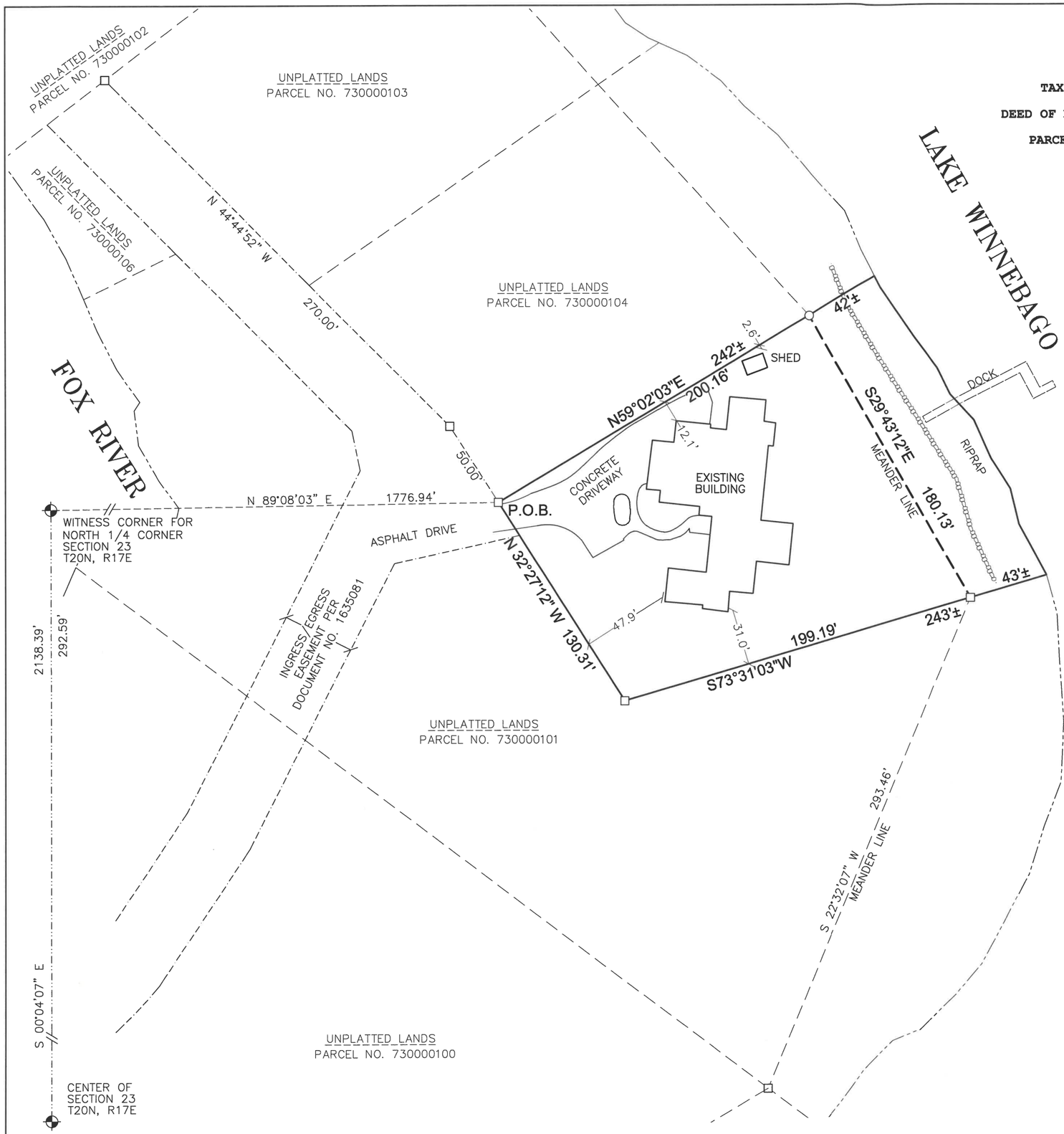


TAX PARCEL NO.: 730000105

DEED OF REFERENCE: DOC. NO. 1725968

PARCEL AREA: 39,039± SQ. FT.

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM NAD83(1997) IN WHICH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 23 BEARS S00°04'07"E

N

1" = 60'

0 60 120

SCALE IN FEET

LEGEND

- □ 1" O.D. IRON PIPE FOUND
- ○ 3/4" REBAR FOUND
- ⊕ GOVERNMENT MONUMENT

LEGAL DESCRIPTION

PART OF FRACTIONAL GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER FOR THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 08 MINUTES 03 SECONDS EAST, 1776.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59 DEGREES 02 MINUTES 03 SECONDS EAST, 200.16 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 59 DEGREES 02 MINUTES 03 SECONDS WEST, 42 FEET MORE OR LESS FROM THE WATERS' EDGE OF LAKE WINNEBAGO; THENCE SOUTH 29 DEGREES 43 MINUTES 12 SECONDS EAST, 180.13 FEET ALONG A MEANDER LINE, TO A MEANDER CORNER, SAID CORNER BEING SOUTH 73 DEGREES 31 MINUTES 03 SECONDS WEST, 43 FEET MORE OR LESS FROM THE WATERS' EDGE OF LAKE WINNEBAGO; THENCE SOUTH 73 DEGREES 31 MINUTES 03 SECONDS WEST, 199.19 FEET; THENCE NORTH 32 DEGREES 27 MINUTES 12 SECONDS WEST, 130.31 FEET TO THE POINT OF BEGINNING. CONTAINING 39,039 SQ.FT. MORE OR LESS [0.896 ACRES±], INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE WATERS' EDGE.

NOTE:

THE WATERS' EDGE SHOWN PER WINNEBAGO COUNTY GIS AND IS NOT BASED ON AN OFFICIAL DETERMINATION. PARCEL MAY BE SUBJECT TO A 75' BUILDING SETBACK FROM THE ORDINARY HIGH WATER MARK. PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY AN AUTHORIZED PERSON.

ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE CITY OF MENASHA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

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 5TH DAY OF OCTOBER, 2026

MICHAEL L. ROUBAL, PROFESSIONAL LAND SURVEYOR S-2442

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

SURVEY FOR:
STEPHANIE VRABEC
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MENASHA, WI 54952

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920.731.0381

NO.	REVISION	DATE	APPROVED	CHECKED	DRAWN BY
			MLR	MLR	LLUCHT

PLAT OF SURVEY

PART OF FRACTIONAL GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SCALE	DATE
1'=60'	OCT2026

COMPUTER FILE
1-2219-001POS

DRAWING NO.
1-2219-001