

SITE SURVEY

ALL OF LOT 2, MAP NO. 7459, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1784699, WINNEBAGO COUNTY RECORDS, ALL OF LOT 2, MAP NO. 5571, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1324302, WINNEBAGO COUNTY RECORDS, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, T20N-R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

NOTES

DIGGER'S HOTLINE HAD BEEN CALLED ON THIS PROJECT ON JUNE 6TH, 2025 WITH TICKET NUMBERS 20252316513, 20252316597, 20252316611 AND 20252316765. VIERBICHER ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR EXISTING UTILITIES NOT MARKED BY DIGGER'S HOTLINE.

ELEVATIONS ARE REFERENCED TO THE NAVD 88 BENCHMARK DATUM.

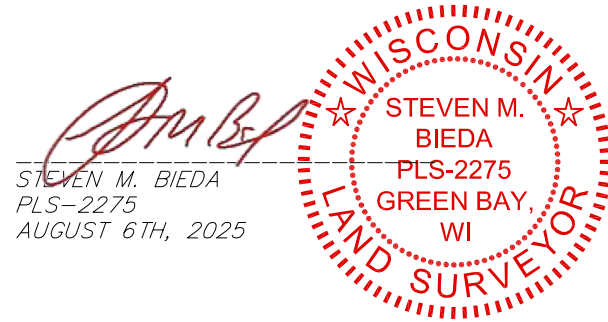
SURVEYOR'S CERTIFICATE

I, STEVEN M. BIEDA, PROFESSIONAL LAND SURVEYOR, PLS-2275, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS EXECUTED UNDER MY DIRECTION AND CONTROL; THAT SAID SURVEY MEETS THE MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE (AE-7); AND THAT THE MAP HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALL OF LOT 2, MAP NO. 7459, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1784699, WINNEBAGO COUNTY RECORDS, ALL OF LOT 2, MAP NO. 5571, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1324302, WINNEBAGO COUNTY RECORDS, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, T20N-R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, T20N-R16E; THENCE N01°21'11"W, 1250.37 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE S88°38'49"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S88°57'00"W, 623.63 FEET ALONG A NORTHERLY LINE OF LOT 2, MAP NO. 5571, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1324302, WINNEBAGO COUNTY RECORDS; THENCE N88°47'28"W, 400.27 FEET ALONG A NORTHERLY LINE OF SAID LOT 2; THENCE S88°20'22"W, 899.99 FEET ALONG A NORTHERLY LINE OF SAID LOT 2; THENCE N85°28'37"E, 400.83 FEET; THENCE N88°20'27"E, 478.92 FEET ALONG A NORTHERLY LINE OF LOT 2, MAP NO. 7459, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1784699, WINNEBAGO COUNTY RECORDS, AND ITS EXTENSION; THENCE N01°23'19"W, 381.59 FEET ALONG A WESTERLY LINE OF SAID LOT 2, ALSO BEING AN EASTERLY LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 7459; THENCE 103.67 FEET ALONG THE RIGHT OF WAY OF CLAYTON RIDGE, ALSO A WESTERLY LINE OF SAID LOT 2 BEING AN ARC OF A 33.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S00°19'53"E, 66.00 FEET; THENCE N89°40'06"E, 242.75 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE S01°23'25"E, 2.19 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE N89°11'02"E, 1305.47 FEET; THENCE S01°22'18"E, 104.55 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE N89°01'18"E, 528.37 FEET ALONG A SOUTHERLY LINE OF SAID LOT 2 OF SAID CERTIFIED SURVEY MAP 5571; THENCE N89°12'21"E, 727.03 FEET ALONG A SOUTHERLY LINE OF SAID LOT 2, ALSO BEING A NORTHERLY LINE OF SAID LOT 1; THENCE N01°21'11"W, 257.96 FEET ALONG AN EASTERLY LINE OF SAID LOT 2, ALSO BEING THE WESTERLY RIGHT OF WAY OF NORTH CLAYTON AVENUE TO THE POINT OF BEGINNING.

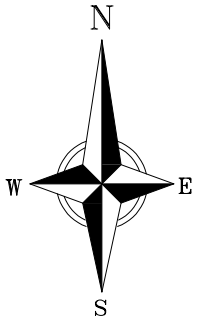
PARCEL CONTAINS 1,234,208 SQUARE FEET / 28.33 ACRES, MORE OR LESS.
PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



STEVEN M. BIEDA
PLS-2275
AUGUST 6TH, 2025

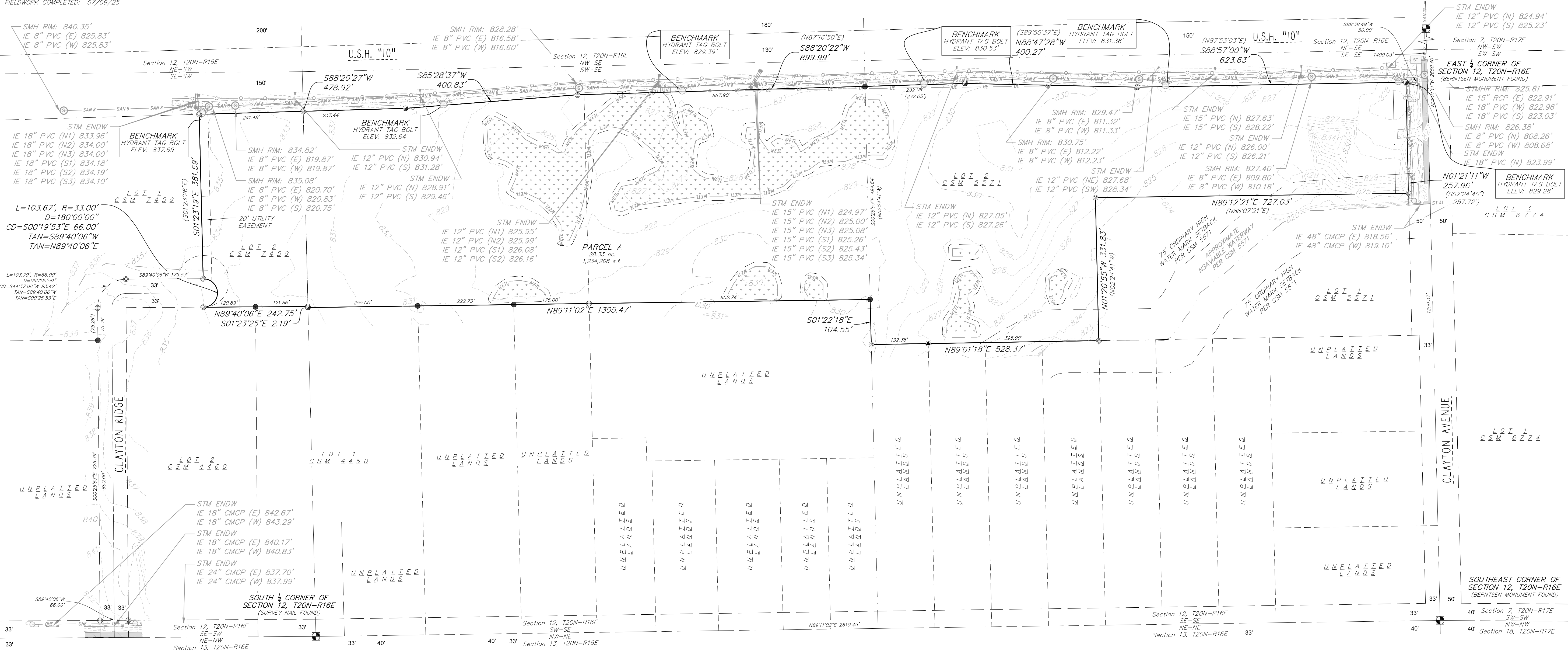
BEARING REFERENCE TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 12, T20N-R16E, ASSUMED TO BE N01°21'11"W

THE COUNTY MONUMENTS USED IN THIS SURVEY ARE SHOWN AND THEIR RES HAVE BEEN FOUND AND VERIFIED AND/OR WINNEBAGO COUNTY PLANNING AND LAND SERVICES HAS BEEN NOTIFIED OF ANY DISCREPANCIES.



GRAPHIC SCALE: 1" = 120'
0 60 120 240

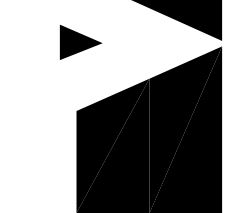
TAX PARCEL: 006033906, 0060345, 0060344 AND 006034701
FIELDWORK COMPLETED: 07/09/25



SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
CLIENT: GAROT ROFFERS
OWNER: CLAYTON
8989 CLAYTON AVE
CLAYTON, WINNEBAGO
DRAWING NO. S-4024

Job #: 240145
Date: 07/15/2025
Rev: 08/06/2025
Drafted By: NDK
Checked By: MRA



vierbicher
planners | engineers | advisors