PLAT OF SURVEY

PART OF LOT 6, ASSESSORS PLAT OF 1924, BEING A PART OF FRACTIONAL GOVERNMENT LOT 2 IN SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

LEGAL DESCRIPTION -

PART OF LOT 6, ASSESSORS PLAT OF 1924, BEING PART OF FRACTIONAL GOVERNMENT LOT 2 IN SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23; THENCE SOUTH 89 DEGREES 45 MINUTES 29 SECONDS EAST, 1549.18 FEET, ALONG THE SOUTH LINE OF NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00 DEGREES 38 MINUTES 02 SECONDS EAST, 1682.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 38 MINUTES 02 SECONDS EAST, 145.00 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 00 DEGREES 38 MINUTES 02 SECONDS WEST, 23 FEET MORE OR LESS FROM THE EDGE OF THE FOX RIVER; THENCE ALONG A MEANDER LINE, A DISTANCE OF 31 MINUTES 37 SECONDS EAST, ALONG A MEANDER LINE, A DISTANCE OF 75.70 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 00 DEGREES 38 MINUTES 02 SECONDS WEST, 37 FEET MORE OR LESS FROM THE EDGE OF THE FOX RIVER; THENCE SOUTH 00 DEGREES 38 MINUTES 02 SECONDS WEST, 134.00 FEET, ALONG THE EAST LINE OF SAID LOT 6 OF ASSESSORS PLAT OF 1924; THENCE NORTH 89 DEGREES 52 MINUTES 53 SECONDS WEST, 75.00 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF KEYES STREET TO THE POINT OF BEGINNING. CONTAINING 12,699 SQUARE FEET [0.292 ACRES]

OWNER: TODD HIETPAS

TAX PARCEL NO.: 730004700

DEED OF REFERENCE: DOC. NO. 1797109

PARCEL AREA: 12,699 SQ. FT.

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM

SCALE IN FEET
0 40 80
1" = =40'

N

LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- □ 1" O.D. IRON PIPE FOUND
- ○ 3/4" REBAR FOUND
- ⊠ CHISELED "X" FOUND
- ( ) RECORDED AS

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 20TH DAY OF OCTOBER, 2026

MICHAEL L. ROUBAL, PROFESSIONAL LAND SURVEYOR S-2442

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

SURVEY FOR:
TODD HIETPAS
718 KEYES ST.
MENASHA, WI 54952

WEST 1/4 CORNER SECTION 23 T20N, R17E

S89°45'29"E 1549.18' SOUTH LINE OF NW 1/4 1090.79' 2639.97'

CENTER OF SECTION 23 T20N, R17E

N00°38'02"E 1682.19'

KEYES STREET 5.0'

PARK STREET

FOX RIVER

WINNEBAGO AVENUE

N89°52'53"W 75.00'

S00°38'02"W 134.00'

N00°38'02"E 145.00'

N00°02'09"E 143.61'

S89°15'13"W 91.51'

S81°31'37"E 75.70'

168'±

171'±

37'±

23'±

40.1'

5.8'

3.26' HIATUS

86.50'

90.00'

165.00'

(218.50') 219.19'

N00°38'02"E 154.03'

LOT 7
DOCUMENT NO. 1961196
1924
MCMAHON & ASSOCIATES
PLAT OF SURVEY
DATED: MARCH 19 1976

LOT
DOCUMENT NO. 950507
OF ASSESSOR'S

DRIVEWAY

HOUSE

6'

10.4'

EAST LINE LOT 6

WEST LINE LOT 7

BOATHOUSE FOUNDATION

DRAWN BY	CHECKED	APPROVED
LLUCHT	MLR	MLR
DATE		REVISION

NO	DATE	REVISION

SCALE	DATE
1"=40'	OCT.2026

COMPUTER FILE
1-2228-001POS

DRAWING NO.
1-2228-001

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