PLAT OF SURVEY

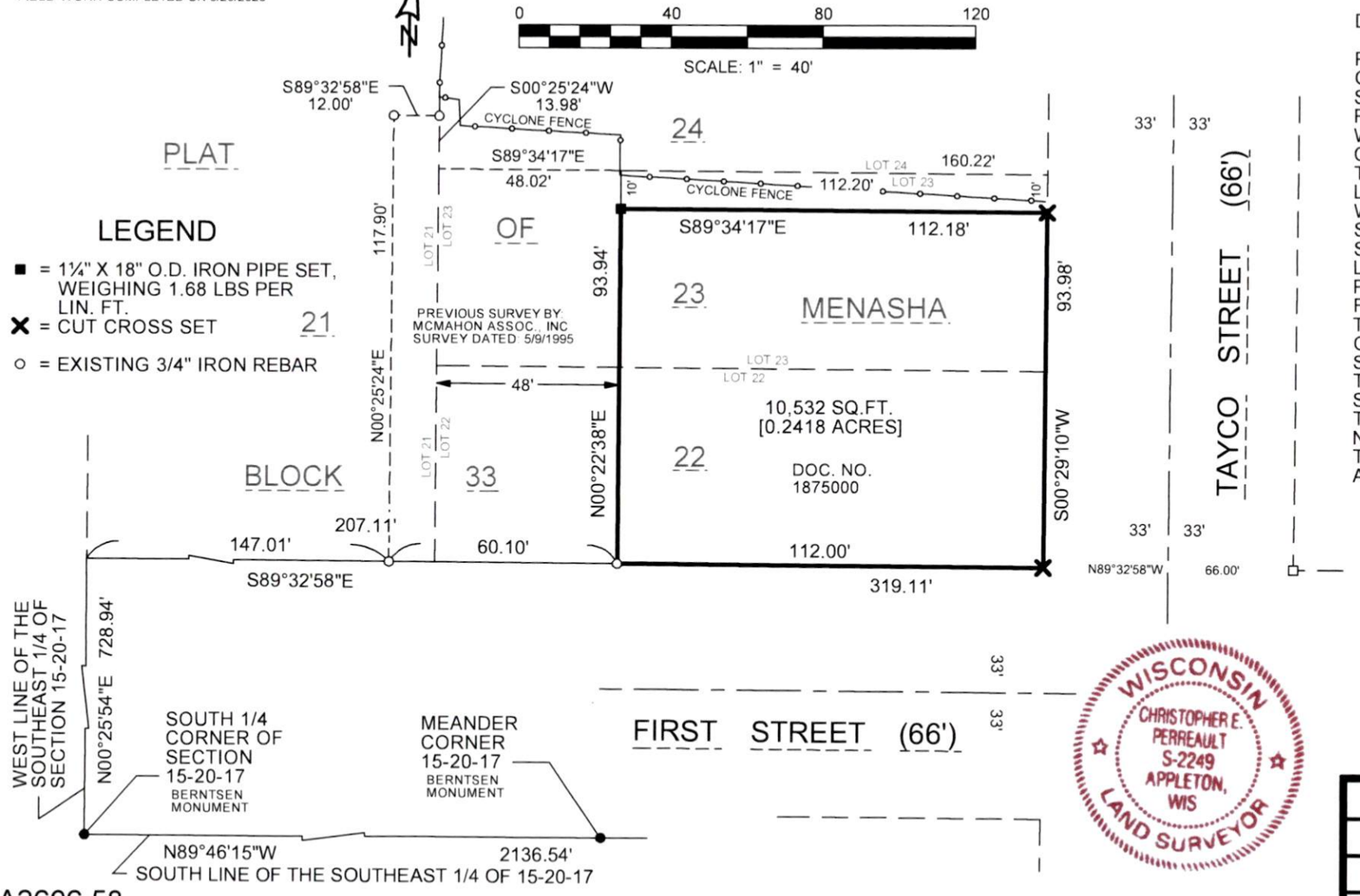
PART OF LOTS 22 AND 23, BLOCK 33, ORIGINAL PLAT OF MENASHA, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

CLIENT:
JEFF ULMAN
100 TAYCO ST.
MENASHA, WI 54952

NOTES:

- ONLY SOME IMPROVEMENTS HAVE BEEN SHOWN
- 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
- FIELD WORK COMPLETED ON 6/25/2026

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15, T20N, R17E, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°46'15"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)



LEGEND

- ■ = 1¼" X 18" O.D. IRON PIPE SET, WEIGHING 1.68 LBS PER LIN. FT.
- ✕ = CUT CROSS SET
- ○ = EXISTING 3/4" IRON REBAR

DESCRIPTION:

PART OF LOTS 22 AND 23, BLOCK 33, ORIGINAL PLAT OF MENASHA, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 15; THENCE N00°25'54"E, 728.94 FEET ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SECTION 15 TO THE WESTERLY EXTENSION OF THE NORTH LINE OF FIRST STREET; THENCE S89°32'58"E, 207.11 FEET ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF THE WEST 48 FEET OF SAID LOT 22 AND THE POINT OF BEGINNING; THENCE N00°22'38"E, 93.94 FEET ALONG SAID EAST LINE AND THE EAST LINE OF THE WEST 48 FEET OF SAID LOT 23 TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 23; THENCE S89°34'17"E, 112.18 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF TAYCO STREET; THENCE S00°29'10"W, 93.98 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF FIRST STREET; THENCE N89°32'58"W, 112.00 FEET ALONG SIAD NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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.

6/26/2026

CHRISTOPHER E. PERREAULT, PLS 2249 DATE

WISCONSIN
CHRISTOPHER E. PERREAULT
S-2249
APPLETON, WIS
LAND SURVEYOR

CAOW LAND SURVEYING & ENVIRONMENTAL
615 N LYNNDALE DR.
APPLETON, WI 54914

DATE: 6/25/2026	SCALE: 1" = 40'	DRAWN BY: CP

A2606.58