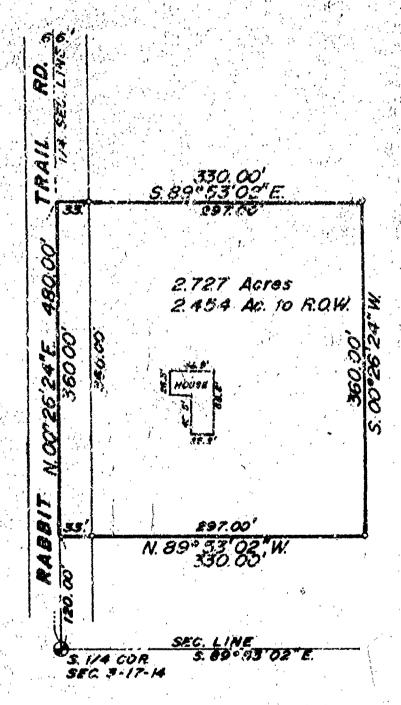
Plat of Survey

THE WIST 330.00 FT. OF THE NORTH 360.00 FT. OF LIFE SOUTH 480.00 FT OF THE SWIM OF THE SE IM OF SEC. 3, TITN, RIME, TOWN OF NEPEUSKUN, WINNESAGO CO. WI EXISTING PARCEL AT 2125 RABBIT TRAIL BO

CLIENT PAUL SCHMIDT REALTY 321 N. DAWYER OSHKOSH, WI. 54901





- Existing monuments
- 2" x 30" from pipe set
- - reference caps or R.D. spikes
- 1" x 30" from pipe set reference caps or R.f.
- Bernbuch or Horrison monuments
- X tence
 - "): = recorder us
 - n =

SURVEYORS CERTIFICATE

I, hereby certify that I have surveyed the property as shown, according to official records and that the plat above drawn is an accurate and correct representation of MARCH 14 ... AS said survey,

Calon W. Olamber with

Wiscond's Registered Land Surveyor 5-1250

an will cer iswrvey, imc.r

WINNECONNE, WI F498 139A WEST MAIN, BOX 263.

1 IN. - 169 FT. 5-002063 PROJECT NO. _ FIELD BOOK 29 PAGE 37 PLAT OF SURVEY

BEING PART OF THE NORTHEAST 1 OF THE FRACTIONAL NORTHWEST 1 OF SECTION 3. TOWNSHIP 17 NORTH,
RANGE 14 FAST, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHWEST + OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST, TOWN OF NEPEUKSUN, WINNEBACO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAT SO2° -26'-24"W. north 🖢 cortier of SECTION 3-17-14 EKST LINE \$87**° -**33 *436"E 518.51 LEGEND 11.55 acres ± - Berntsen Monument FOUND 3/4" x 24" SOLID ROUND REBAR SET, WEIGHING 1.502 lbs. per lim. ft. SCHUSIER BQAD (661) CLIENT: MAX HARN 1119 DRAKE ST. MADISON, WISCONSIN 53715



CENTER OF SECTION

3-17-14

I MCREAY CEARIFY THAT I MAVE SURVEYED THE ABOYC DESCRIBED PROPERTY AS SHOWN ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS FLAT OF SLAYEY IS A CORRECT REPRESENTATION OF SAID SURVEY

Rel J. R. L. 10-22-93



CAROW LAND SURVEYING CO., INC.

1837 W. WISCONSIN AVE., P.O. BOX 1297 APPLETON, WISCONSIN 54912-1297 PHONE 414-731-4168 FAX 731-5673 1"=200"
CRAIM BY
GC MS RFR
PROJECT YO 1
A9310-38



WINNEBAGO CEIUNTY CERTIFIED SURVEY MAP #4387 V_1 P4381

PART OF THE SE 1/4 NW 1/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST. TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.

Michael A. Moe, RES 2066 September 28, 1999 Drofted by S.C.Barber

DOT Approval Number 70-091-0215-99-C

Basis of the West fine which is MOE 2.2066

Basis of Bearing for this map is the West line of the NW 1/4 Section 3 which is assumed to bear 5 0034'10" E.

Profted by S.C.Barber

110' Setback from Centerline of S.F.H. "91" Manual Manua 63' Setback from Centerline of Schulter Road

This land division must meet all requirements in Wisconsin Department of Transportation Administrative Rule Trans 233.

CAUTION- Highway Setbuck Restrictions Prohibit Improvements. See Sheet 3 of 3. See Sheet 3 of 3 for further restrictions and Notes.

- Existing County Monument
- Existing IP
- Set 3/4" x 24" Rebar weighing 1.50 lbs. / lin. ft.
- Power Pole
- Septic Vent
- Tele Pod

ill wellands as per wings

inplated lynds by others NW CORNER SEC. 3-17-14 SCHUSTER ROAD

The land included in this CSM is contained wholly within the following recorded: instrument: Dac. #0905985.

Vehicular access to Lots 1 and 2 shall be restricted to existing driveways along S.T.H. "91" as shown.

Intersections

The nearest East: Schuster Rd. 810'± E. of

SE corner Lot 1

The nearest West: C.F.H "E" 1.5 miles W, of SW corner Lot 1

LOT 1 - GROSS AREA = 484,240.882 S.I. OR 34.073 AC

NET AREA = 1,440,201.125 S.F. OR 33.062 AC.

LOT 2 - GROSS ARCA = 1.37,434.649 S.F. OR 3.155 AC. NET AREA = 130,680.001 S.F. OR 3,000 AC

(. 10	N 8935'21" E 1328.48	
	9	96. HICHMAN SELBYCK TIME N 89, 184	6" E 785.93 65 LANDS BY QIPERS
3-17-14	1175 <u>0 LANDS BY OWNER</u> 003218" W 1401.46	E 1.0T 1 N 89 35 21" E R LOT 2 0 105 49 105 49 105 49 105 105 105 105 105 105 105 105 105 105	742.53 (755) 742.53 (755) 5 0030.26" E 78
W LINE SEC. 3	<u> </u>	57.12 (123) 1772 (133) 186 27 (134) 110 (134) 111 (134)	RABBIT TRAIL
W 1/4	89:36'50" 1 1327.72 CORNER 1-17-14	483 41' 54 35' 26 32' 12 12 12 12 12 12 12 12 12 12 12 12 12 1	1 1
J(17 J		ANDS BY OTHERS	MOE

NO.	DIRECTION	DIST	
LI	S 00'26'24" W	231.02	
L2	S 78'51'47" W	61.41	
L3	S 22'01'35" W	110.01	
14	S 37'57'16" L	155.81	
L5	S 37'57'16" E	122 81	
L6	S 37:57'16" E	33.00	
1.7	S 5213'54" W	209 37	
L8	S 52:13'54" W	245 88	
Ly	N 22'05'07" W	272 29'	
110	N 22'05'07" W	34 28'	
111	N 22'05'07" W	238.02	-

100 SCALE: 1 400°

ER OF 3-17-14

MOE LAND SURVEYING, INC.

MICHAEL A. MOE PATRICK G. KRIER. REDGRANITE MISCONSIN 54970

10B # 97177 -

~	NO. Della	Radius	Arc	Tagent	Chord	Chord Bearing
4	C1 C1'46'25"	11459.15	334.72	177.33	354.71	S 51'21'43" W
Sheet 1 of 3	C2 01'46'25"	11426.16	353.70	176.86	353.69	S 51'21'43" W
3-1-0 -1						

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO 4387v 1 P 4387

PART OF THE SENNWA SECTION 3, T17N, R14E, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE: 1, Michael A. Moe, Registered Land Surveyor, hereby certify: That under the direction of Dasiel and Vicki Schoster and Action Agency, I have surveyed, divided and mapped this Certified Survey Map of the SEMNWA Section 3, T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin described as follows: Commencing at the WW Corner of said Section 3; thence N89° 37'00"E 1327.72' to the Point of Beginning; thence N00° 32'18'W 1401.46'; thence N89° 35'21"E 1328.48'; thence S00° 30'26"E 785.93' to a point on the Certifier line of STH "91" thence S50° 27'35"W along said line 173.4; to the Point of curvature on a curve to the right having a central angle of 01° 46'25" and a radius of 11459.16'; thence southwesterly 354.72' along the arc of said curve whose chord bears \$31° 21'43"W 354.71', thence \$52° 13'54"W along said. Center line 472.54; thence \$89° 37'00"W along the South line of the N'WW 537.76' to the Point of Beginning. Subject to all easements and restrictions of record. That said Map is a correct representation of the exterior boundaries of the land surveyed; That I have fully complied with the Provisions of Section 236.34 of the Wisconsin Statutes and The Winnebago County and Towns high Subdivision Regulations in surveying and mapping the same to the best of my knowledge and belief.
TREASURER'S CERTIFICATE:
We hereby certify that there are no unpaid taxes or special assessments on any loans included in this minor subdivision. Clah f. Ellis Minebago Couply Treasurer Wijnebago Couply Treas
TOWN OF NEPEUSKUN APPROVAL:
THIS CERTIFIED SURVEY MAP AND LAND DIVISION IS HEREBY APPROVED BY THE NEPEUSKUN TOWN BOARD THIS 1999.
Town Chairman WINNEBAGO COUNTY PLANNING CERTIFICATE:
This Certified Survey Map is of The SE'ANW'A Section 3, T17N, R14B, Town of Nepeuskan, Winnebugo
County, Wisconsin, Daniel and Vicki Schuster, owners, is hereby approved
October 18 1999 Graning Committee Representative
OWNER'S CERTIFICATE:
We, Daniel and Vicki Schuster, owners of said lands, hereby certify that have caused
the land described on this Certified Survey Map to be surveyed, divided and mapped as
shown on this map.
Daniel Schuster
Vicki Schuter 7-20- 1999
Vicki Schusier STATE OF WISCONSIN) WINNEBAGO COUNTY) 86
Personally came before me this. 20 day of July ,1999 the above named Daniel and Vicki
Schuster to me known to bothe persons who executed the foliageing instrument and acknowledged the same.
Northy Public, Street Wiregnan
Sept 15, 2802
My Commission expires 8-2006 REDORANITE.
TO STIDUE LINE
sheet 2 of 3 Mictiguity 160

WINNEBAGO COUNTY CERTIFIED SURVEY MAPRO 4387 V 1 P 4387

PART OF THE SEMNWA SECTION 3, T17N, R14E, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.

"As owner I hereby restrict all lots so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress or egress to any highway lying within the right-of-way of STH 9., succept for the one existing driveway to be used jointly to serve both Lots 1 and 2, all other access to Lot 1 will be from Schuster Road. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statues and may be enforceable by the department or its assigns. Access as shown may be permitted by the department through the driveway permitting process. Permits are revocable.

Daniel Schuster, Owner

"No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

Sheet 3 of 3

MICHAEL A. WOO B-23-99

REGISTER'S OFFICE VINNEBAGO COUNTY, WI RECORDED ON 10-19-1999 88:32 AN VAL. 10-19-1999 REGISTER OF DEEDS RECORDES FEE 14.86
RECORDES FEE 14.86
RECORDES FEE 14.86

WINNEBAGO COUNTY CERTIFIED SURVEY MAP #441 V

A RE-SURVEY AND DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP #4387, BEING A PART OF THE SE 1/4 NW 1/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST, TOWN OF NEPEUSKUN WINNEBAGO COUNTY WISCONSIN. WECONS/A

EDGRANITI

Michael A. Moe, RLS 2066 December 14, 1999 Drafted by S.C.Barber

Basis of Bearing for this map is the West line of the NW 1/4 Section 3 which is assumed to bear 5 00'34'10" E.

DOT# 70-091-0305-99C

110' Setback from Centerline of S.T.H. "91"

63' Setback from Centerline of Schuster Road

This land division must meet all requirements in Wisconsin Department of Transportation Administrative Rule Trans 233.

CAUTION- Highway Setback Restrictions Prohibit Improvements. See Sheet 3 of 3. See Sheet 3 of 3 for further restrictions and Notes

- Existing County Monument
- Existing IP
- Set 3/4" x 24" Rebor weighing 1.50 lbs. / lin. ft.
- Power Pole
- Septic Vent
- Tale Pad

THE Wellands as per wings

The land included in this CSM is contained wholly within the following recorded: instrument: Noc. #0905985.

Vehicular access to Lots 1 and 2 shall be restricted to existing driveways along S.T.H. "91" us shown.

intersections:

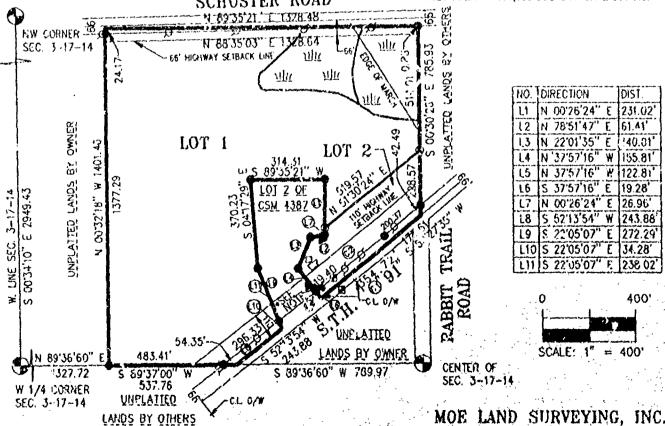
The nearest East: Schuster Rd. 810'4 E. of SE corner Lot 1

The nearest West: C.T.H. "E" 1.5 miles W. of SW corner Lot 1

LOT 1 - GROSS AREA = 1,351,552.451 S.F. OR 31 027 AC NET AREA = 1,326,010 575 S.F. OR 30 441 AC

LOT 2 - GROSS AREA = 132,688.431 S.F. OR 3.046 AC NET AREA = 114,190 550 S.F. OR 2 671 AC.

UNPLATIED LANDS BY OTHERS SCHUSTER ROAD



₩O.	DIRECTION	DIST.
L1	N 00'26'24" E	231.02
l 2	N 78'51'47" E	61.41
1,3	N 22'01'35" E	'40.01'
L4	N '37'57'16" W	155.81
ί5	N 3757'16" W	122.81
16	S 37'57'16" E	19.28
L7	N 00'26'24" E	26.96
L8	S 52'13'54" W	243.88
F3	S 22'05'07" E	272.29
L10	S 22'05'07" E	34.28
LII	S 22'05'07" F	238 02

400 SCALE: 1"

*NOTE: 30'x30' INGRESS-EGRESS EASCMENT CENTERED ON PROPERTY LINE

	NO.	Delta	Rodius	Arc	Togent	Chord	Chard Bearing
	CI	01'46'25"	11459.16	354.72	177.3	354.71	S 5121'43" W
 	C2	01'45'25"	11426 16	353 70	176 46	353.69	S 51'21'43" W

MICHAEL A. HOE PATRICK G. KRIER REDGRANITE WISCONSIN 54970 JOB # 99395

Sheel 1 of 3 Limit

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO 441 V 1 P441

A RE-SURVEY AND DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4387, BEING PART OF THE SEMINM SECTION 3, TITM, R14E, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN	
SURVEYOR'S CERTIFICATE: I, Michael A. Moe, Registered Land Surveyor, hereby certify: That under the direction of Daniel and Vicki Schuster and Action Agency. I have surveyed, divided and mapped this Certified Survey Map, A re-survey and division of Lot 1 of CSM 4387 being Part of the SEMNWA Section 3, T17N, R14E, Town of Neptuskun, Winnebago County, Wisconsin described as follows:	
Lot 1 of CSM 4387 being Part of the SE/ANW/A Section 3, T17N, R14E, Town of Nepeuskan, Wisnebago County, Wisconsin. Subject to all enterments and restrictions of record. That said Map is a correct representation of the exterior boundaries of the land succeed. That I have fully complied with the Provisions of Section 236.34 of the Wisconsin Statutes and Tise Winnebago County and Town of Nepeuskan Subdivision Regulations in surveying and mapping the same to the best of my knowledge and belief.	
TREASURER'S CERTIFICATE:	
We hereby certify that there are no unpaid taxes or special assessments on any loans included in this minor subdivision. Head J. Ellis Multiple County Treasurer Whiteless County Treasurer	
TOWN OF NEPEUSKUN APPHOVAL:	
THIS CERTIFIED SURVEY MAP AND LAND DIVISION IS HEREBY APPROVED BY THE NEPEUSKUN	
TOWN BOARD THIS 2016 DAY OF Deann bea 1999. Town Chairman	
WINNEBAGO COUNTY PLANNING CERTIFICATE:	
This Certified Survey Map is of The SHANWA Section 3, T17N, R14B, Town of Nepeuskun, Winnebago County, Wisconsin, Daniel and Vicki Schuster, owners, is heroby and wood	
County, 1113001001, District man from Delivery of American Self . 144	
Paray 10, 2000 Prancing Committees & representative	
January 10, 2000 (frame or Kleyer	
Planning Committee & exceptative	
Planning Committees & epresentative OWNER'S CERTIFICATE: We, Daniel and Vicki Schuster, owners of said lands, hereby certify that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as	
Planning Committees between that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this map. Daniel Schuster 1999 Daniel Schuster 1999 Daniel Schuster 1999 199	
Planning Committees & expresentative OWNER'S CERTIFICATE: We, Daniel and Vicki Schuster, owners of said lands, hereby certify that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this map. Daniel Schuster Vicki Schuster 12/21/1999	
Planning Committee: A representative OWNER'S CERTIFICATE: We, Daniel and Vicki Schuster, owners of said lands, hereby certify that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this map. Daniel Schuster Description: Description	
Description of the prescription of the surveyed of the land described on this Centified Survey Map to be surveyed, divided and mapped as shown on this map. Daniel Schuster Vicki Schuster STATE OF WISCONSIN)	
Planning Committees before mething 21 day of DECAMINETE, 1999 the above named Daniel and Vicki Schusters who executed the foregoing instrument and acknowledged his same.	
We, Deniel and Vicki Schuster, owners of said lands, hereby certify that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this map. Daniel Schuster STATE OF WISCONSIN) WINNEBAGO COUNTY) ss Personally came before me this 21 day of DECE MISCR, 1999 the above named Daniel and Vicki Schuster, to me known to be the persons who executed the foregoing instrument and acknowledged fine same. State of Wisconsin Notice of Wisconsin Michael A. Mic	
Planning Committees & presentative OWNER'S CERTIFICATE: We, Daniel and Vicki Schuster, owners of said lands, hereby certify that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this map. Daniel Schuster Description of the Schuster State of Wisconsin and December 1999 the above named Daniel and Vicki Schusters one known to be the persons who executed the foregoing instrumers and acknowledged Gw same. Notary Public, Safe of Wisconsin State 15, 2002 Michael A. Michael	
Planning Committees & expresentative OWNER'S CERTIFICATE: We, Daniel and Vicki Schuster, owners of said lands, hereby certify that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this map. Daniel Schuster Daniel Schuster STATE OF WISCONSIN) WINNEBAGO COUNTY) ss Personally came before me this 21 day of December 1999 the above named Daniel and Vicki Schuster to me known to be the persons who executed the foregoing instrument and acknowledged Giv same. Schuster to me known to be the persons who executed the foregoing instrument and acknowledged Giv same. Michael M	
Planning Committees a spreamative OWNER'S CERTIFICATE: We, Daniel and Vicki Schuster, owners of said lands, hereby certify that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on tals map. Daniel Schuster Description of the Description of the persons who executed the foregoing instrument and acknowledged Gu same. State of Wisconsin) Winnebago County) ss Personally came before me this 2 day of Description of the persons who executed the foregoing instrument and acknowledged Gu same. Michael A Moh Besons Sheet 2 of 3 Michael A Moh Besons State of Wisconsin State of Wisconsin	
Planning Committees the presentative OWNER'S CERTIFICATE: We, Daniel and Vicki Schuster, owners of said lands, hereby certify that We have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this map. Daniel Schuster Described 1999	

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO 4441 v) P 444/

A RE-SURVEY AND DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4387, BEING PART OF THE SEMNWA SECTION 3, T17N, R14E, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.

"As owner I hereby restrict all lots so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress or egress to any highway lying within the right-of-way of STH 91, except for the one existing driveway to be used jointly to serve both Lots 1 and 2, all other access to Lot 1 will be from Schuster Road. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.292, Wisconsin Statues and may be enforceable by the department on its assigns. Access as shown may be permitted by the department through the driveway permitting process. Permits are revocable.

Daniel Schuster, Owner

"No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

Sheet 3 of 3



1083658

REGISTER'S OFFICE WINNEBAGO COUNTY, WI RECORDED ON

61-11-2000 A8248 AM SUSAN VINNINGHOFF REGISTER OF DESAS

RECORDING FEE IRANSFER FEE 14.00