

PLAT OF SURVEY

LOT 6, BLOCK 4, CHARLAROSE PLAT, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

NORTH IS REFERENCED TO THE NORTH LINE OF BLOCK 4, CHARLAROSE PLAT, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°50'56"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)



VILLA DRIVE (66')

(400.00')
399.68'

(S89°57'E)
N89°50'56"E

100.00'

99.90'
(100.00')

PROTECTIVE COVENANTS

- NO BUILDING WITHIN 35' OF THE FRONT LOT LINE OR 8' OF EITHER SIDE LOT LINE
- REAR 5' OF THE LOTS RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE
- SEE THE FULL DOCUMENT "PROTECTIVE COVENANTS" FOR A COMPLETE OVERVIEW OF THE AGREEMENT

CHARLAROSE
BLOCK

3

FENCE ON LOT LINE

150.00'

(N00°03'E)
N00°10'52"W

CONCRETE DRIVE

14,992 SQ.FT.
[0.3442 ACRES]

EXISTING BUILDING

SHED

DECK

WOOD FENCE WEST
CYCLONE FENCE EAST
RUN TOGETHER ALONG LOT LINE

FIRE PIT

GARDEN

100.00'

CYCLONE FENCE ON LOT LINE

150.00'

S00°13'24"E
(S00°03'W)

WOOD FENCE EAST
CYCLONE FENCE WEST
RUN TOGETHER WEST OF LOT LINE AS NOTED

PLAT

4

5

150.00'

S00°15'55"E

(100.01')
100.01'

500.02'
(500.00')

OLD ORCHARD
SUBDIVISION
LOT 7

5' UTILITY EASEMENT-
PER PROTECTIVE
COVENANTS (SEE
DOCUMENT FOR FULL
DETAILS)

LOT 2
CSM
1901

LOT 1
CSM
1901

SOUTHWEST
CORNER
OF LOT 1,
BLOCK 4
2" I.P.

S89°50'56"W
(N89°57'W)

(300.00')
300.01'

NOTES:
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF NEENAH AND WINNEBAGO COUNTY.
- FIELD WORK WAS COMPLETED ON 9/29/2023

A2309.31



SCALE: 1" = 40'

LEGEND

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = 1" X 18" I.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT. SET WITH CAROW LAND SURVEYING CAP
- = EXISTING 3/4" IRON REBAR
- = EXISTING 1" I.D. IRON PIPE (UNLESS NOTED)
- () = RECORDED AS BEARING/ DIMENSION

CLIENT:
ROY NATION
169 VILLA DR.
NEENAH, WI 54956



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.

CHRISTOPHER E. PERREAULT, PLS 2249 DATED 10/12/2023

CAROW LAND SURVEYING & ENVIRONMENTAL

615 N. LYNNDAL DRIVE

APPLETON, WI 54914

DATE: 10/11/2023

SCALE: 1" = 40'

DRAWN BY: CP