

# PLAT OF SURVEY

\*AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

## BOUNDARY DESCRIPTION:

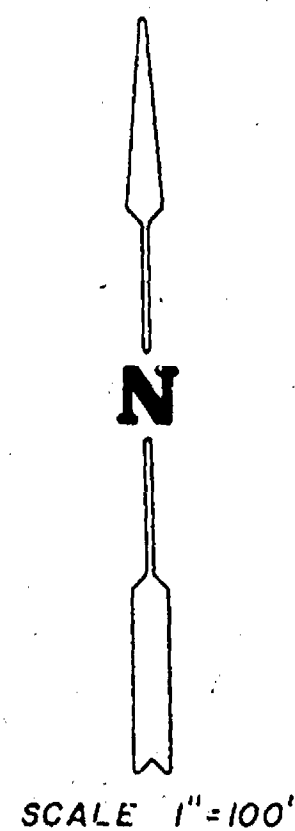
Part of the North 1/2 of the Northeast 1/4 of Section 13, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin, more fully described as follows:  
Commencing at the Northeast corner of said Section 13; thence North 89 degrees 35 minutes 25 seconds West, along the North line of said Northeast 1/4, 33.00 feet; thence South 00 degrees 16 minutes 43 seconds West, along the West Right-of-Way of State Trunk Highway "10", 327.80 feet to the point of beginning; thence continuing South 00 degrees 16 minutes 43 seconds West, along said West Right-of-Way, 70.18 feet; thence North 89 degrees 35 minutes 25 seconds East, 201.50 feet; thence South 00 degrees 16 minutes 43 seconds West, 270.59 feet; thence South 89 degrees 35 minutes 25 seconds East, 41.50 feet; thence South 00 degrees 16 minutes 43 seconds West, along the West line of Lot 10 of Van Groll's Subdivision, 70.18 feet; thence North 89 degrees 35 minutes 25 seconds East, 41.50 feet; thence South 00 degrees 16 minutes 43 seconds West, 270.59 feet; thence North 89 degrees 35 minutes 25 seconds East, 41.50 feet; thence South 00 degrees 16 minutes 43 seconds West, along the North line of Van Groll's Subdivision, 1696.93 feet; thence South 00 degrees 25 minutes 11 seconds West, along the West line of Lot 36 of Van Groll's Subdivision, 205.78 feet; thence South 89 degrees 35 minutes 25 seconds East, 275.00 feet; thence North 00 degrees 25 minutes 11 seconds East, along said North line, 10.00 feet; thence North 89 degrees 35 minutes 38 seconds West, along said North line, 168.94 feet; thence South 00 degrees 25 minutes 11 seconds East, along said North line, 10.00 feet; thence North 89 degrees 35 minutes 38 seconds West, along said North line, 148.75 feet; thence North 00 degrees 03 minutes 34 seconds West, along the West line of said Northeast 1/4, 556.03 feet; thence continuing South 89 degrees 35 minutes 25 seconds East, 2395.40 feet; thence continuing South 89 degrees 35 minutes 25 seconds East, along the South line of Lot 5 of Van Groll's Subdivision, 150.00 feet to the point of beginning and containing 30.89 acres and subject to all easements and restrictions of record.

## EASEMENT DESCRIPTION:

Part of the North 1/2 of the Northeast 1/4 of Section 13, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin, the boundary of an easement for Sanitary Sewer and Watermain purposes is described as follows:  
Commencing at the Northeast corner of said Section 13; thence North 89 degrees 35 minutes 25 seconds West, along the North line of said Northeast 1/4, 33.00 feet; thence South 00 degrees 16 minutes 43 seconds West, along the West Right-of-Way of State Trunk Highway "10", 327.80 feet to the point of beginning; thence continuing South 00 degrees 16 minutes 43 seconds West, along said West Right-of-Way, 70.18 feet; thence North 89 degrees 35 minutes 25 seconds East, 201.50 feet; thence South 00 degrees 16 minutes 43 seconds West, 270.59 feet; thence South 89 degrees 35 minutes 25 seconds East, 41.50 feet; thence South 00 degrees 16 minutes 43 seconds West, along the West line of Lot 10 of Van Groll's Subdivision, 70.18 feet; thence North 89 degrees 35 minutes 25 seconds East, 41.50 feet; thence South 00 degrees 16 minutes 43 seconds West, 270.59 feet; thence North 89 degrees 35 minutes 25 seconds East, 41.50 feet; thence South 00 degrees 16 minutes 43 seconds West, along the North line of Van Groll's Subdivision, 1696.93 feet; thence South 00 degrees 25 minutes 11 seconds West, along the West line of Lot 36 of Van Groll's Subdivision, 205.78 feet; thence South 89 degrees 35 minutes 25 seconds East, 275.00 feet; thence North 00 degrees 25 minutes 11 seconds East, along said North line, 10.00 feet; thence North 89 degrees 35 minutes 38 seconds West, along said North line, 168.94 feet; thence South 00 degrees 25 minutes 11 seconds East, along said North line, 10.00 feet; thence North 89 degrees 35 minutes 38 seconds West, along said North line, 148.75 feet; thence North 00 degrees 03 minutes 34 seconds West, along the West line of said Northeast 1/4, 556.03 feet; thence continuing South 89 degrees 35 minutes 25 seconds East, 2395.40 feet; thence continuing South 89 degrees 35 minutes 25 seconds East, along the South line of Lot 5 of Van Groll's Subdivision, 150.00 feet to the point of beginning and containing 30.89 acres and subject to all easements and restrictions of record.

thence South 00 degrees 25 minutes 11 seconds West, 140.00 feet; thence continuing South 00 degrees 25 minutes 11 seconds West, along the West line of Lot 36 of Van Groll's Subdivision, 205.78 feet; thence South 89 degrees 35 minutes 25 seconds East, along the North Right-of-Way line of S.T.H. "14", 50.02 feet; thence North 00 degrees 25 minutes 11 seconds East, along the East line of Lot 37 of Van Groll's Subdivision, 207.35 feet; thence continuing North 00 degrees 25 minutes 11 seconds East, 15.00 feet to a point "O"; thence continuing North 00 degrees 25 minutes 11 seconds East, 150.00 feet to a point "H"; thence continuing North 00 degrees 25 minutes 11 seconds East, 201.32 feet; thence North 89 degrees 35 minutes 25 seconds West, 408.75 feet; thence South 00 degrees 03 minutes 34 seconds East, 176.11 feet; thence South 89 degrees 35 minutes 38 seconds East, 140.43 feet; thence along the arc of a curve to the right 62.38 feet, to a point "I", whose chord bears South 51 degrees 33 minutes 37 seconds East for a distance of 50.00 feet and having a radius of 50.00 feet; thence along the arc of a curve to the right 60.09 feet, to a point "J", whose chord bears South 04 degrees 52 minutes 02 seconds West for a distance of 55.54 feet and having a radius of 50.00 feet; thence along the arc of a curve to the right 123.17 feet whose chord bears North 70 degrees 07 minutes 59 seconds West for a distance of 94.31 feet and having a radius of 50.00 feet; thence North 89 degrees 35 minutes 38 seconds West, 140.00 feet; thence North 00 degrees 03 minutes 34 seconds West, 16.81 feet to a point "K"; thence continuing North 00 degrees 03 minutes 34 seconds West, 259.18 feet; thence South 89 degrees 35 minutes 25 seconds East, 226.35 feet; thence South 89 degrees 35 minutes 38 seconds East, 240.00 feet; thence North 00 degrees 25 minutes 11 seconds East, 308.47 feet; thence along the arc of a curve to the right 162.58 feet, to a point "L", whose chord bears North 87 degrees 50 minutes 32 seconds East for a distance of 99.80 feet and having a radius of 50.00 feet; thence along the arc of a curve to the right 93.04 feet whose chord bears South 42 degrees 50 minutes 32 seconds West for a distance of 73.82 feet and having a radius of 50.00 feet; thence South 00 degrees 25 minutes 11 seconds West, 256.48 feet; thence South 89 degrees 35 minutes 38 seconds East, 345.76 feet;

thence North 00 degrees 24 minutes 35 seconds East, 256.88 feet; thence along the arc of curve to the right 82.89 feet, to a point "M", whose chord bears North 42 degrees 05 minutes 46 seconds West for a distance of 73.72 feet and having a radius of 50.00 feet; thence along the arc of curve to the right 152.73 feet whose chord bears South 87 degrees 05 minutes 46 seconds East for a distance of 99.90 feet and having a radius of 50.00 feet; thence South 00 degrees 24 minutes 35 seconds East, 305.83 feet; thence South 89 degrees 35 minutes 38 seconds East, 240.00 feet; thence North 00 degrees 24 minutes 35 seconds East, 256.88 feet; thence South 89 degrees 35 minutes 25 seconds East, 410.00 feet; thence North 00 degrees 24 minutes 35 seconds East, 129.82 feet; thence South 89 degrees 35 minutes 25 seconds East, 401.39 feet; thence North 00 degrees 18 minutes 43 seconds East, along the West line of Van Groll's Subdivision, 10.18 feet; thence South 89 degrees 35 minutes 25 seconds East, 160.00 feet to the point of beginning of said easement and containing 6.70 acres. And also including the following 20 foot wide easements for sanitary sewer and watermain purposes, the centerlines of which are described as follows:  
Beginning at the above referenced point "A", thence North 89 degrees 35 minutes 38 seconds West, 223.89 feet; thence North 00 degrees 24 minutes 35 seconds East, 45.00 feet to a point lying 5.00 feet West of the above referenced point "D" being the terminus of said easement.  
Beginning at the above referenced point "B", thence North 89 degrees 35 minutes 38 seconds West, 240.76 feet to the above referenced point "C", being the terminus of said easement.  
Beginning at the above referenced point "E", thence North 89 degrees 35 minutes 38 seconds West, 240.00 feet to the above referenced point "F" being the terminus of said easement.  
Beginning at the above referenced point "H", thence North 89 degrees 35 minutes 38 seconds West, 221.05 feet to the above referenced point "I" being the terminus of said easement.  
Beginning at the above referenced point "K", thence South 72 degrees 27 minutes 04 seconds West, 148.79 feet to a point on the West line of the said Northeast 1/4, being the terminus of said easement.  
Beginning at the above referenced point "L", thence South 89 degrees 35 minutes 38 seconds East, 245.10 feet to the above referenced point "M" being the terminus of said easement.  
Beginning at the above referenced point "J", thence South 49 degrees 58 minutes 22 seconds East, 146.93 feet; thence South 89 degrees 35 minutes 38 seconds East, with the centerline being offset 5.00 feet North in the 20 foot wide easement, 142.73 feet to the above referenced point "G" being the terminus of said easement.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4, SECTION 13, TOWN 20 NORTH, RANGE 17 EAST, ASSUMED TO BEAR N 00°03'34" W.

NORTH 1/4 CORNER  
SECTION 13  
TOWN 20 NORTH, RANGE 17 EAST  
WINNEBAGO COUNTY  
MONUMENT

NORTHEAST CORNER  
SECTION 13  
TOWN 20 NORTH, RANGE 17 EAST  
WINNEBAGO COUNTY  
MONUMENT

- LEGEND
- 3/4" REBAR SET (SEE NOTES)
  - 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND
  - ✕ CHISELED "X"
  - ⊕ SECTION MONUMENT
  - ( ) RECORDED AS

SURVEY FOR:  
TOM VAN HANDEL  
1719 E. EDGEWOOD DRIVE  
APPLETON, WI. 54915

PRINTED  
FEB 22 1990  
THIS DAY.

MARTENSON & EISELE, INC.  
CONSULTING ENGINEERING AND LAND SURVEYING  
1919 AMERICAN COURT  
NEENAH, WI 54956

FIVE OAKS MOBILE HOME PARK  
CITY OF MENASHA

SCALE: 1" = 100'	APPROVED BY	DRAWN BY M.A.S.
DATE: 7/28/88	ACO	REV. 1/8/90
PART OF THE NORTH 1/2 OF THE NE 1/4 OF SEC. 13, T 20 N, R 17 E, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.		
PLAT OF SURVEY		DRAWING NUMBER
		390-2



SURVEYOR'S CERTIFICATE:  
I, ANTHONY C. OFFERMAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN AND DESCRIBED, ACCORDING TO OFFICIAL RECORDS AND THAT THE PLAT ABOVE DRAWN IS AN ACCURATE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
Feb. 22, 1990 Anthony C. Offerman  
DATE ANTHONY C. OFFERMAN, R.L.S., #2006

S.T.H.

CURVE NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	50.00'	270°00'00"	235.62'	70.71'	N 44°43'17" W
2	50.00'	116°22'18"	101.55'	84.98'	S 58°27'52" W
3	50.00'	153°37'42"	134.07'	97.36'	N 13°27'52" E
4	50.00'	270°00'00"	235.62'	70.71'	N 44°35'25" W
5	50.00'	270°00'00"	235.62'	70.71'	S 49°26'32" W
6	50.00'	60°00'02"	52.36'	50.00'	S 59°33'17" E
7	50.00'	68°51'16"	60.09'	56.54'	S 4°52'02" W
8	50.00'	141°08'42"	123.17'	94.31'	N 70°07'59" W
9	50.00'	270°00'00"	235.62'	70.71'	S 44°34'49" E
10	50.00'	174°50'41"	152.58'	99.90'	N 87°50'32" E
11	50.00'	90°00'19"	83.04'	73.82'	S 42°50'32" W
12	50.00'	270°00'00"	235.62'	70.71'	N 45°24'35" E
13	50.00'	94°59'18"	82.89'	73.72'	N 42°05'46" W
14	50.00'	175°00'42"	152.73'	99.90'	S 89°05'46" E

NOTE:  
MONUMENTS WERE SET AT LOCATIONS INDICATED ON THIS MAP DURING MAY OF 1989. DO TO UTILITY CONSTRUCTION, ROAD CONSTRUCTION AND SITE EARTHWORK INITIAL MONUMENTATION MAYBE OBLITERATED. THE CLIENT SIGNED A WAIVER TO EXCLUDE RESETTING ANY DISTURBED MONUMENTS.

CENTER OF SECTION  
SECTION 13  
TOWN 20 NORTH, RANGE 17 EAST  
WINNEBAGO COUNTY  
MONUMENT

City of Menasha Sec 13 T20 R17 192