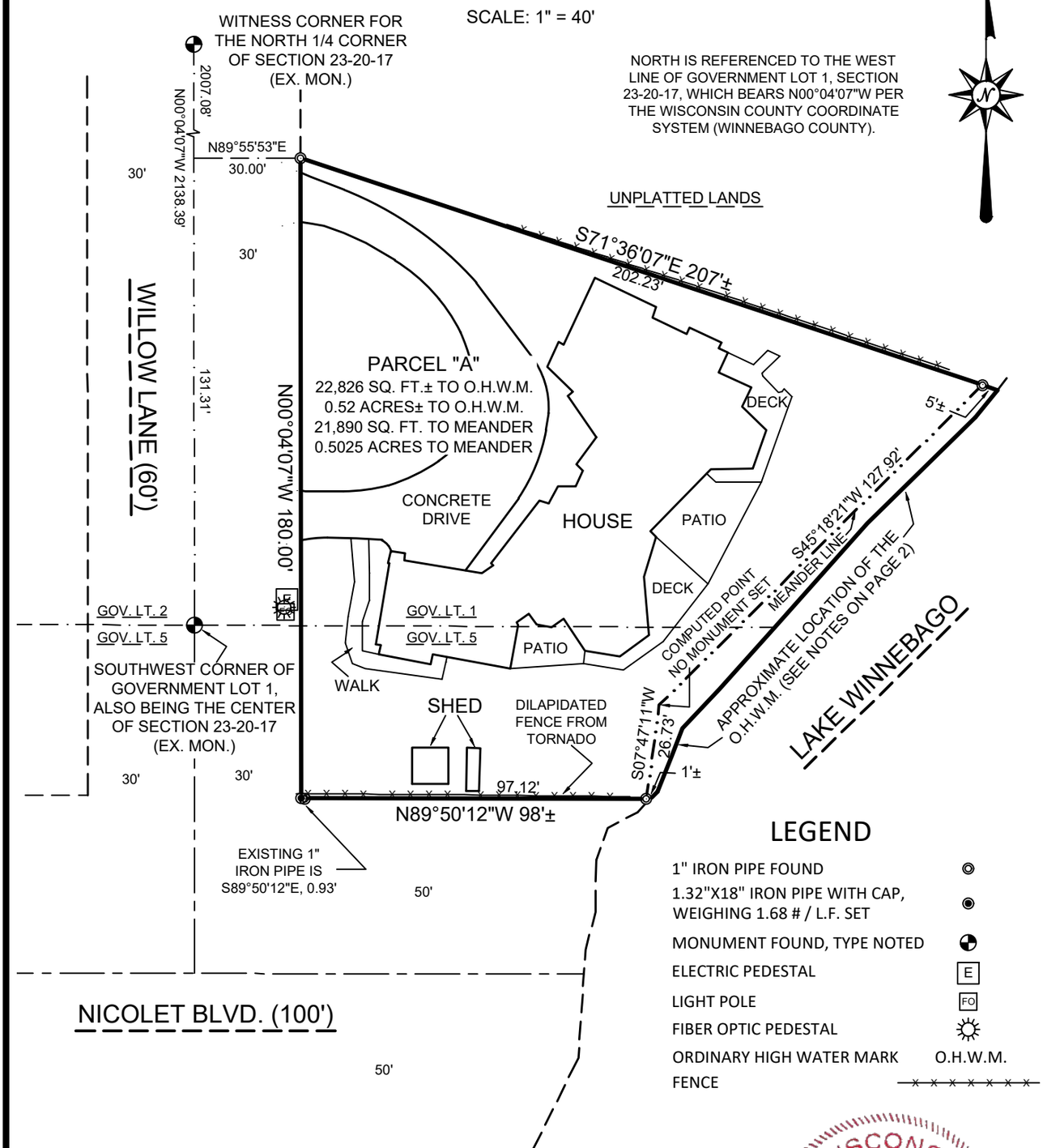
PLAT OF SURVEY

PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 5, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

40 20 0 40 80 120

GRAPHIC SCALE

SCALE: 1" = 40'



LEGEND

1" IRON PIPE FOUND	◎
1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.68 # / L.F. SET	◉
MONUMENT FOUND, TYPE NOTED	◕
ELECTRIC PEDESTAL	E
LIGHT POLE	FO
FIBER OPTIC PEDESTAL	☼
ORDINARY HIGH WATER MARK	O.H.W.M.
FENCE	-x-x-x-x-x-x-

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR S-2787, HEREBY CERTIFY THAT I HAVE SURVEYED, MONUMENTED, AND MAPPED THE PROPERTY DESCRIBED HEREON; THAT THIS MAP IS A CORRECT REPRESENTATION OF THAT SURVEY; THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7, WIS. ADMIN. CODE; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WISCONSIN
ANDREW S. CLEVELAND
S-2787
APPLETON, WIS.
LAND SURVEYOR

ANDREW S. CLEVELAND PLS-2787
SEPTEMBER 24, 2026
FIELD WORK COMPLETED ON SEPTEMBER 8, 2026

AHC Land Surveying LLC
2018 S JACKSON ST, APPLETON, WI 54915
920-257-5909 - AHCLANDSURVEYING.COM

CLIENT: BILL SHEPARD

TAX PARCEL NO.: 730001101

SHEET: 1 OF 2
PROJECT NO. 0004-01-26
DRAFTED BY: ASC
CHECKED BY: ASC

PLAT OF SURVEY

PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 5, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF PARCEL "A"

PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 5, 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 GOVERNMENT LOT 1; THENCE N00°04'07"W, 131.31 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 1; THENCE N89°55'53"E, 30.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NUMBER 1747217, WINNEBAGO COUNTY RECORDS, WITH THE EAST LINE OF WILLOW LANE, BEING THE POINT OF BEGINNING; THENCE S71°36'07"E, 202.23 FEET ALONG SAID NORTH LINE TO THE STARTING POINT OF A MEANDER LINE OF THE WEST SHORE OF LAKE WINNEBAGO, SAID POINT BEING S71°36'07"E, 5 FEET MORE OR LESS FROM THE WEST SHORE OF LAKE WINNEBAGO; THENCE S45°18'21"W, 127.92 FEET ALONG SAID MEANDER LINE; THENCE S07°47'11"W, 26.73 FEET ALONG SAID MEANDER LINE TO THE NORTH LINE OF NICOLET BLVD. AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEING N89°50'12"W, 1 FOOT MORE OR LESS FROM THE WEST SHORE OF LAKE WINNEBAGO; THENCE N89°50'12"W, 97.12 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF WILLOW LANE; THENCE N00°04'07"W, 180.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING ALL THOSE LANDS LYING BETWEEN THE WEST SHORE OF LAKE WINNEBAGO AND THE MEANDER LINE.

SAID PARCEL CONTAINS 22,826 SQ. FT. / 0.52 ACRES OF LAND MORE OR LESS TO THE WEST SHORE OF LAKE WINNEBAGO.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE CITY OF MENASHA.

THE ORDINARY HIGH WATER MARK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

PRIOR TO ANY CONSTRUCTION, CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

THE LOCATION OF THE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

ACCORDING TO FEMA FIRM MAP NUMBER 55139C0110E, WITH AN EFFECTIVE DATE OF 3-17-2003, THIS PROPERTY FALLS WITHIN FLOOD ZONE AE.

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR S-2787, HEREBY CERTIFY THAT I HAVE SURVEYED, MONUMENTED, AND MAPPED THE PROPERTY DESCRIBED HEREON; THAT THIS MAP IS A CORRECT REPRESENTATION OF THAT SURVEY; THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7, WIS. ADMIN. CODE; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANDREW S. CLEVELAND PLS-2787
SEPTEMBER 24, 2026
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WISCONSIN
ANDREW S. CLEVELAND S-2787 APPLETON, WIS.
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TAX PARCEL NO.: 730001101

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