

PLAT OF SURVEY

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AND PART OF FRACTIONAL LOT 1 OF SECTION 35, ALL IN TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
TIM BERTRAM
880 BAYVIEW ROAD
NEENAH, WI 54956

NOTES:
SETBACK/FLOODPLAIN/IMPERVIOUS INFORMATION AS PROVIDED BY TRICIA VERVILLE AT THE WINNEBAGO COUNTY ZONING DEPARTMENT, AT 920-232-3342.
-75' BUILDING SETBACK FROM THE ORDINARY HIGH WATER LINE
-30' BUILDING SETBACK FROM ROAD RIGHT-OF-WAY LINES.
-DETACHED BUILDING MUST 10' OR FARTHER FROM EACH OTHER.
-ACCESSORY STRUCTURES TO BE CONSTRUCTED AT OR ABOVE THE 100 YEAR FLOOD PLAIN, WHICH IS 749.6.
-30% LIMIT OF IMPERVIOUS AREAS ON PROPERTY.

-IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY SETBACKS/FLOODPLAIN/IMPERVIOUS AREA REQUIREMENTS PRIOR TO BUILDING. FOX VALLEY LAND SURVEYING WILL NOT BE HELD RESPONSIBLE FOR ANY SETBACK INFORMATION SHOWN.

AREA OF TAX PARCELS 0100459 & 010045904, UNDER FULL OWNERSHIP PER DOCUMENT 1748515

8,500 SQ. FT./0.195 AC.± UNDER WATER
72,300 SQ. FT./1.660 AC.± ABOVE WATER
80,859 SQ. FT./1.856 AC. TOTAL

APPROXIMATE LOCATION OF 75' SETBACK LINE. NEEDS TO BE CONFIRMED BY WINNEBAGO COUNTY ZONING DEPARTMENT PRIOR TO BUILDING.

PARCEL 1 DOC 1748515
TAX # 010045904

LINE AS PREVIOUSLY SURVEYED BY ROBERT HARRIS ON 10/2/1996
S83°56'13"W 256.29'

S83°56'13"W 299.50'
(S84°04'W 299.5') EXCEPTION DOC 388508

LEGEND

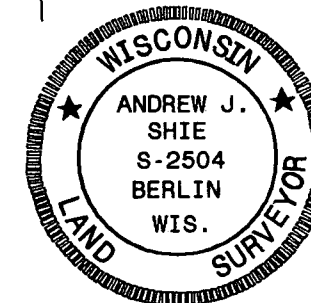
- 3/4" SOLID ROUND REBAR SET - 18" LONG, WEIGHING 1.502 LBS./LIN. FT.
- ▲ CORNER FALLS IN WATER, NO MONUMENT SET
- 1-1/4" O.D. IRON PIPE FOUND
- △ 1-1/2" O.D. IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER
- () RECORDED AS

I, Andrew J. Shie, Wisconsin Professional Land Surveyor, hereby certify that I have fully complied with A-E7 of the Wisconsin State Statutes, and that I have surveyed and mapped all boundaries shown on this map to the best of my knowledge and belief.

Andrew J. Shie

Andrew J. Shie
Wisconsin Professional Land Surveyor S-2504

10/23/2017
Date



**FOX VALLEY
LAND SURVEYING**

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PROJECT NO. 201735-5

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM

Scale 1 inch = 40 feet
0 20 40 80

