

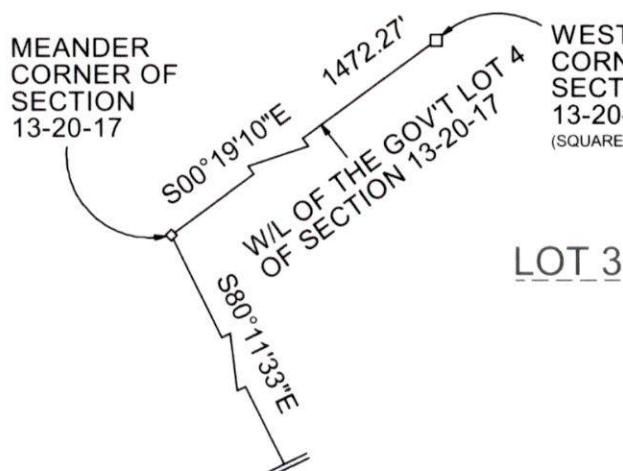
PIN:
750053300

PLAT OF SURVEY

PART OF LOT 3 IN BLOCK 8 OF BRIGHTON BEACH PLAT,
LOCATED IN GOVERNMENT LOT 4 OF SECTION 13,
TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF
MENASHA, WINNEBAGO COUNTY, WISCONSIN.

LEGEND

- = 1/4" X 18" O.D. IRON PIPE SET,
 WEIGHING 1.13 LBS PER LIN. FT.
 WITH CAROW LAND SURVEYING CAP
 □ = EXISTING 1/4" O.D. IRON PIPE
 ○ = EXISTING 3/4" ROUND IRON REBAR
 (UNLESS NOTED)
- ◇ = EXISTING SURVEY NAIL
 ◆ = MAG NAIL SET
 ▲ = RAIL ROAD SPIKE SET
 () = RECORDED AS
 BEARING/DIMENSION



LEGAL DESCRIPTION:

BEING A PART OF LOT 3 IN BLOCK 8 OF BRIGHTON BEACH PLAT, LOCATED IN GOVERNMENT LOT 4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE S00°19'10"E, 1472.27 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 4 TO A MEANDER CORNER OF THE WEST LINE OF GOVERNMENT LOT 4; THENCE S80°11'33"E, 1016.77 FEET TO THE NORTHWEST LINE OF BRIGHTON DRIVE AND THE POINT OF BEGINNING; THENCE N54°08'15"W, 358.79 FEET ALONG THE SOUTHWEST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1842695 TO THE BEGINNING POINT OF A MEANDER LINE OF THE SOUTHEASTERLY BANK OF A DREDGED CANAL, SAID POINT BEARING S54°08'15"E A DISTANCE OF 8 FEET MORE OR LESS FROM SAID SOUTHEASTERLY BANK; THENCE N80°38'24"E, 70.44 FEET ALONG SAID MEANDER LINE TO THE NORTHEAST LINE OF SAID DESCRIBED LANDS AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARING S54°08'15"E A DISTANCE OF 8 FEET MORE OR LESS FROM SAID SOUTHEASTERLY BANK; THENCE S54°08'15"E, 309.42 FEET ALONG SAID NORTHEAST LINE TO THE NORTHWEST LINE OF BRIGHTON DRIVE; THENCE S36°08'35"W, 50.00 FEET ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING. INCLUDING ALL THOSE LANDS LYING BETWEEN THE SOUTHEASTERLY BANK OF A DREDGED CANAL AND THE ABOVE DESCRIBED MEANDER LINE BOUNDED BY THE NORTHWESTERLY EXTENSION OF THE ABOVE DESCRIBED SOUTHWEST AND NORTHEAST LINES TO SAID BANK. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

WOOD FENCE
0.5'± EAST
OF PROPOSED
LINE

1016.77

WISCONSIN
CHRISTOPHER E.
PERRAULT
S-2249
APPLETON,
WIS



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, PLS-2249 DATED

A2409.57

CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDAL DRIVE

APPLETON, WI 54914

DATE: 1/27/2025

SCALE: 1" = 40'

DRAWN BY: FNZ