

CLIENT:
GUARANTEED RATE
ATTENTION MARK FLORES
3940 NORTH RAVENSWOOD
CHICAGO IL 60613

PIN:
710077400

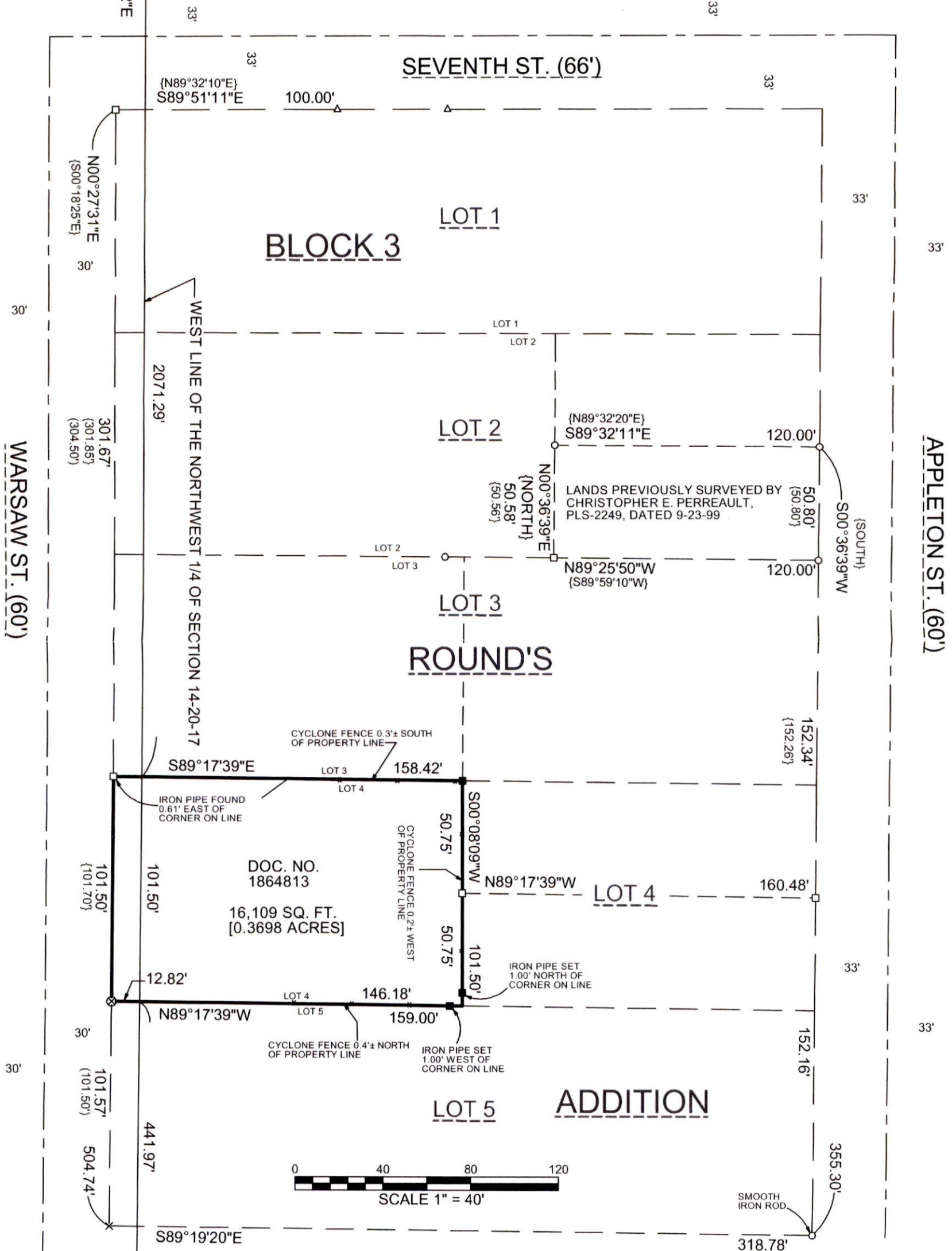
PLAT OF SURVEY

PART OF LOT 4, BLOCK 3, ROUND'S ADDITION TO MENASHA, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14 AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, ALL IN 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 14; THENCE N00°32'02"E, 441.97 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14 TO THE SOUTH LINE OF SAID LOT 4 AND THE POINT OF BEGINNING; THENCE N89°17'39"W, 12.82 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF WARSAW STREET; THENCE N00°27'31"E, 101.50 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 4, BLOCK 3, ROUND'S ADDITION TO MENASHA; THENCE S89°17'39"E, 158.42 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1864813; THENCE S00°08'09"W, 101.50 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 4; THENCE N89°17'39"W, 146.18 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NORTHWEST
CORNER OF
SECTION
14-20-17

WARSAW ST. (60')

APPLETON ST. (60')



LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT. SET
- ⊗ = CUT CROSS SET
- = EXISTING 3/4" IRON REBAR
- △ = EXISTING 1" O.D. IRON PIPE
- = EXISTING 1 1/4" O.D. IRON PIPE
- × = EXISTING CHISEL CROSS
- = EXISTING BRASS CAPPED MONUMENT
- () = RECORDED AS BEARING/DIMENSION
- { } = PREVIOUSLY SURVEYED BEARING/DIMENSION PER TIMOTHY J. HART'S 1983 SURVEY

NORTH IS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°32'02"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

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 CITY OF MENASHA
- BLOCK PREVIOUSLY SURVEYED BY TIMOTHY J. HART, PLS 1720, DATED 12/16/88, FORMS BASIS FOR THIS SURVEY

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 DATE 6/18/2024

CAROW LAND SURVEYING & ENVIRONMENTAL

615 NORTH LYNNDAL DRIVE

APPLETON, WI 54914

DATE: 6/18/2024

SCALE: 1" = 50'

DRAWN BY: FNZ



A2405.45