PLAT OF SURVEY A2402.40 A PARCEL OF LAND BEING ALL OF LOT 6, BLOCK 1, CONGRESS PLACE, AND THE SOUTH 15 FEET OF LOT 7, CLIENT: BLOCK 4, BASSETT'S THIRD ADDITION TO NEENAH, ALL LOCATED IN GOVERNMENT LOT 2 OF SECTION 27 JOSH KAPPES TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NÉENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND 236 STEVENS ST DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE N89°36'42"E, NEENAH, WI 54956 2641.95 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27 TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE N89°40'49"E, 759.91 FEET ALONG SAID SOUTH LINE TO PARCEL NUMBER: THE SOUTHERLY EXTENSION OF THE EAST LINE OF STEVENS STREET; THENCE N00°15'23"W, 298.17 FEET ALONG SAID EXTENSION AND THE EAST LINE OF STEVENS STREET TO THE SOUTH LINE OF LOT 6, BLOCK 1 80101320000 CONGRESS PLACE AND THE POINT OF BEGINNING; THENCE CONTINUING N00°15'23"W, 82.17 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1901376; THENCE S89°31'44"E 120.06 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 7, BLOCK 4, BASSETT'S THIRD ADDITION; THENCE S00°15'23"E, 80.92 FEET ALONG SAID EAST LINE AND THE EAST LINE OF LOT 6, BLOCK 1, CONGRESS PLACE, TO THE SOUTH LINE OF SAID LOT 6; THENCE S89°52'17"W, 120.06 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NORTHWEST CORNER OF LOT 5 BLOCK 4 LANDS PREVIOUSLY SURVEYED BY NORTHEAST CORNER LAWRENCE C. KRIESCHER, PLS-1599 BLOCK 4 BASSETT'S 165 OF LOT 5 BLOCK 4 164 .86 3RD ADDITION 20 .67 3/4" IRON ROD FOUND 0.47" EAST OF TRUE CORNER S89°31'44"E 30' 120.06 TO NEENAH 1¼" O.D. IRON PIPE SET ON TOP OF BROKEN 1" 7 NO0° O.D. IRON PIPE BASSETT'S 3RD ADDITION 8 CONGRESS PLACE 15 NOTES 5'23"E -NO IMPROVEMENTS SHOWN PER DOCUMENT NO: CLIENT'S INSTRUCTIONS 6 1901376 -PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACIVITY, ALL BUILDING SETBACKS 9,790 SQ. FT. 5 AND OTHER LAND USE [0.2247 ACRES] REQUIREMENTS SHOULD BE BLOCK 1 VERIFIED WITH THE CITY OF NEFNAH -FIELD WORK COMPLETED 2.00 CONGRESS 3/4/2024 120.06 60.00 S89°52'17"W 180.06 PLACE 3 CHRISTOPHER E. PERREAULT S-2249 APPLETON, WIS OSURVE DESCRIBED PROPERTY 1 NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 20 .00 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°36'42"E PER THE WISCONSIN COUNTY COORDINATE 298 SYSTEM (WINNEBAGO COUNTY) LEGEND 30' ■= 11/4" X 18" O.D. IRON PIPE SET I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. WEIGHING 1.13 LBS PER LIN. FT. ♦= EXISTING 3/4" IRON REBAR O= EXISTING 1" O.D. IRON PIPE □= EXISTING 11/4" O.D. IRON PIPE Δ= EXISTING BERNTSEN MONUMNET ()= RECORDED AS BEARING/DIMENSION 3/5/2024 CHRISTOPHER E. PERREAULT, PLS 2249 DATE 80 40 120 CORNER OF S/L OF NE 1/4 SECTION 991 MEANDER CORNER OF SECTION 27-20-17 27-20-17 OF SECTION SCALE 1" = 40' 27-20-17 S/L OF NW 1/4 OF SECTION CAROW LAND SURVEYING & ENVIRONMENTAL 759.91 27-20-17 1090.56 615 NORTH LYNNDALE DRIVE 2641.95 N89°40'49"E 1850.47" N89°36'42"E CENTER OF APPLETON, WI 54194 SECTION 27-20-17 SCALE: 1" = 40' DATE: 3/20/2024 DRAWN BY: FNZ