SURVEY LEGEND

These standard symbols will be found in the drawing.

- STORM SEWER LINE
- OVERHEAD UTILITIES LINE
- BURIED ELECTRIC LINE
- BURIED GAS LINE
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- RECTANGULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM SEWER MANHOLE
- STORM VAULT
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- GAS METER
- TELEPHONE MANHOLE
- CLEAN OUT
- BUSH/SHRUB
- TREE
- GRAVEL AREA
- 1" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- MAG NAIL FOUND
- ALUMINUM MONUMENT FOUND
- ( )RECORDED AS

SURVEYOR'S NOTES

1. A 60 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS NOT ORDERED FOR THIS PROJECT AS IT WAS NOT PART OF THE SCOPE OF WORK.

2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS ONE SHEET WHICH IS LABELED AS "TS 1.1".

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF NORTH LAKE STREET NEAR THE NORTHEAST CORNER OF PARCEL 1 OF THE SURVEYED PROPERTY.
ELEVATION = 753.12

BENCHMARK #2
CUT SQUARE ON LEFT SIDE OF LIGHT POLE BASE, LOCATED ON THE EAST SIDE OF NORTH LAKE STREET, APPROXIMATELY 85 FEET EAST OF THE SOUTHEAST CORNER OF PARCEL 2.
ELEVATION = 748.68

0' 20' 40'
1" = 20'

BASIS OF BEARINGS

THE SOUTH LINE OF THE GOVERNMENT 2 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 17 EAST, BEARS N 89°25'10" E AS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM, NAD83 (2011).

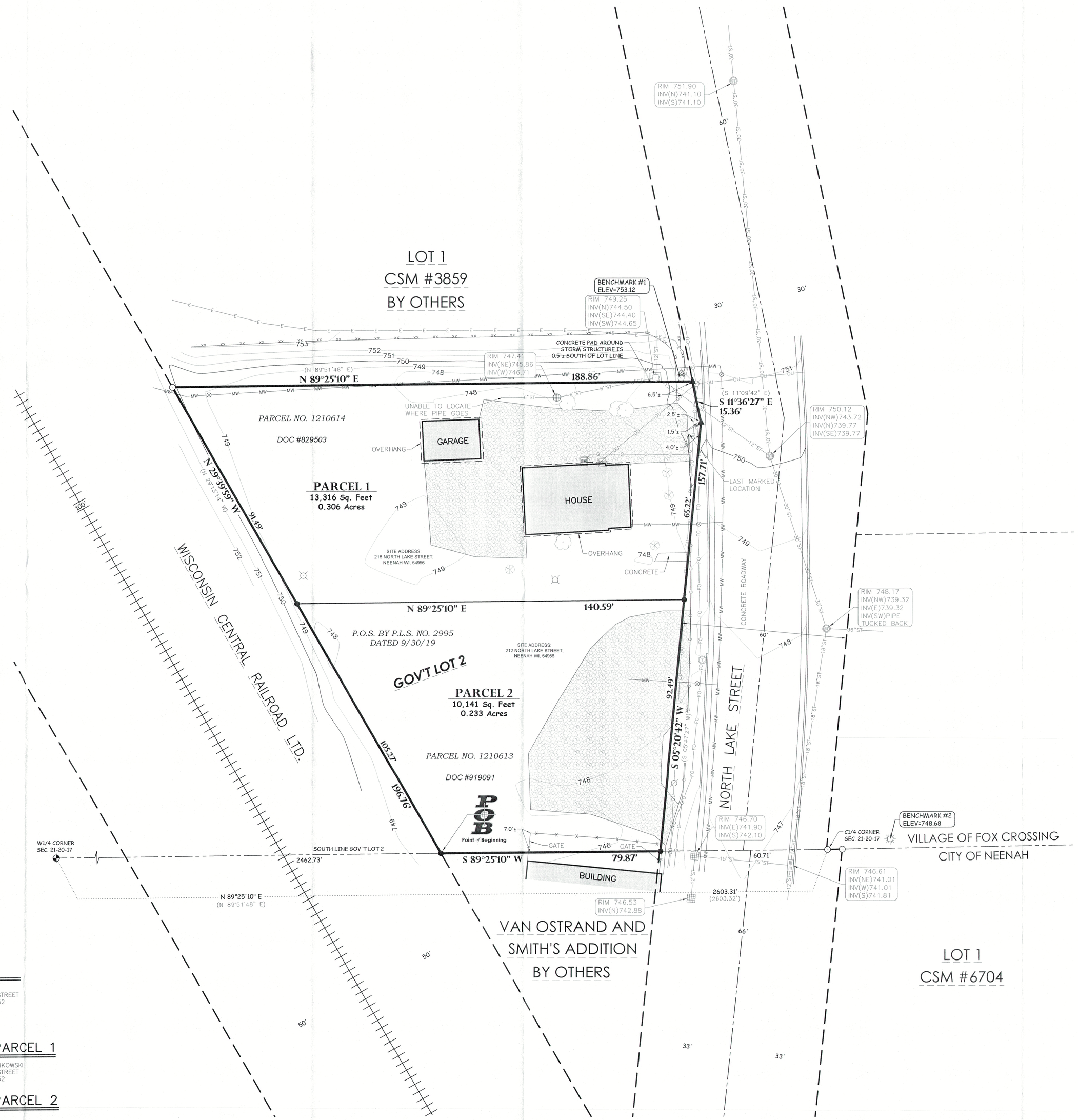
⚠ UTILITY DISCLAIMER ⚠

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actually surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Diggers Hotline) and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractors responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided.
*Diggers Hotline Tickets # 20231109569 and # 20231109579 for public utilities were ordered for this survey.
*A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered.

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

© 2023 POINT OF BEGINNING, INC.



CLIENT

KEVIN BIKOWSKI
834 SHEBOYGAN STREET
MENASHA, WI 54952

OWNER PARCEL 1

KEVIN & SUSAN BIKOWSKI
834 SHEBOYGAN STREET
MENASHA, WI 54952

OWNER PARCEL 2

KEVIN BIKOWSKI
834 SHEBOYGAN STREET
MENASHA, WI 54952

LEGAL DESCRIPTION

BEING A PART OF GOVERNMENT LOT 2, LOCATED IN SECTION 21, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 17 EAST;
THENCE N 89°25'10" E ALONG THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 21, 2462.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE WISCONSIN CENTRAL RAILROAD, LTD., SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED.
THENCE N 29°39'59" W ALONG SAID EAST RIGHT-OF-WAY LINE, 196.76 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3859;
THENCE N 89°25'10" E ALONG THE SOUTH LINE OF SAID LOT 1, 188.86 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH LAKE STREET;
THENCE S 11°36'27" E ALONG SAID WEST RIGHT-OF-WAY LINE, 15.36 FEET;
THENCE S 05°20'42" W ALONG SAID WEST RIGHT-OF-WAY LINE, 157.71 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF GOVERNMENT LOT 2;
THENCE S 89°25'10" W ALONG SAID SOUTH LINE, 79.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 23,457 SQUARE FEET – 0.539 ACRES

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF KEVIN BIKOWSKI AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON MARCH 22, 2023.

DATED THIS 21 DAY OF September, 2023

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

WISCONSIN JORDAN G. BROST S-3009 STEVENS POINT, WI LAND SURVEYOR

REVISIONS	
9/21/2023	C.A.G.

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE	4-28-23
PROJECT NO.	23.030

TOPOGRAPHIC SURVEY

KEVIN BIKOWSKI PROPERTY
OUTDOOR STORAGE SURVEY
VILLAGE OF FOX CROSSING
WINNEBAGO COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

POB
Point of Beginning

TS 1.1