## "PLAT OF SURVEY" NOTES: - NO IMPROVEMENTS SHOWN. 1276. LEGEND: S04°22'20"E - DETAILS NOT TO SCALE. LOT 1 = 3/4" SOLID ROUND IRON REBAR FOUND - PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE 8.84 CSM#6526 = 1-1/4" O.D. ROUND IRON PIPE FOUND ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND 0 = 1" O.D. ROUND IRON PIPE FOUND 0.95316.51 USE REQUIREMENTS SHOULD BE VERIFIED WITH THE = BERNTSEN MONUMENT FOUND N00'15'12"E E/L OF ( WEST LINE OF LANDS PREVIOUSLY SURVEYED BY CHARLES COOPMAN, DATED 01/04/1984 R TOWN OF WINCHESTER AND WINNEBAGO COUNTY. N00"14"17"E WEST LINE OF TI SOUTHEAST 1/4 SECTION 23-20-25.75' = WOODEN LATH SET FIELD SURVEY DATE: 06/05/2024 NORTH IS REFERENCED TO THE SOUTH DESCRIPTION OF PARCEL "A": PART OF DETAIL LINE OF THE SOUTHEAST 1/4 OF SECTION THE NORTHWEST 1/4 OF THE CSM VIEW NOT 23, TOWNSHIP 20 NORTH, RANGE 15 25 SOUTHEAST 1/4, THE SOUTHWEST 1/4 TO SCALE EAST, TOWN OF WINCHESTER, NO.8124 -5유 품 OF THE SOUTHEAST 1/4, THE WINNEBAGO COUNTY, WISCONSIN, SOUTHEAST 1/4 OF THE SOUTHWEST WHICH BEARS N89°38'08"W PER THE WISCONSIN COUNTY COORDINATE 1/4, AND THE NORTHEAST 1/4 OF THE NW-SE SYSTEM (WINNEBAGO COUNTY) SOUTHWEST 1/4 OF SECTION 23. NE-SW 16TH SECTION LINE TOWNSHIP 20 NORTH, RANGE 15 EAST, 0.95 TOWN OF WINCHESTER, WINNEBAGO 2604.33 579 SE-SW 748.56 553.58 SW-SE COUNTY, WISCONSIN, BOUNDED AND CENTER OF SECTION DESCRIBED AS FOLLOWS: 23-20-15 COMMENCING AT THE SOUTH 1/4 (N00'14'47"E) N00'15'12"E CORNER OF SECTION 23; THENCE N00°15'12"E, 748.56 FEET ALONG THE 1276.42 WEST LINE OF THE SOUTHEAST 1/4 OF LOT 1 SECTION 23 TO A SOUTH LINE OF LANDS CSM#6526 **DESCRIBED IN DOCUMENT NO. 1374519** AND THE POINT OF BEGINNING; THENCE (S88'55'27"E) WEST LINE OF THE -SOUTHEAST 1/4 OF SECTION 23-20-15 S89'00'49"E 317.46 N88°53'08"W, 0.80 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE TH SECTION LINE SOUTHEAST 1/4 OF SECTION 23 AS S00 12'54"W SURVEYED BY CHARLES COOPMAN, N00"14"17"E PLS-1717, DATED 12-16-83; THENCE N00°14'17"E, 579.35 FEET ALONG SAID PARCEL "A" WEST LINE TO A NORTH LINE OF LANDS 219,529 SQ.FT. TOTAL DESCRIBED IN DOCUMENT NO. 1374519; 579 DOCUMENT NO. [5.0397 ACRES] TOTAL THENCE S89°00'49"E, 317.46 FEET 218,440 SQ.FT. USEABLE ALONG SAID NORTH LINE TO AN EAST 1374519 LOT 1 [5.0147 ACRES] USEABLE LINE OF SAID LANDS; THENCE CSM#8124 S00°12'54"W, 1068.41 FEET ALONG SAID UNPLATTED LANDS EAST LINE TO A NORTH LINE OF SAID 579.35 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 UNPLATTED LANDS N88'53'08"W 284.70 SOUTHEAST 1/4 OF SECTION 23; PREVIOUSLY : THENCE N89°38'08"W, 33.00 FEET ALONG N00'12'54 DATED SAID SOUTH LINE TO A WEST LINE OF NO.6526 LANDS DESCRIBED IN DOCUMENT NO. DETAIL 01/04/1984 1374519; THENCE N00°13'52"E, 223.08 VIEW NOT OF LANDS Y SURVEYED S COOPMAN, FEET ALONG SAID WEST LINE TO A UNPLATTED LANDS TO SCALE SOUTH LINE OF SAID LANDS; THENCE N89°38'19"W, 329.42 FEET ALONG SAID 39.8'± SOUTH LINE TO A WEST LINE OF SAID 748. 521.78 LANDS; THENCE N00°12'54"E, 521.78 56 0.80 283.90 FEET ALONG SAID WEST LINE TO A 284.70 SOUTH LINE OF SAID LANDS; THENCE 89°38'19"E 329.41 N88°53'08"W, 283.90 FEET ALONG SAID SOUTH LINE TO THE POINT OF N89'38'19"W 43.1'± 329.42 BEGINNING. SUBJECT TO ALL 2604.33 223.08 N00'13'5 EASEMENTS AND RESTRICTIONS OF 90. RECORD. RESERVING THAT PART UNPLATTED LANDS 9 33 CLIENT: PRESENTLY USED FOR ROAD UNPLATTED LANDS SCOTT WALDOCH **PURPOSES** 613.71 2017.57 5472 GRANDVIEW RD. **LARSEN, WI 54947** N89'38'08"W 2664.28 -33.00' 8 GRANDVIEW RD. (66') PARCEL NO: SOUTH 1/4 CORNER OF 028067205 SOUTHEAST CORNER OF SOUTH LINE OF THE SECTION 23-20-15 SECTION 23-20-15 SOUTHEAST 1/4 OF BROKEN MONUMENT CONSTITUTE SECTION 23-20-15 PERREAU S-2249 APPLETON, WIS OF THE PARTY OF NISCONS 1" = 200 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. 100 *300* 11-1-2024 200 *200* 400 CHRISTOPHER E. PERREAULT, PLS-2249 DATED 1" = 200' CAROW LAND SURVEYING & ENVIRONMENTAL DRAWN BY 615 N. LYNNDALE DRIVE, N5841 STATE HIGHWAY 47-55, arn/ajv - AJV/NJO APPLETON, WISCONSIN 54914 SHAWANO, WISCONSIN 54166 PROJECT NO. PHONE: (920)731-4168 PHONE: (920)731-4168 A2405.76