

"PLAT OF SURVEY"

NOTES:

- NO IMPROVEMENTS SHOWN.
- DETAILS NOT TO SCALE.
- 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 SURVEY DATE: 06/05/2024

LEGEND:

- Ⓡ = 3/4" SOLID ROUND IRON REBAR FOUND
- Ⓟ = 1-1/4" O.D. ROUND IRON PIPE FOUND
- = 1" O.D. ROUND IRON PIPE FOUND
- ⬤ = BERNTSEN MONUMENT FOUND
- ◇ = WOODEN LATH SET

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°38'08"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

DESCRIPTION OF PARCEL "A": PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 23; THENCE N00°15'12"E, 748.56 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 23 TO A SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1374519 AND THE POINT OF BEGINNING; THENCE N88°53'08"W, 0.80 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 23 AS SURVEYED BY CHARLES COOPMAN, PLS-1717, DATED 12-16-83; THENCE N00°14'17"E, 579.35 FEET ALONG SAID WEST LINE TO A NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1374519; THENCE S89°00'49"E, 317.46 FEET ALONG SAID NORTH LINE TO AN EAST LINE OF SAID LANDS; THENCE S00°12'54"W, 1068.41 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LANDS; THENCE S89°38'19"E, 329.41 FEET ALONG SAID NORTH LINE TO AN EAST LINE OF SAID LANDS; THENCE S00°13'52"W, 256.09 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE N89°38'08"W, 33.00 FEET ALONG SAID SOUTH LINE TO A WEST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1374519; THENCE N00°13'52"E, 223.08 FEET ALONG SAID WEST LINE TO A SOUTH LINE OF SAID LANDS; THENCE N89°38'19"W, 329.42 FEET ALONG SAID SOUTH LINE TO A WEST LINE OF SAID LANDS; THENCE N00°12'54"E, 521.78 FEET ALONG SAID WEST LINE TO A SOUTH LINE OF SAID LANDS; THENCE N88°53'08"W, 283.90 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.

PARCEL "A"

219,529 SQ.FT. TOTAL
[5.0397 ACRES] TOTAL
218,440 SQ.FT. USEABLE
[5.0147 ACRES] USEABLE

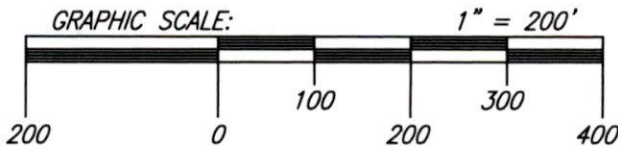
GRANDVIEW RD. (66')

SOUTH 1/4 CORNER OF SECTION 23-20-15
BROKEN MONUMENT

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23-20-15

SOUTHEAST CORNER OF SECTION 23-20-15

GRAPHIC SCALE:



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
DATED 11-1-2024

CLIENT:
SCOTT WALDOCH
5472 GRANDVIEW RD.
LARSEN, WI 54947

PARCEL NO:
028067205



CAROW LAND SURVEYING & ENVIRONMENTAL

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APPLETON, WISCONSIN 54914
PHONE: (920)731-4168

N5841 STATE HIGHWAY 47-55,
SHAWANO, WISCONSIN 54166
PHONE: (920)731-4168

SCALE 1" = 200'

DRAWN BY
arn/ajv - AJV/NJO

PROJECT NO.
A2405.76