

PLAT OF SURVEY

LEGEND

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N00°34'42"W, 33.21 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF C.T.H. "MM" AND THE POINT OF BEGINNING; THENCE N89°46'49"W, 200.26 FEET ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1537703; THENCE N00°58'57"W, 231.71 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LANDS; THENCE S89°57'16"E, 201.89 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°34'42"E, 232.29 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. RESERVING THAT PART PRESENTLY USED FOR ROAD PURPOSES.

CLIENT:
LLOYD ZIRBEL
6106 C.T.H. "MM"
LARSEN, WI 54947

PIN:
028059401

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21, T20N, R15E, TOWN OF WINECHESTER, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°34'42"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

LANDS PREVIOUSLY SURVEYED!
ROBERT F. REIDER, PROJECT NO.
A908.68, DATED 8/23/1990

UNPLATED
LANDS

NOTES:
- NOT ALL IMPROVEMENTS SHOWN PER CLIENTS 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 WINCHESTER AND
WINNEBAGO COUNTY
- FIELD WORK COMPLETED: 7/30/2025

PARCEL "A"

**TOTAL AREA:
46,644 SQ. FT.
[1.0708 ACRES]**

USEABLE AREA:
38,556 SQ. FT.
[0.8851 ACRES]

DOCUMENT NO.
1537703

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.

John *John* 9/25/2025
CHRISTOPHER E. PERREAU, PLS-2249 DATED

A2507.37

CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDALE DRIVE

APPLETON, WI 54914

DATE: 9/25/2025

SCALE: 1" = 40'

DRAWN BY: FNZ