANDS

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

5/2/2025
DATED



CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDAL DRIVE

APPLETON, WI 54914

DATE: 5/2/2025

SCALE: 1" = 100'

DRAWN BY: FNZ

A2503.56