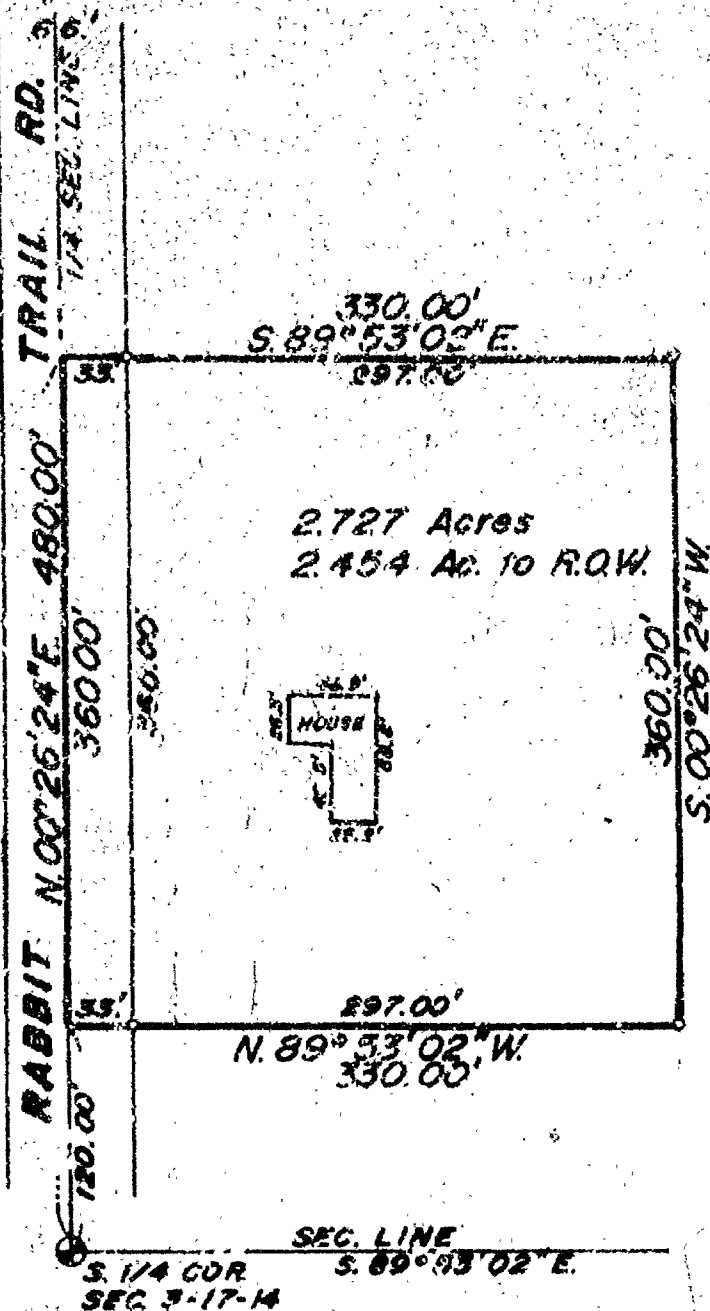


3-17-14

# Plat of Survey

THE WEST 330.00 FT. OF THE NORTH 360.00 FT. OF THE  
SOUTH 480.00 FT. OF THE SW 1/4 OF THE SE 1/4 COR. SEC. 5,  
T.17N., R.14E., TOWN OF NEPEUSKUN, WINNEBAGO CO., WI  
EXISTING PARCEL AT 2125 RABBIT TRAIL RD

CLIENT: PAUL SCHMIDT REALTY  
321 N. LAWYER  
OSHKOSH, WI. 54901



## LEGEND

- = Existing monuments
- = 2" x 30" iron pipe set
- = 1" x 30" iron pipe set
- = reference caps or R.F. spikes
- = Bernhart or Harrison monuments
- X-X = fence
- ( ) = recorders
- = stone monument

## 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 said survey. MARCH 14, 1992

*Calvin M. Hunsberr*

Wisconsin Registered Land Surveyor S-1290

**Sayler**  
**Survey, Inc.**

129A WEST MAIN, BOX 262, WINNECONNE, WI 54986

SCALE 1 IN. = 100 FT.

PROJECT NO. S-002063

FIELD BOOK 59 PAGE 37

# PLAT OF SURVEY

BEING PART OF THE NORTHEAST  $\frac{1}{4}$  OF THE FRACTIONAL NORTHWEST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN.

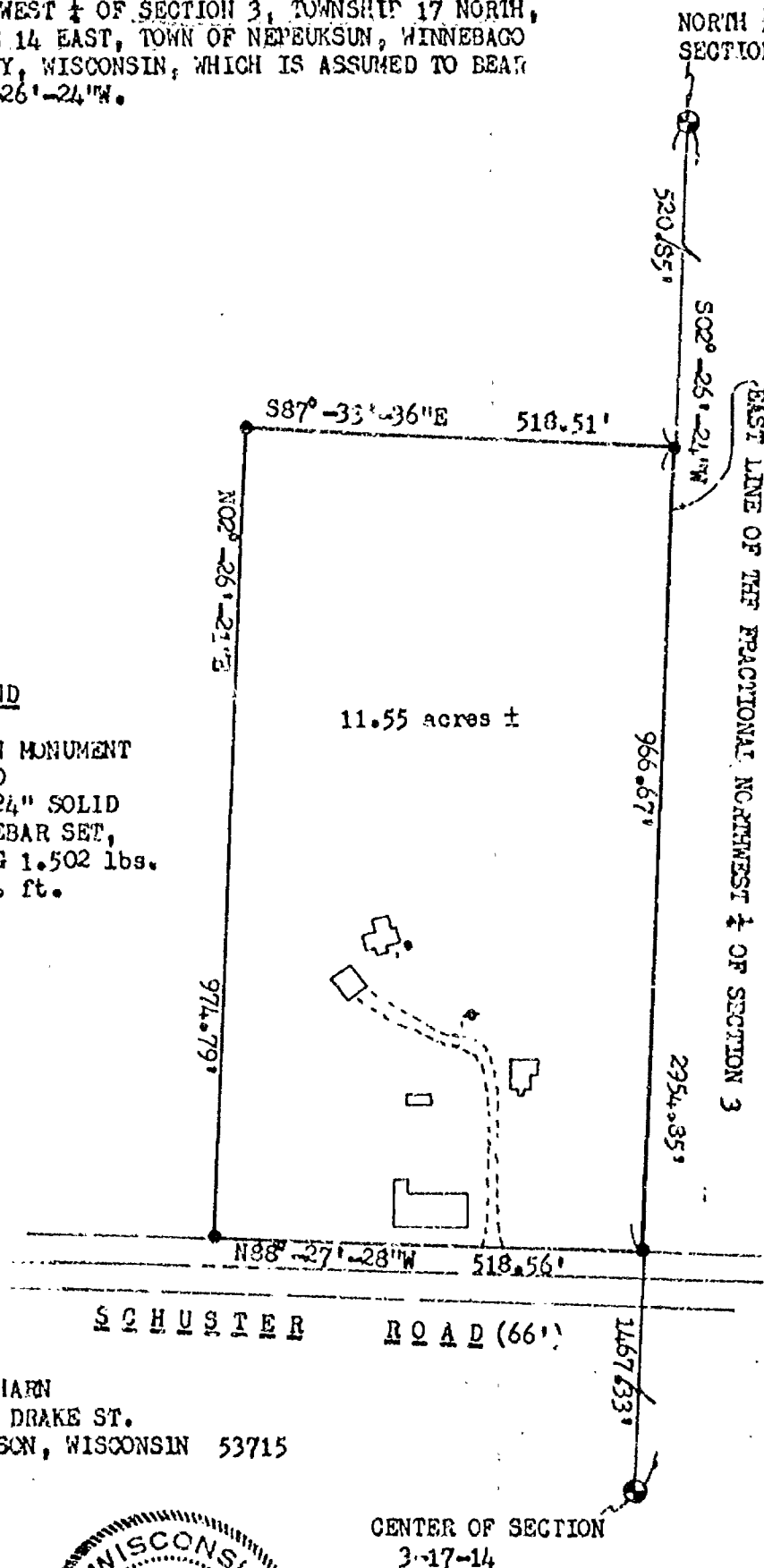
NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR  $S02^{\circ}26'24''W$ .

NORTH  $\frac{1}{4}$  CORNER OF SECTION 3-17-14

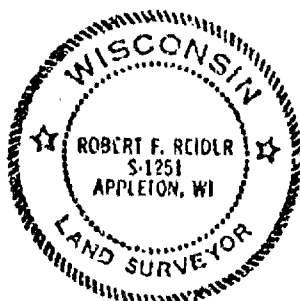


## LEGEND

- ⊙ - BERNTSEN MONUMENT FOUND
- 3/4" x 24" SOLID ROUND REBAR SET, WEIGHING 1.502 lbs. per lin. ft.



CLIENT: MAX HARN  
1119 DRAKE ST.  
MADISON, WISCONSIN 53715



CENTER OF SECTION  
3-17-14

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF SAID SURVEY

*Robt F. Reidler* 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 731-5873

SCALE  
1"=200'  
DRAWN BY  
GC ms RFR  
PROJECT NO  
A9310.38

31714



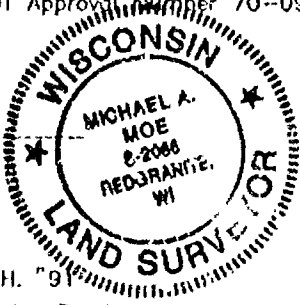
# WINNEBAGO COUNTY CERTIFIED SURVEY MAP #4387 V. 1 P. 4387

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

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

*Michael A. Moe*

Michael A. Moe, RLS 2066  
September 28, 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 S 00°34'10" E.

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" Rebar weighing 150 lbs. / lin. ft.
- ⊗ Power Pole
- ▶ Septic Vent
- Tele Pod

1/4r wetlands as per wings

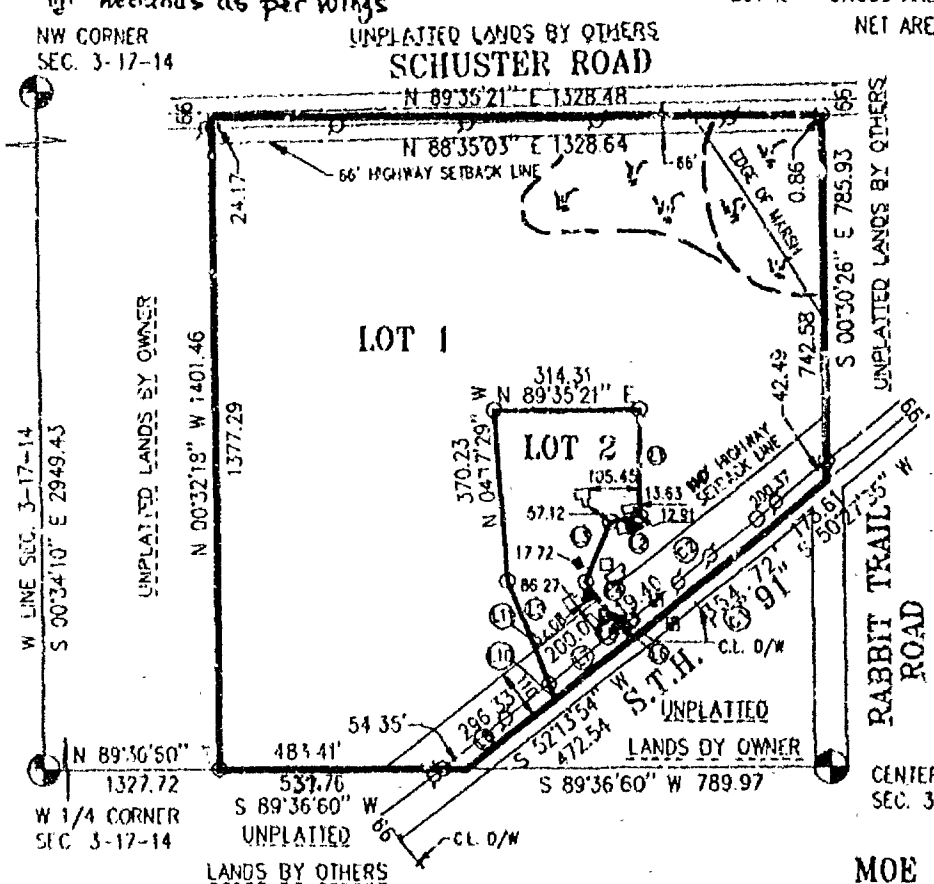
The land included in this CSM is contained wholly within the following recorded instrument : Doc. #0905925.

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

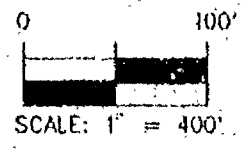
## Intersections

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.F. OR 11.073 AC  
NET AREA = 1,440,201.125 S.F. OR 33.062 AC.  
LOT 2 - GROSS AREA = 137,434.649 S.F. OR 3.155 AC.  
NET AREA = 130,680.001 S.F. OR 3.000 AC



NO.	DIRECTION	DIST
L1	S 00°26'2" W	231.02'
L2	S 78°51'47" W	61.41'
L3	S 22°01'35" W	110.01'
L4	S 37°57'16" E	155.81'
L5	S 37°57'16" E	122.81'
L6	S 37°57'16" E	33.00'
L7	S 52°13'54" W	209.37'
L8	S 52°13'54" W	243.88'
L9	N 22°05'07" W	272.29'
L10	N 22°05'07" W	34.28'
L11	N 22°05'07" W	238.02'



NO.	Delta	Radius	Arc	Tangent	Chord	Chord Bearing
C1	01°46'25"	11459.16	334.72	177.38	354.71	S 51°21'43" W
C2	01°46'25"	11426.16	353.70	176.66	353.69	S 51°21'43" W

MOE LAND SURVEYING, INC.

MICHAEL A. MOE  
PATRICK G. KRIER  
REDGRANITE WISCONSIN 54970

JOB # 99127

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO 4387V 1 P 4387

PART OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$  SECTION 3, T17N, 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 of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 3, T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin described as follows:

Commencing at the W $\frac{1}{4}$  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 center line of STH "91" thence S50° 27'35"W along said line 173.64' 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 S31° 21'43"W 354.71'; thence S52° 13'54"W along said center line 472.54'; thence S89° 37'00"W along the South line of the NW $\frac{1}{4}$  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 Town's 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.

Leah F. Ellis  
Town of Nepeuskun Treasurer

Mary K. Kueper Deputy 10/18/99  
Winnebago County Treasurer

**TOWN OF NEPEUSKUN APPROVAL:**

THIS CERTIFIED SURVEY MAP AND LAND DIVISION IS HEREBY APPROVED BY THE NEPEUSKUN TOWN BOARD THIS 18th DAY OF July, 1999.

Ronald J. Davis  
Town Chairman

**WINNEBAGO COUNTY PLANNING CERTIFICATE:**

This Certified Survey Map is of The SE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 3, T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin, Daniel and Vicki Schuster, owners, is hereby approved

October 18, 1999  
Date

Joanne M. Stewart  
Planning Committee Representative

**OWNER'S CERTIFICATE:**

We, Daniel and Vicki Schuster, owners of said lands, hereby certify that <sup>we</sup> have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this map.

Daniel Schuster 7-20-1999  
Daniel Schuster

Vicki Schuster 7-20-1999  
Vicki Schuster

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) ss

Personally came before me this 20 day of July, 1999 the above named Daniel and Vicki Schuster to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Arnold J. Knight  
Notary Public, State of Wisconsin

Sept 15, 2002  
My Commission expires



WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO 4387 V 1 P 4387

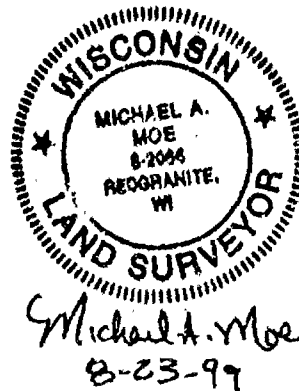
PART OF THE SE¼NW¼ SECTION 3, T17N, R14E, TOWN OF NEPEUSKUN,  
WINNEBAGO COUNTY, WISCONSIN.

"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., 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.236.293, Wisconsin Statutes 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  
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



1076381  
REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON  
10-19-1999 08:32 AM  
V.L. 1, P. 4387  
SUSAN WINNINGHOFF  
REGISTER OF DEEDS  
RECORDING FEE 14.00  
TRANSFER FEE 3  
# OF PAGES 3

# WINNEBAGO COUNTY CERTIFIED SURVEY MAP #4441 V 1 P4441

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.

*Michael A. Moe*

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 S 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

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

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

intersections:

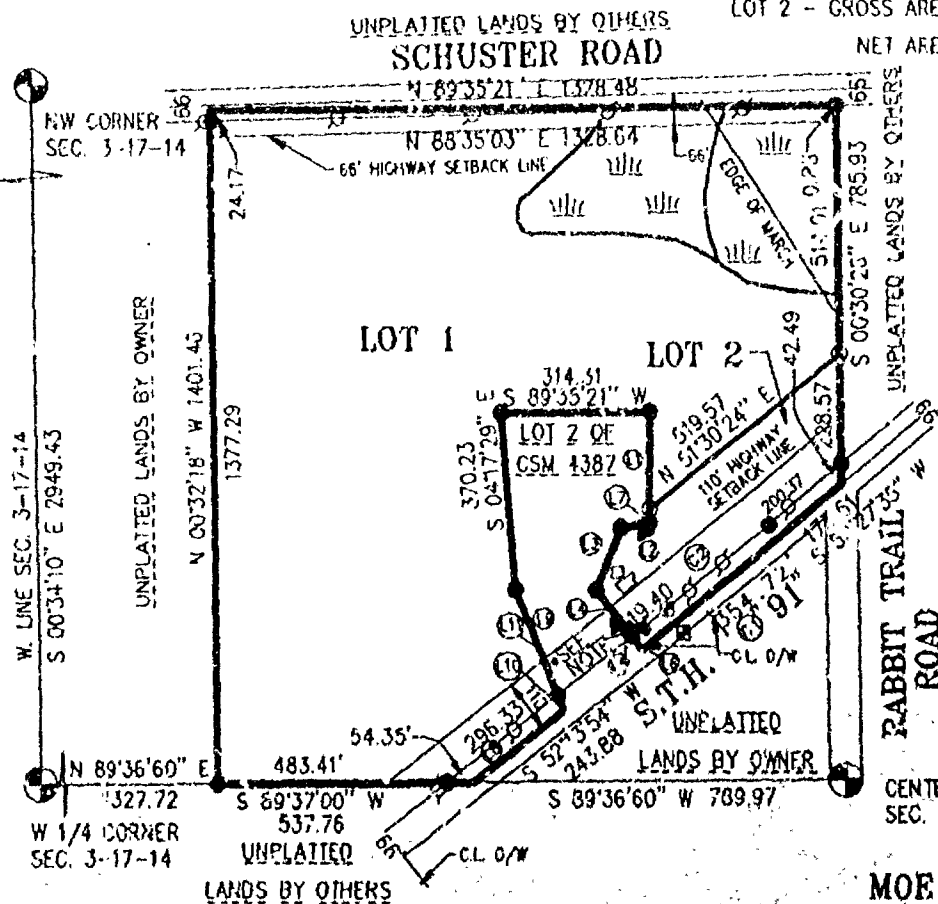
The nearest East: Schuster Rd. 810'± E. of SE corner Lot 1

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

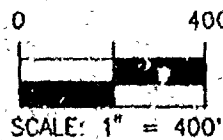
LOT 1 - GROSS AREA = 1,351,552.451 S.F. OR 31.027 AC  
NET AREA = 1,326,010.575 S.F. OR 30.441 AC

LOT 2 - GROSS AREA = 132,688.431 S.F. OR 3.046 AC  
NET AREA = 114,190.550 S.F. OR 2.621 AC.

- ⊕ Existing County Monument
- Existing IP
- Set 3/4" x 24" Rebar weighing 1.50 lbs. / lin. ft.
- ⊗ Power Pole
- ▶ Septic Vent
- Tele Pad
- |||| Wetlands as per wings



NO.	DIRECTION	DIST.
L1	N 00°26'24" E	231.02'
L2	N 78°51'47" E	61.41'
L3	N 22°01'35" E	40.01'
L4	N 37°57'16" W	155.81'
L5	N 37°57'16" W	122.81'
L6	S 37°57'16" E	19.28'
L7	N 00°26'24" E	26.96'
L8	S 52°13'54" W	243.88'
L9	S 22°05'07" E	272.29'
L10	S 22°05'07" E	34.28'
L11	S 22°05'07" E	238.02'



SCALE: 1" = 400'

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

NO.	Delta	Radius	Arc	Tangent	Chord	Chord Bearing
C1	01°46'25"	11459.16	354.72	177.3	334.71	S 51°21'43" W
C2	01°46'25"	11426.16	353.70	176.56	333.69	S 51°21'43" W

Sheet 1 of 3

MOE LAND SURVEYING, INC.

MICHAEL A. MOE  
PATRICK G. KRIER  
REDGRANITE WISCONSIN 54970

JOB # 99395

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 4441 v 1 p 4441

A RE-SURVEY AND DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4387, BEING PART OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$  SECTION 3, T17N, 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 3, T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin described as follows:

Lot 1 of CSM 4387 being Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 3, T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin. Subject to all encumbrances 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 Town of Nepeuskun 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.

**Leah J. Ellis**  
Town of Nepeuskun Treasurer

**Mark Hunter** Deputy 1/4/00  
Winnebago County Treasurer

**TOWN OF NEPEUSKUN APPROVAL:**

THIS CERTIFIED SURVEY MAP AND LAND DIVISION IS HEREBY APPROVED BY THE NEPEUSKUN

TOWN BOARD THIS 20th DAY OF December, 1999.

**Ronald Davis**  
Town Chairman

**WINNEBAGO COUNTY PLANNING CERTIFICATE:**

This Certified Survey Map is of The SE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 3, T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin, Daniel and Vicki Schuster, owners, is hereby approved

**January 10, 2000** **Joanne D. Schuster**  
Date Planning Committee 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** **Dec 21** 1999  
Daniel Schuster

**Vicki Schuster** **12/21** 1999  
Vicki Schuster

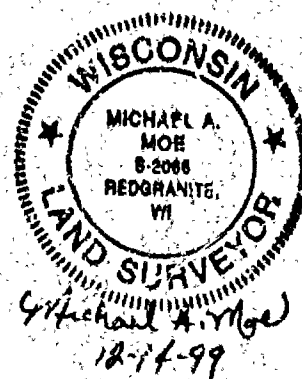
STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) ss

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 the same.

**Arnold Knight**  
Notary Public, State of Wisconsin

**Sept 15, 2002**  
My Commission expires

Sheet 2 of 3





WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO 4441 v. 1 P 4441

A RE-SURVEY AND DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4387, BEING PART OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$  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.236.293, Wisconsin Statutes 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  
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

01-11-2000 08:48 AM  
3011 85441  
SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 14.00  
TRANSFER FEE  
# OF PAGES 3