

PLAT OF SURVEY

C.M. & ST. P. RAILROAD (100')

LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.68 LBS PER LIN. FT. WITH CAROW LAND SURVEYING CAP
- = EXISTING 1 1/4" O.D. IRON PIPE
- = EXISTING 3/4" IRON REBAR
- ⊙ = EXISTING BERNTSEN MONUMENT
- ( ) = RECORDED AS BEARING/DIMENSION
- \*— = EXISTING CHAIN LINK FENCE

NORTHEAST CORNER OF SECTION 13-20-17

PARCEL "A"

AREA:  
17,541 SQ. FT.  
[0.4027 ACRES]

DOCUMENT NO.  
1030270

PIN:  
121092602

LOT 2  
CSM#  
7747

AFFIDAVIT AS  
DOCUMENT NO.  
1857587

PARCEL "A" DESCRIPTION:

PART OF BLOCK 4 OF BRIGHTON BEACH PLAT, LOCATED IN GOVERNMENT LOT 2 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S00°41'11"W, 2033.79 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13 TO THE NORTHEASTERLY EXTENSION OF THE NORTH LINE OF BRIGHTON BEACH ROAD; THENCE S74°28'29"W, 1753.60 FEET ALONG SAID NORTHEASTERLY EXTENSION AND SAID NORTH LINE TO AN EAST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1030270 AND THE POINT OF BEGINNING; THENCE CONTINUING S74°28'29"W, 60.46 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7747 AS CORRECTED IN DOCUMENT NO. 1857587; THENCE N14°12'14"W, 38.50 FEET ALONG SAID EAST LINE; THENCE N00°32'15"E, 265.76 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF C.M. & ST. P. RAILROAD; THENCE N74°39'31"E, 59.75 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LANDS; THENCE S00°35'42"W, 265.64 FEET ALONG SAID EAST LINE; THENCE S15°35'20"E, 60.46 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BLOCK 4

BRIGHTON

BEACH

PLAT

UNPLATTED LANDS

BRIGHTON BEACH RD. (33')

BEACH

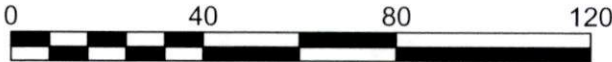
MEANDER CORNER OF THE E/L OF THE NE 1/4 OF SECTION 13-20-17



CLIENT:  
CONNIE HOEHNE  
1630 BRIGHTON BEACH RD.  
MENASHA, WI 54952

NOTES:  
- NO IMPROVEMENTS SHOWN PER CLIENT'S INSTRUCTIONS  
- 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 WORK COMPLETED: 5-22-2025

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, T20N, R17E, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S00°41'11"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)



SCALE: 1" = 40'

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 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Christopher E. Perreault*

7/8/2025

CHRISTOPHER E. PERREAULT, PLS-2249 DATED

A2505.20

CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDAL DRIVE

APPLETON, WI 54914

DATE: 7/8/2025

SCALE: 1" = 40'

DRAWN BY: FNZ