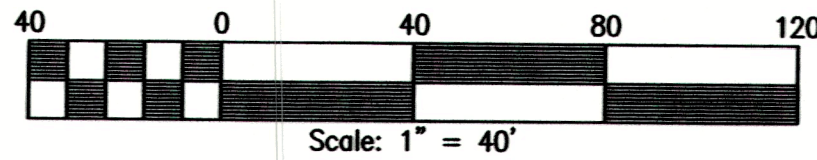


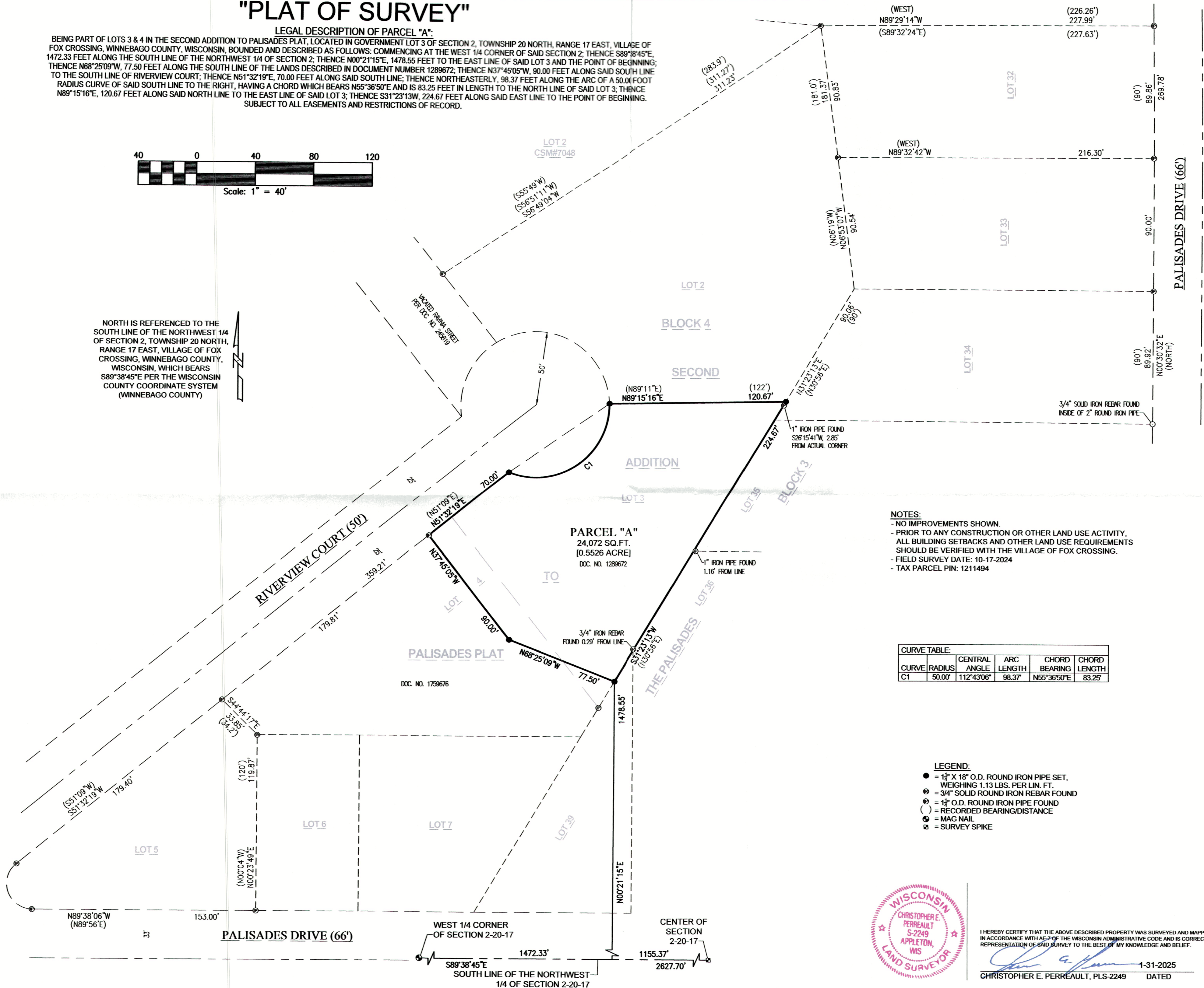
# "PLAT OF SURVEY"

## LEGAL DESCRIPTION OF PARCEL "A":

BEING PART OF LOTS 3 & 4 IN THE SECOND ADDITION TO PALISADES PLAT, LOCATED IN GOVERNMENT LOT 3 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE S89°38'45"E, 1472.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 2; THENCE N00°21'15"E, 1478.55 FEET TO THE EAST LINE OF SAID LOT 3 AND THE POINT OF BEGINNING; THENCE N68°25'09"W, 77.50 FEET ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 1289672; THENCE N37°45'05"W, 90.00 FEET ALONG SAID SOUTH LINE TO THE SOUTH LINE OF RIVERVIEW COURT; THENCE N51°32'19"E, 70.00 FEET ALONG SAID SOUTH LINE; THENCE NORTHEASTERLY, 98.37 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE OF SAID SOUTH LINE TO THE RIGHT, HAVING A CHORD WHICH BEARS N55°36'50"E AND IS 83.25 FEET IN LENGTH TO THE NORTH LINE OF SAID LOT 3; THENCE N89°15'16"E, 120.67 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 3; THENCE S31°23'13"W, 224.67 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S89°38'45"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)



NOTES:  
- NO IMPROVEMENTS SHOWN.  
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE VILLAGE OF FOX CROSSING.  
- FIELD SURVEY DATE: 10-17-2024  
- TAX PARCEL PIN: 1211494

CURVE TABLE:				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	50.00'	112°43'06"	98.37'	N55°36'50"E

- LEGEND:
- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
  - ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
  - ⊙ = 1 1/2" O.D. ROUND IRON PIPE FOUND
  - ( ) = RECORDED BEARING/DISTANCE
  - ⊙ = MAG NAIL
  - ⊙ = SURVEY SPIKE



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 1-31-2025

SCALE 1" = 40'	DATE 1-31-2025	PROJECT NO. B2410.29	SHEET NO. 1/1	RHONDA HOWE 200 RIVERVIEW CT APPLETON, WI 54915 PLAT OF SURVEY IN THE VILLAGE OF FOX CROSSING	DESIGNED	DRAWN	CHECKED	REF.
					BTL	BTL	RFR	
CAROW LAND SURVEYING & ENVIRONMENTAL 615 N. LYNDALE DRIVE, N6841 STATE HIGHWAY 47-56, APPLETON, WISCONSIN 54914 SHAWANO, WISCONSIN 54166 PHONE: (920)731-4168					INT.	DATE	REVISIONS	RESIZE MAP
					BTL	2-2-2025		