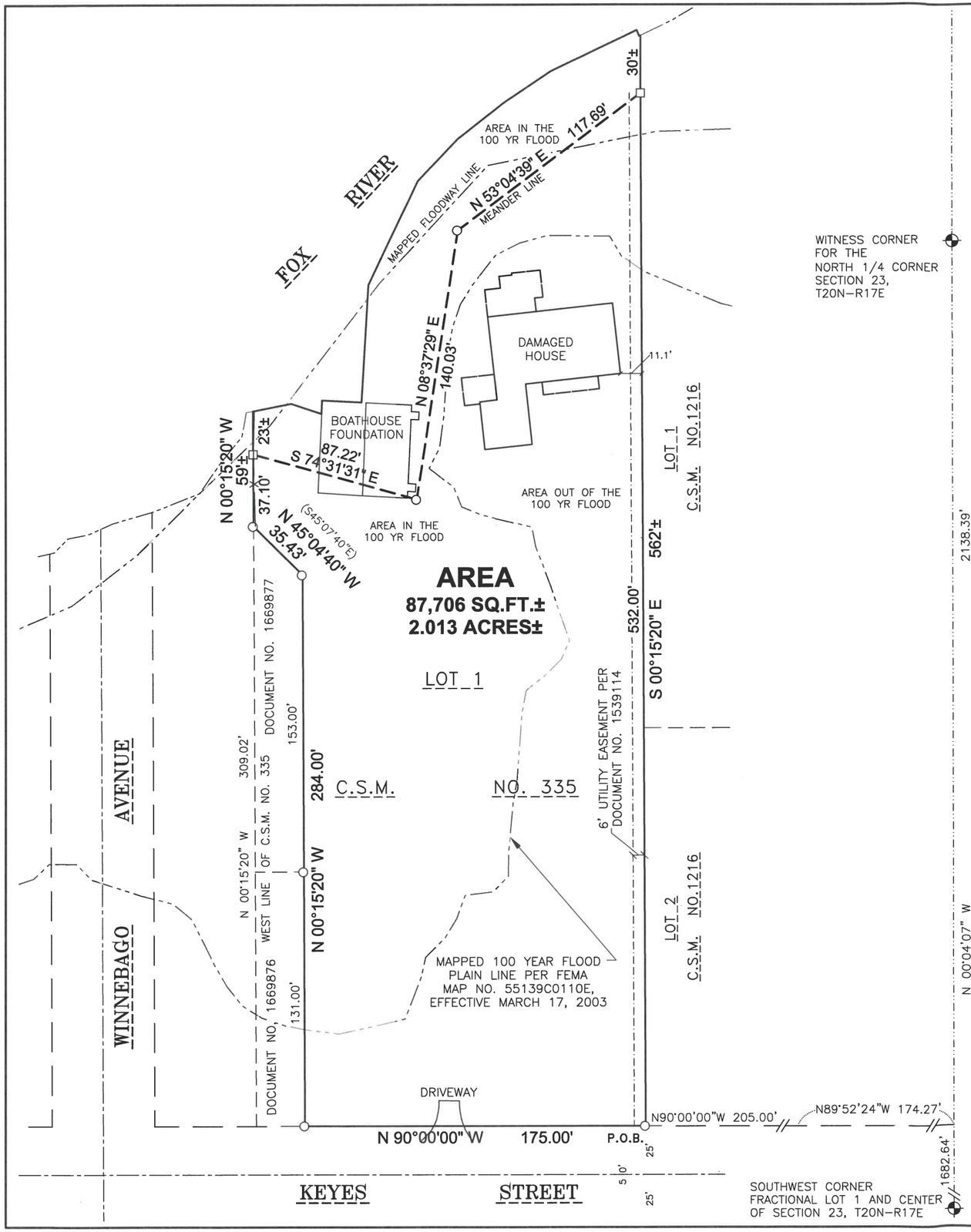

LEGEND

- ⊡ 1" O.D. IRON PIPE FOUND
- ⊙ 3/4" O.D REBAR FOUND
- GOVERNMENT CORNER
- —X— EXISTING FENCE
- P.O.B. POINT OF BEGINNING
- ( ) RECORDED AS

BEARINGS ARE REFERENCED TO WINNEBAGO COUNTY COORDINATE SYSTEM

1" = 60'

0 60 120

SCALE IN FEET

N

100 YEAR FLOOD ELEVATION = 749.7 NGVD

HOUSE LOWEST ADJACENT GRADE = 752.3 NGVD

LEGAL DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 335, BEING PART OF LOTS 18 AND 19 OF THE SUBDIVISION OF FRACTIONAL LOT 2, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL LOT 1 OF SAID SECTION 23; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID FRACTIONAL LOT 1, A DISTANCE OF 1682.64 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 24 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF KEYES STREET, A DISTANCE OF 174.27 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF KEYES STREET, A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF KEYES STREET, A DISTANCE OF 175.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, 284.00 FEET; THENCE NORTH 45 DEGREES 04 MINUTES 40 SECONDS WEST, 35.43 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 335, A DISTANCE OF 37.10 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, 23 FEET MORE OR LESS FROM THE WATERS' EDGE OF THE FOX RIVER; THENCE THE FOLLOWING THREE CALLS ARE ALONG A MEANDER LINE:

THENCE SOUTH 74 DEGREES 31 MINUTES 31 SECONDS EAST, 87.22 FEET; THENCE NORTH 08 DEGREES 37 MINUTES 29 SECONDS EAST, 140.03 FEET; THENCE NORTH 53 DEGREES 04 MINUTES 39 SECONDS EAST, 117.69 FEET, TO A MEANDER CORNER, SAID CORNER BEING SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, 30 FEET MORE OR LESS FROM THE WATERS' EDGE OF THE FOX RIVER;

THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NO. 335, A DISTANCE OF 532.00 FEET TO THE POINT OF BEGINNING. CONTAINING 87,706 SQUARE FEET MORE OR LESS [2.013 ACRES±], INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE WATERS' EDGE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. ROUBAL, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

DATED THIS THE 10TH DAY OF SEPTEMBER, 2026

MICHAEL L. ROUBAL,
PROFESSIONAL WI LAND SURVEYOR S-2442

WISCONSIN
MICHAEL L. ROUBAL
S-2442
HORTONVILLE
WI
LAND SURVEYOR

SURVEY FOR:
FOREST FRANZOI
514 RACINE STREET
MENASHA, WI 54952

Martenson & Eisele
Architecture
Engineering
Surveying
Environmental
1377 Midway Road
Menasha, WI 54952
info@martenson-eisele.com
920.731.0381

DRAWN BY	CHECKED	APPROVED
L.Lucht	MLR	MLR

NO.	DATE	REVISION

PLAT OF SURVEY

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 335,
BEING PART OF LOTS 18 AND 19 OF THE
SUBDIVISION OF FRACTIONAL LOT 2,
SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST,
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SCALE	DATE
1"=60'	Sep. 2026

COMPUTER FILE
1-2204-001bdry.dwg

DRAWING NO.
1-2204-001