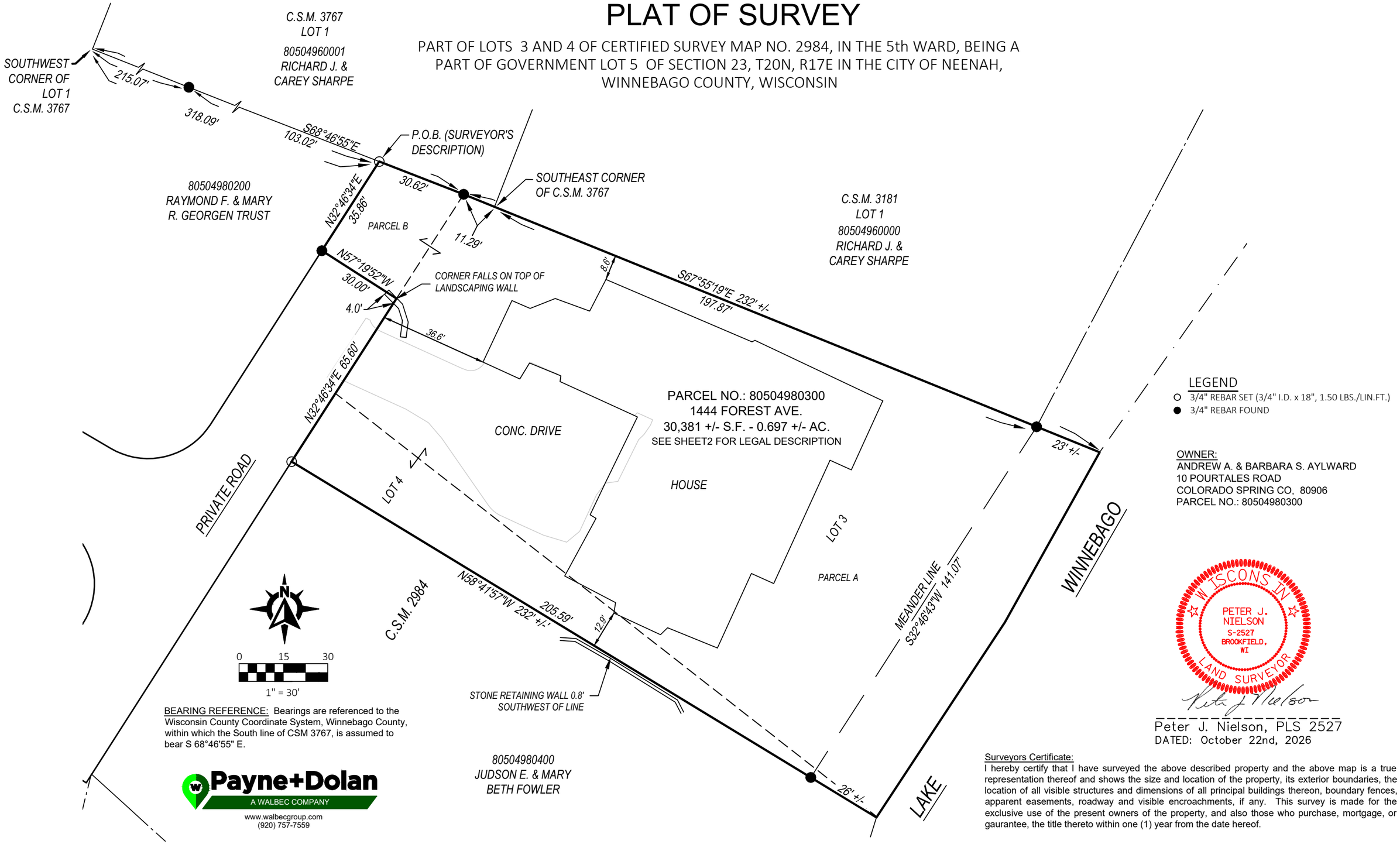
PLAT OF SURVEY

PART OF LOTS 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2984, IN THE 5th WARD, BEING A PART OF GOVERNMENT LOT 5 OF SECTION 23, T20N, R17E IN THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN



LEGEND

- ○ 3/4" REBAR SET (3/4" I.D. x 18", 1.50 LBS./LIN.FT.)
- ● 3/4" REBAR FOUND

OWNER:
ANDREW A. & BARBARA S. AYLWARD
10 POURTALES ROAD
COLORADO SPRING CO, 80906
PARCEL NO.: 80504980300

BEARING REFERENCE: Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County, within which the South line of CSM 3767, is assumed to bear S 68°46'55" E.

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WISCONSIN
PETER J. NIELSON
S-2527
BROOKFIELD, WI
LAND SURVEYOR

Peter J. Nielson, PLS 2527
DATED: October 22nd, 2026

Surveyors Certificate:
I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or gaurantee, the title thereto within one (1) year from the date hereof.

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LEGAL DESCRIPTION PER DOC. NO. 960824:

PARCEL A:
PART OF LOTS 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2984, AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 2984, AS DOCUMENT NO. 884137, CITY OF NEENAH, WINNEBAGO COUNTY WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 4 OF SAID CERTIFIED SURVEY MAP NO. 2984; THENCE N 31°49'50" E, 128.92 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING; THENCE CONTINUING N 31°49'50" E, 128.98 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOTS 3 AND 4 TO THE SOUTHERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3181 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 3181 AS DOCUMENT NO. 907131; THENCE S 69°34'39" E, 209.83 FEET ALONG SAID SOUTHERLY LINE TO THE STARTING POINT OF A MEANDER LINE, SAID POINT BEARING N 69°34'39" W, 23 FEET MORE OR LESS FROM THE WESTERLY SHORE OF LAKE WINNEBAGO; THENCE S 31°58'25" W, 165.48 FEET ALONG SAID MEANDER LINE TO THE NORTHEASTERLY LINE LINE OF LOT 4 OF SAID CERTIFIED SURVEY MAP NO. 2984 AND THE TERMINATION POINT OF SAID MEANDER LINE; SAID POINT BEARING N 59°33'00" W, 28 FEET MORE OF LESS FROM THE WESTERLY SHORE OF SAID LAKE WINNEBAGO; THENCE N 59°33'00" W, 205.33 FEET TO THE POINT OF BEGINNING. SAID PARCEL TO INCLUDE THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE WESTERLY SHORE OF LAKE WINNEBAGO AND THE RESPECTIVE LOT LINES EXTENDED TO SAID SHORE.

LESS AND EXCEPTING A PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2984 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 2984 AS DOCUMENT NO. 884137, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP NO. 2984; THENCE S 69°34'39" E, 209.83 FEET ALONG THE NORTHERLY LINE OF SAID LOT 3 TO THE STARTING POINT OF A MEANDER LINE, SAID POINT BEARS N 69°34'39" W, 23 FEET MORE OR LESS FROM THE WESTERLY SHORE OF LAKE WINNEBAGO; THENCE S 31°58'25" W, 24.48 FEET ALONG SAID MEANDER LINE TO ITS TERMINATION POINT THEREOF, SAID POINT BEARS N 68°45'37" W, 24 FEET MORE OR LESS FROM SAID WESTERLY SHORE OF LAKE WINNEBAGO; THENCE N 68°45'37" W, 209.19 FEET TO THE WESTERLY LINE OF SAID LOT 3; THENCE N 31°49'50" E, 21.42 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID PARCEL INCLUDES THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE WESTERLY SHORE OF LAKE WINNEBAGO AND THE RESPECTIVE LOT LINES EXTENDED TO SAID SHORE.

PARCEL B:
A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2984 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 2984 AS DOCUMENT NO. 884137, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP NO. 2984; THENCE S 31°49'50" W, 21.42 FEET ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING; THENCE CONTINUING S 31°49'50" W, 41.86 FEET ALONG SAID WESTERLY LINE; THENCE N 58°10'10" W, 30.00 FEET ALONG THE NORTHERLY LINE OF A PRIVATE ROAD; THENCE N 31°49'50" E, 35.81 FEET; THENCE S 69°34'39" E, 30.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED 25% INTEREST IN A PRIVATE ROADWAY PARCEL DESCRIBED AS FOLLOWS:

THE FOLLOWING LANDS, ALL LOCATED IN THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN:
A PART OF LOTS 1 AND 2 AND A PRIVATE ROAD OF CERTIFIED SURVEY MAP NO. 2984 RECORDED AS DOCUMENT NO. 884137 AND A PART OF A PRIVATE ROAD ACCORDING TO CERTIFIED SURVEY MAP NO. 3181 RECORDED AS DOCUMENT NO. 907131, ALL IN THE FIFTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT EH SOUTHWESTERLY CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 2984; THENCE S 1°04'53" E, 11.95 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PARK DRIVE TO THE POINT OF BEGINNING; THENCE N 89°1006" E, 154.99 FEET; THENCE 71.66 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF S 75°37'27" E AND A DISTANCE OF 70.83 FEET; THENCE S 60°24'59" E, 73.67 FEET; THENCE 38.29 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF N 75°42'25" E AND A DISTANCE OF 34.66 FEET; THENCE N 31°49'50" E, 69.86 FEET; THENCE S 58°10'10" E, 30.00 FEET TO THE WESTERLY LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2984; THENCE THENCE S 31°49'50" W, 194.55 FEET ALONG THE WESTERLY LINE OF LOTS 3 AND 4 OF SAID CERTIFIED SURVEY MAP NO. 2984 TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE N 58°10'10" W, 30.00 FEET; THENCE N 31°49'50" E, 44.63 FEET; THENCE 40.25 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF N 14°17'35" W AND A DISTANCE OF 36.04 FEET; THENCE N 60°24'59" W, 70.53 FEET; THENCE 55.74 FEET ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF N 75°37'27" W AND A DISTANCE OF 55.09 FEET; THENCE S 89°10'06" W, 154.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PARK DRIVE; THENCE N 1°04'53" W, 30.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

SURVEYOR'S DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3767, RECORDED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 979423 (C.S.M. 3767); THENCE S 68°46'55" E ALONG THE SOUTH LINE OF SAID LOT 1 OF C.S.M. 3767, 318.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 68°46'55" E ALONG THE SOUTH LINE OF SAID LOT 1 OF C.S.M. 3767, 30.62 FEET; THENCE S 67°55'19" E, ALONG THE SOUTH LINE OF LOT 1 OF C.S.M. 3767, 11.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF C.S.M. 3767, SAID POINT ALSO BEING IN THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 3181, RECORDED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 907131 (C.S.M. 3181), THENCE CONTINUING S 67°55'19" E ALONG THE SOUTH LINE OF C.S.M. 3181, 197.87 FEET TO A MEANDER CORNER; THENCE S 32°46'43" W ALONG A MEANDER LINE, 141.07 FEET TO A MEANDER CORNER; THENCE N 58°41'57" W, 205.59 FEET TO THE SOUTH LINE OF A PRIVATE DRIVE; THENCE N 32°46'34" E ALONG SAID SOUTH LINE OF A PRIVATE DRIVE, 65.60 FEET; THENCE N 57°19'52" W ALONG THE EAST LINE OF A PRIVATE DRIVE, 30.00 FEET; THENCE N 32°46'34" E, 35.86 FEET TO THE SOUTH LINE OF C.S.M. 3767 AND THE POINT OF BEGINNING.

INCLUDING ALL LAND BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO.

SAID PARCEL CONTAINS 30,381 SQUARE FEET OR 0.697 ACRES MORE OR LESS.

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