

PLAT OF SURVEY

PARCEL "A" DESCRIPTION:

BEING ALL OF LOTS 23 AND 24 OF LADD'S SUBDIVISION AND PART OF THE CHICAGO NORTHWESTERN ABANDONED RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE N01°07'36"W, 447.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 21 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 23; THENCE S89°04'43"W, 418.38 FEET ALONG SAID EXTENSION TO THE WEST LINE OF SOUTH LAKE STREET AND THE POINT OF BEGINNING; THENCE S00°36'39"E, 49.90 FEET ALONG SAID WEST LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 24; THENCE S89°06'47"W, 144.51 FEET ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 24; THENCE N00°36'39"W, 49.81 FEET ALONG SAID WEST LINE AND THE WEST LINE OF SAID LOT 23 TO THE NORTH LINE OF SAID LOT 23; THENCE N89°04'43"E, 144.51 FEET ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CLIENT:
HEIDI MCGILL CAHAK
209 S. LAKE ST.
NEENAH, WI 54956

PIN:
80700660000

LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT. WITH CAROW LAND SURVEYING CAP
- ⊗ = CUT CROSS SET
- = EXISTING 1 1/4" O.D. IRON PIPE (UNLESS NOTED)
- = EXISTING 3/4" IRON REBAR
- = EXISTING BERNTSEN MONUMENT
- () = RECORDED AS BEARING/DIMENSION

NOTES:
- DOCUMENT NO. 1888643 DOES NOT INCLUDE THE MAPPED LANDS LYING IN THE CHICAGO NORTHWESTERN ABANDONED RIGHT-OF-WAY. THE EASTERLY EXTENSIONS OF LOTS 23 & 24 AND THE WEST LINE OF SOUTH LAKE STREET FIT OCCUPATION AND EXISTING MONUMENTATION.
- NOT ALL 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 NEENAH
- FIELD WORK COMPLETED: 4-16-2025

NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 21, T20N, R17E, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N01°07'36"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)



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
CHRISTOPHER E. PERREAULT, PLS-2249 DATED 5/2/2025

A2504.4



CAROW LAND SURVEYING & ENVIRONMENTAL		
615 NORTH LYNNDAL DRIVE		
APPLETON, WI 54914		
DATE: 5/2/2025	SCALE: 1" = 40'	DRAWN BY: FNZ