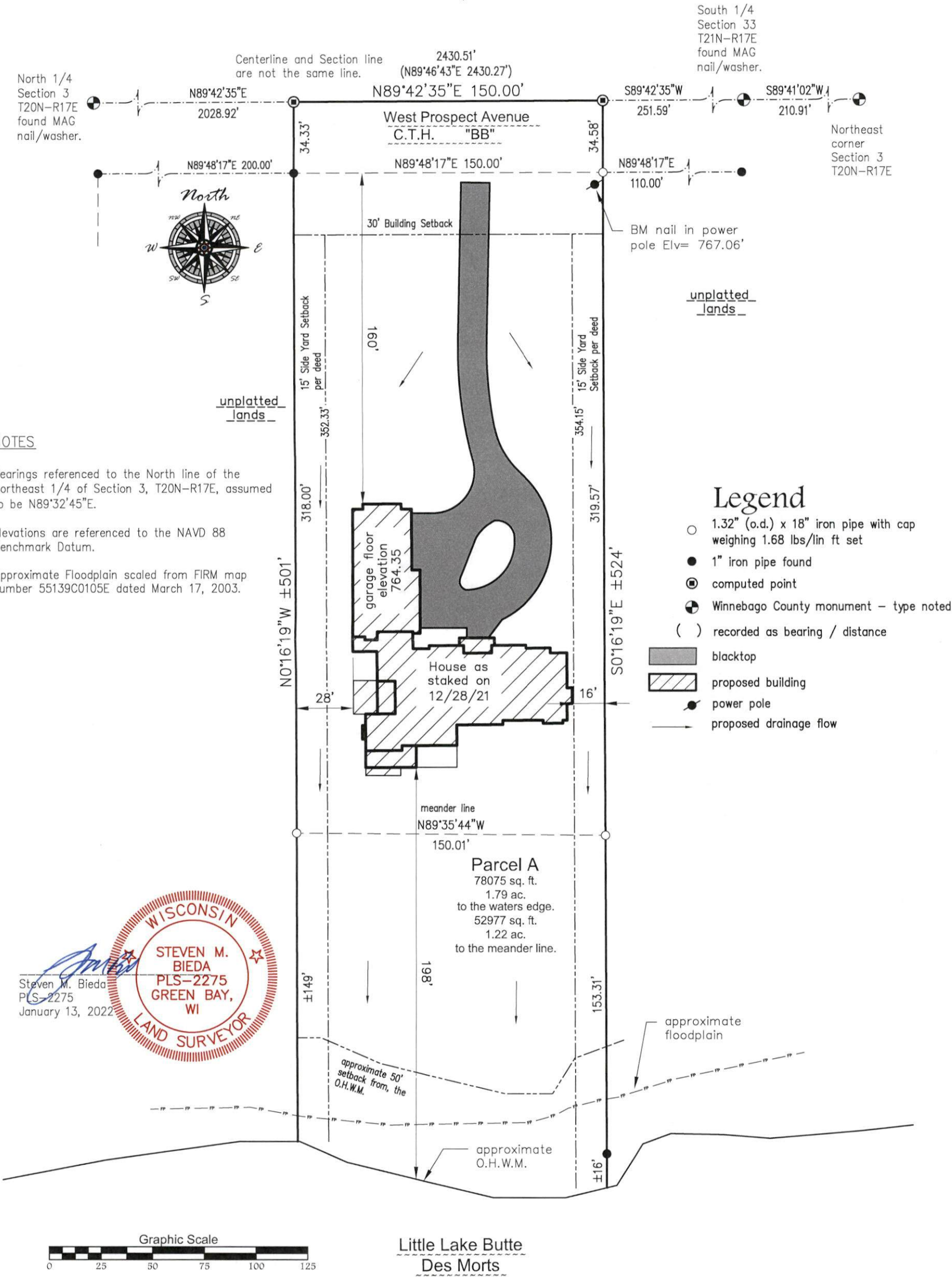


Plat of Survey

Part of Government Lot 4 of the Fractional Section 3, T20N-R17E, the village of Fox Crossing, Winnebago County, Wisconsin, more fully described on sheet two:
-2515 West Prospect Avenue-



Client: Bonneson Residence
Tax Parcel: 121-0075-05
Drafted By: JRW
File: C-10821POS 011322.dwg
Data File: C-10821.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
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400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Two
Project No.: C-10821
Drawing No.: X-1225
Fieldwork Completed: 10/27/21

Plat of Survey

Part of Government Lot 4 of the Fractional Section 3, T20N-R17E, the village of Fox Crossing, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of Section 3, T20N-R17E; thence S89°41'02"W, 210.91 feet along the North line of the Northeast 1/4 of said Section to the South 1/4 corner of Section 33, T21N-R17E; thence S89°42'35"W, 251.59 feet along said North line to the Point of Beginning; thence S0°16'19"E, 354.15 feet to a point being N 0°16'19"W, ±169 feet from the waters edge of Little Lake Butte Des Morts and the start of a meander line; thence N89°35'44"W, 150.01 feet along said meander line to a point being N0°16'19"W, ±149 feet from the waters edge of Little Lake Butte Des Morts and the end of said meander line; thence N0°16'19"W, 352.33 feet; thence continuing N89°42'35"E, 150.00 feet along said North line to the Point of Beginning. Parcel includes all land between the ordinary high water mark and the meander line.

Parcel contains 78,075 Sq. Ft. / 1.79 Ac. more or less.
Parcel subject to any restrictions or easements of record.

Surveyors Note

The record legal description read as follows:

That part of FRACTIONAL LOT FOUR (4) of Section Three (3), Township Twenty (20) North of Range Seventeen (17) East, in the Village of Fox Crossing f/k/a Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Northeast corner of said section; thence West, along the North line of said Section, 714.5 feet, the place of beginning; thence South, at right angles to the North line of said section, 508 feet more or less, to the Northerly bank of the Fox River; thence Westerly along the Northerly bank of said river, to a point on a line that is 150 feet West of, measured at right angles to, the East line of the herein described tract of land; thence North parallel with the East line of the herein described tract of land, to the North line of said section; thence East along the North line of said Section, 150 feet to the place of beginning.

This legal description is in error. The call "along the North line of said Section, 714.5 feet" this distance is from a point know as the Mayer Corner which is not the Northeast corner of Section 3, T20N-R17E.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do 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.

Steven M. Bieda
PLS-2275
January 13, 2022

