

# RIPON LAND SURVEYING

(West of Ripon on  
Brooklyn "J" Road East of Forest Ridge Road)  
Route 2, Box 270 G  
Ripon, Wisconsin 54971  
(414) 748-9696



Sam T. Mullen, R.L.S.

DESCRIPTION OF "PARCEL "A", AS SHOWN ON THE  
"KLINGBEIL - SCHUELLER SURVEY", DATED AUGUST  
30, 1988, BEING LOCATED IN THE SOUTH 1/2 OF THE  
SW 1/4 OF SECTION 29, IN THE NE 1/4 OF THE NE 1/4  
OF SECTION 31 AND IN THE NORTH 1/2 OF THE NW 1/4  
OF SECTION 32, T17N, R14E, TOWN OF NEPEUSKUN,  
WINNEBAGO COUNTY, WISCONSIN.

## PARCEL "A"

\*\*\*\*\*

A parcel of land located in part of the South 1/2 of the Southwest 1/4 of Section 29, in part of the Northeast 1/4 of the Northeast 1/4 of Section 31 and in part of the North 1/2 of the Northwest 1/4 of Section 32, T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin, being more particularly described as follows:

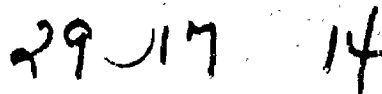
Commencing at the Northeast Corner of said Section 31; thence N 89°-06'-54" W along the north line of the Northeast 1/4 559.16 ft.; thence S 00°-55'-17" W 207.77 ft. to the Point of Beginning; thence S 88°-59'-05" E 618.29 ft.; thence N 70°-02'-21" E 405.68 ft.; thence N 03°-52'-37" E 133.56 ft. to the center of Hilke Road; thence along the centerline of Hilke Road along the arc of a curve to the left having a radius of 493.00 ft. and a Chord bearing N 56°-35'-26" E 70.00 ft.; thence N 52°-31'-11" E 373.50 ft. to the end of traverse along road; thence S 79°-49'-00" E 738.03 ft. to the center of Koro Road; thence along the centerline of Koro Road along the arc of a curve to the right having a radius of 230.00 ft. and a chord bearing S 04°-14'-15" E 253.70 ft.; thence S 29°-13'-20" W 282.42 ft.; thence along the arc of a curve to the left having a radius of 223.00 ft. and a chord bearing S 04°-46'-55" W 184.53 ft.; thence S 10°-39'-30" E 193.82 ft.; thence S 15°-06'-40" E 174.54 ft.; thence S 02°-41'-00" E 170.89 ft.; thence S 03°-02'-00" W 200.28 ft.; thence S 08°-34'-23" W 128.59 ft. to the south line of the North 1/2 of the Northwest 1/4 of said Section 32 and being the end of traverse along road; thence N 89°-40'-55" W along the south line of the North 1/2 of the Northwest 1/4 711.29 ft.; thence N 02°-25'-21" W 964.64 ft.; thence N 80°-15'-33" W 303.38 ft.; thence S 56°-05'-56" W 514.40 ft. to the line between Section 31 and Section 32; thence S 82°-39'-30" W 611.38 ft.; thence N 00°-21'-37" W 17.50 ft.; thence S 89°-04'-27" E 33.00 ft.; thence N 00°-55'-17" E 455.21 ft. to the Point of Beginning, containing 39.430 acres more or less. This parcel is subject to and together with all easements for ingress and egress of record and all utility easements of record.

RIPON LAND SURVEYING  
Ripon, Wisconsin

*Sam T. Mullen*

Sam T. Mullen, R.L.S. 0981  
Dated this 30th day of August, 1988



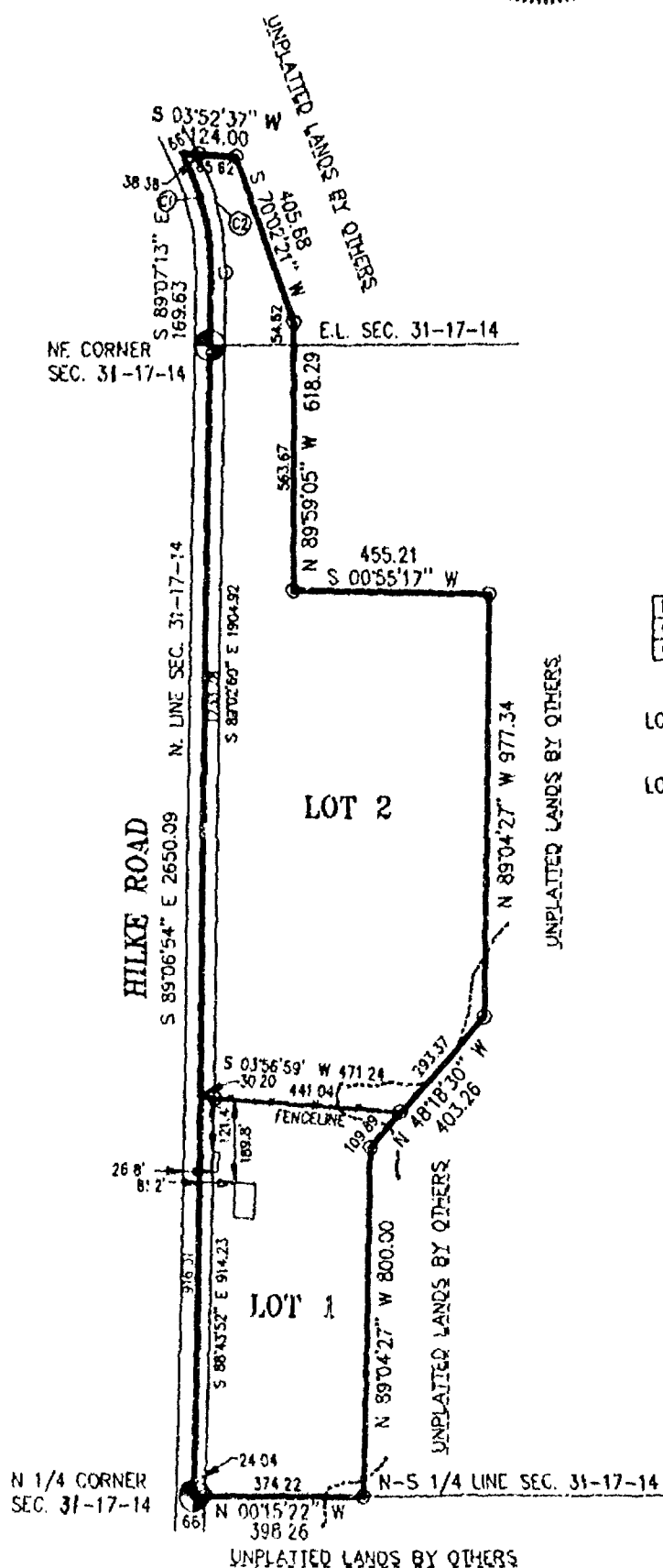


PART OF THE NW 1/4 NE 1/4 AND PART OF THE NE 1/4 NE 1/4 SECTION 31, AND PART OF THE NW 1/4 NW 1/4 SECTION 32, AND PART OF THE SW 1/4 SW 1/4 OF SECTION 29, ALL IN T17N, R14E, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN

Michael A. Moe

The lands within this map are contained wholly within Document Number 0985719

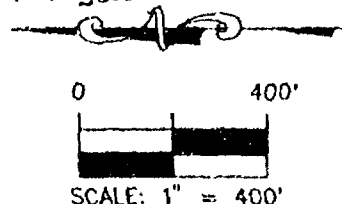
63' Setback from Centerline of Hilke Road.



NUMBER	Delta	Radius	Arc	Tangent	Chord	Chord Bearing
C1	28°51'12"	569.20	288.64	146.43	283.82	N 78°38'24" E
C2	26°55'10"	602.20	283.11	144.22	280.51	N 77°35'54" E

LOT 2 - GROSS AREA = 947,130.444 S.F. OR 21.743 AC.  
NET AREA = 877,019.941 S.F. OR 20.134 AC.

- Existing County Monument
  - Existing IP
  - Set 3/4" x 24" Rebar weighing 1.50 lbs. / lin. ft.
- ..... Approx wetland boundaries as per WINGS Project.



10B # 99016

29-17 14



WINNEBAGO COUNTY CERTIFIED SURVEY MAP #203 V 1 P4203

PART OF THE NW 1/4 NE 1/4 AND PART OF THE NE 1/4 NE 1/4 SECTION 31, AND PART OF THE NW 1/4 NW 1/4 SECTION 32, AND PART OF THE SW 1/4 SW 1/4 OF SECTION 29, ALL IN T17N, R14E, TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN

(See Sheet 2 of 3)

Michael A. Moe

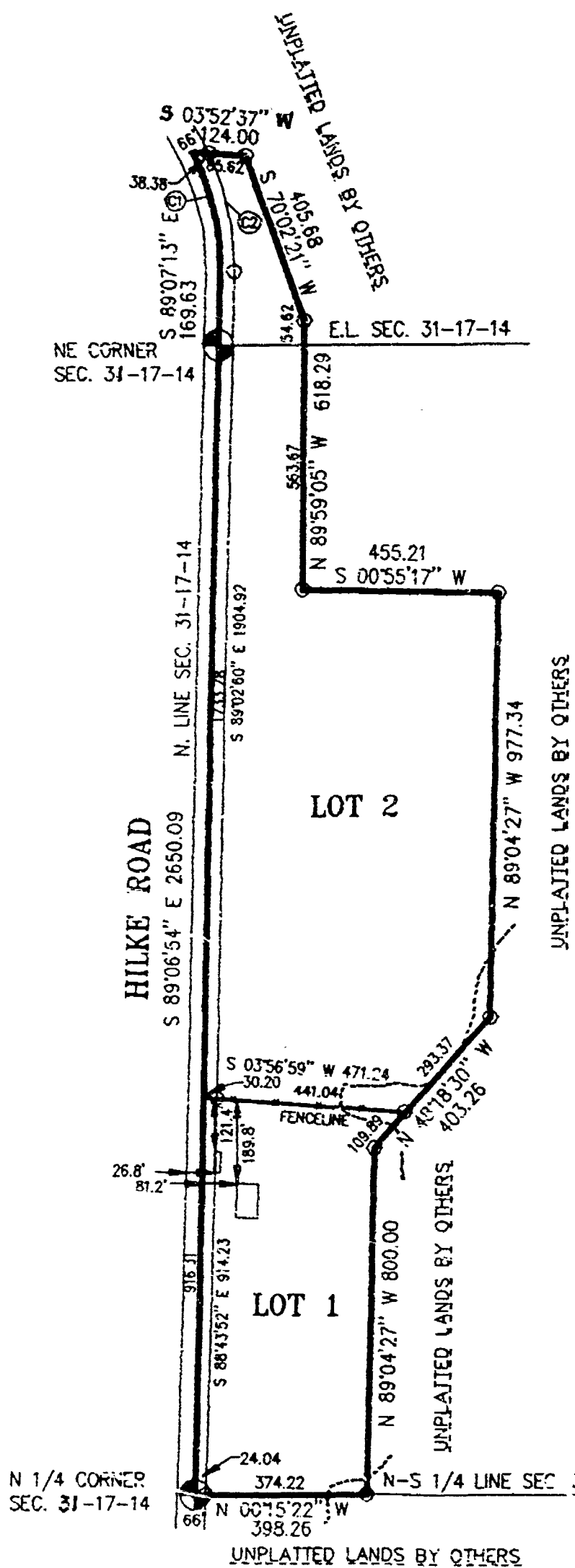
Michael A. Moe, RLS 2066  
March 9, 1999  
Drafted by S.C.Barber



Basis of Bearing for this map is the North line of the NE 1/4 Section 31 which is assumed to bear N 89°06'54" W.

The lands within this map are contained wholly within Document Number 0985719

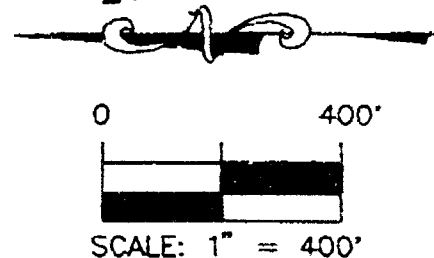
63' Setback from Centerline of Hilke Road.



NUMBER	Delta	Radius	Arc	Tangent	Chord	Chord Bearing
C1	28°51'12"	569.20	286.64	146.43	283.61	N 76°38'24" E
C2	26°56'10"	602.20	283.11	144.22	280.51	N 77°35'54" E

LOT 1 - GROSS AREA = 362,434.880 S.F. OR 8.320 AC.  
NET AREA = 337,632.430 S.F. OR 7.751 AC.  
LOT 2 - GROSS AREA = 947,130.444 S.F. OR 21.743 AC.  
NET AREA = 877,019.941 S.F. OR 20.134 AC.

- Existing County Monument
- Existing IP
- Set 3/4" x 24" Rebar weighing 1.50 lbs. / lin. ft.
- Approx wetland boundaries as per WINGS Project.



MOE LAND SURVEYING, INC.

MICHAEL A. MOE  
PATRICK G. KRIER  
REDGRANITE WISCONSIN 54970

JOB # 99016

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO 4203V 1 P 4203

PART OF THE NW¼NE¼ AND PART OF THE NE¼NE¼ SECTION 31, AND PART OF THE NW¼NW¼ SECTION 32, AND PART OF THE SW¼SW¼ SECTION 29, ALL IN 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 **Geraldine Klingbell, Ripon, WI**, I have surveyed, divided and mapped this Certified Survey Map, being Part of the NW¼NE¼ and Part of the NE¼NE¼ Section 31, and Part of the NW¼NW¼ Section 32, and Part of the SW¼SW¼ Section 29, all in T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin described as follows:

Beginning at the N¼ Corner of said Section 31; thence S89° 06'54"E 2650.09' to the NE Corner of said Section 31; thence S89° 07'13"E 169.63' to the Point of Curvature on a curve to the left having a central angle of 28° 51'12" and a radius of 569.20'; thence easterly 286.64' along the arc of said curve whose chord bears N76° 38'24"E 283.62'; thence S03° 52'37"W 124.00'; thence S70° 02'21"W 405.68'; thence N89° 59'05"W 618.29'; thence S00° 55'17"W 455.21'; thence N89° 04'27"W 977.34'; thence N48° 18'30"W 403.26'; thence N89° 04'27"W 800.00'; thence N00° 15'22"W along the West line of the NE¼ 398.26' 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 Subdivision Regulations in surveying and mapping the same to the best of my knowledge and belief.

*Michael A. Moe*  
Michael A. Moe, RLS 2066  
March 9, 1999  
Drafted by M. Moe

Sheet 2 of 3



WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO 4203 1 P. 4203

PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$  AND PART OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$  SECTION 31, AND  
PART OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$  SECTION 32, AND PART OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$   
SECTION 29, ALL IN T17N, R14E, TOWN OF NEPEUSKUN, WINNEBAGO  
COUNTY, WISCONSIN.

**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 Krueger Deputy 3/19/99  
Winnebago County Treasurer

**TOWN OF NEPEUSKUN APPROVAL:**

THIS CERTIFIED SURVEY MAP AND LAND DIVISION IS HEREBY APPROVED BY THE NEPEUSKUN  
TOWN BOARD THIS 16th DAY OF March, 1999.

Ronald Davis  
Town Chairman

**WINNEBAGO COUNTY PLANNING CERTIFICATE:**

This Certified Survey Map is Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  and Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  Section  
31, and Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 32, and Part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 29, all in  
T17N, R14E, Town of Nepeuskun, Winnebago County, Wisconsin, Geraldine P.  
Klingbeil, owner, is hereby approved.

March 26, 1999  
Date

Joanne M. Sweet  
Planning Committee Representative

**OWNER'S CERTIFICATE:**

I, Geraldine P. Klingbeil, owner of said lands, hereby certify that I have caused the land  
described on this Certified Survey Map to be surveyed, divided and mapped as shown on  
this map.

Geraldine P. Klingbeil 3-19-1999  
Geraldine P. Klingbeil

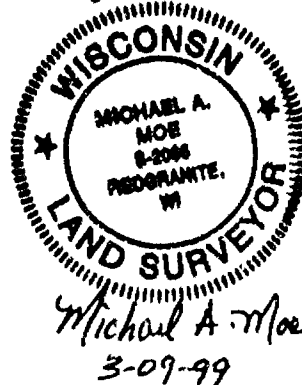
STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) ss

Personally came before me this 19th day of March, 1999 the above named Geraldine P. Klingbeil,  
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Mark K. Sullivan  
Notary Public, State of Wisconsin

11/3/2002  
My Commission expires

Sheet 3 of 3



1051750

Register's Office  
Winnebago County, Wis.  
Received for record this 29<sup>th</sup>  
day of March A.D., 19 99  
at 8:20 o'clock A.M. and  
recorded in Vol. 1 of CSM  
on page 4203  
Susan W. Wenzel  
Register of Deeds

ma

Case  
16

# PLAT OF SURVEY

PART OF THE SW 1/4 SW 1/4 OF SECTION 29, T17N, R14E,  
TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN

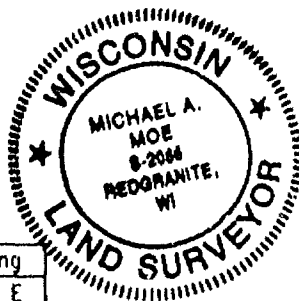
Commencing at the SW Corner of said Section 29; thence S89° 33' 39" E along the South line of the SW 1/4 214.86' to the Point of Beginning. Said Point being on a curve to the left having a central angle of 34° 09' 47" and a radius of 569.20'; thence Northeasterly 339.39' along the arc of said curve whose chord bears N69° 25' 41" E 334.38'; thence N52° 20' 47" E along the centerline of Hilke Road 816.70'; thence S40° 03' 40" E along the centerline of Koro Road 210.40'; thence S00° 10' 23" W along the East line of the SW 1/4 440.95'; thence N89° 33' 39" W along the South line of said "forty" 1113.08' to the Point of beginning. Subject to all easements and restrictions of record. Containing 7.705 Acres.

## SURVEYOR'S CERTIFICATE:

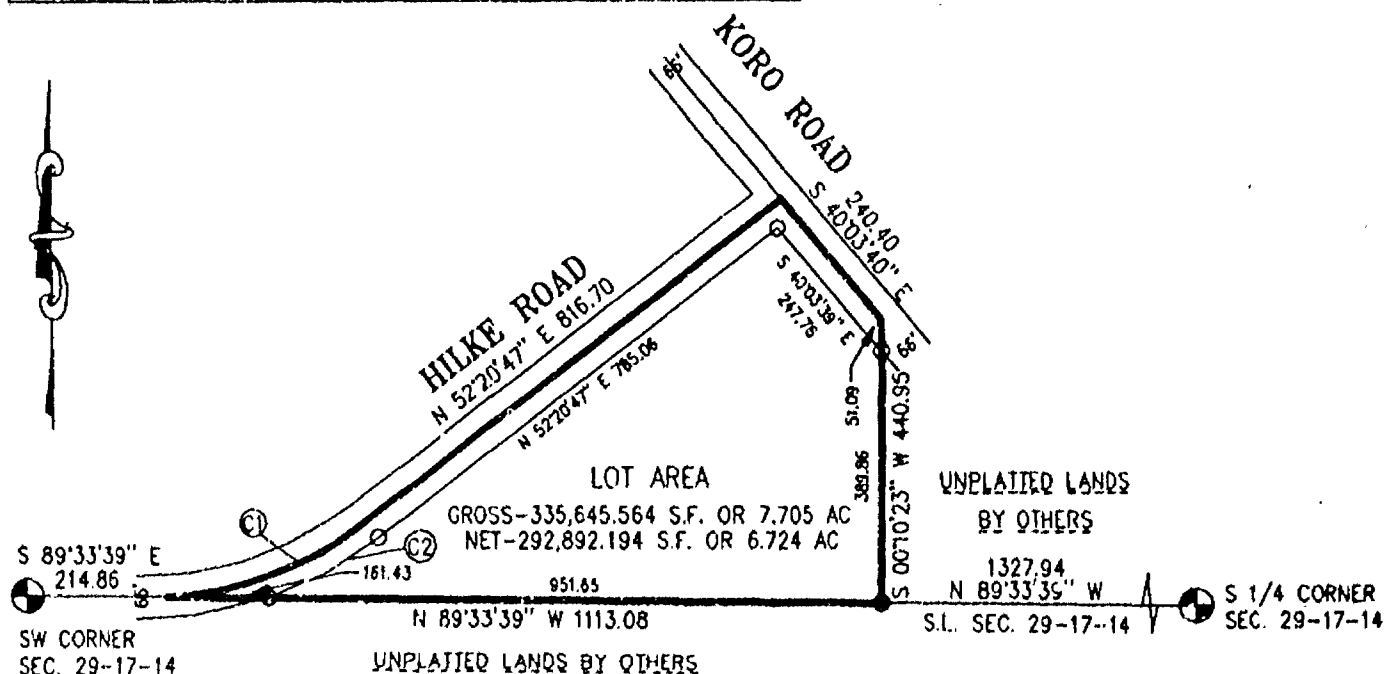
I, Michael A. Moe, Wisconsin Registered Land Surveyor, hereby certify: That under the direction of Geraldine Klingbeil, I have surveyed and mapped the lands as described above. Subject to all right-of-ways, easements and restrictions of record. That I have performed said survey according to the official records and in full compliance with Chapter A-E7 of the Wisconsin Administrative Code in surveying and mapping the same to the best of my knowledge and belief. That such is a correct representation of all exterior boundaries of the land surveyed.

*Michael A. Moe*

Michael A. Moe, RLS # 2066  
March 9, 1999  
Drafted by S.C.Barber

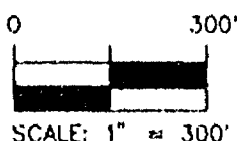


NUMBER	Delta	Radius	Arc	Tangent	Chord	Chord Bearing
C1	34°09'47"	569.20	339.39	174.91	334.38	N 69°25'41" E
C2	18°39'02"	602.20	196.02	98.89	195.16	N 61°40'18" E



## LEGEND

- Existing County Monument
- EXISTING IP
- SET 3/4" x 24" REBAR WEIGHING 1.50 lbs. / lin. ft.



BASIS OF BEARING FOR THIS MAP IS THE SOUTH LINE OF OF THE SW 1/4 IN SECTION 29, T. 17 N., R. 14 E., TOWN OF NEPEUSKUN, WINNEBAGO COUNTY, WISCONSIN ASSUMED TO BEAR N 89°33'39" W.

MOE LAND SURVEYING, INC.

MICHAEL A. MOE  
PATRICK G. KRIER  
REDGRANITE WISCONSIN 54970

JOB # 99046

1107145

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

09-26-2000 03:22 PM

SUSAN WINNINGHOFF  
REGISTER OF DEEDSRECORDING FEE 10.00  
TRANSFER FEE  
# OF PAGES 1SURVEYOR'S  
AFFIDAVIT  
OF  
CORRECTION

Document Number

I Alan C. Drum, Wisconsin Registered Land Surveyor No. S-1456, do hereby certify the following in connection with a Certified Survey Map recorded in the Winnebago County Register of Deeds office in Volume 1, Page 4598 as document #1103656, said Certified Survey Map being all of the NE 1/4 of the NE 1/4 of Section 29, T17N, R14E, Nepeuskun Township, Winnebago County, Wisconsin.

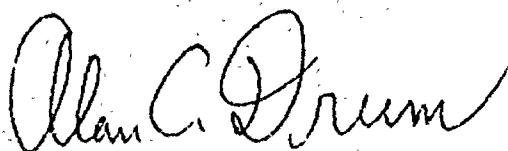
This space reserved for recording date

Return to:  
FISCHER  
P.O. Box 552  
Ripon, WI 54971

1. The header, pages 1,2,3 and 4, should be amended to the following:  
All of the NE 1/4 of the NE 1/4, Section 29, T17N, R14E, Nepeuskun Township, Winnebago County, Wisconsin. (Previously, the header began with ("Part of the..."))

2. The property description, first paragraph, page 2, should be amended to the following:  
Lot 1 and 2, being all of the NE 1/4 of the NE 1/4, Section 29, T17N, R14E, Nepeuskun Township, Winnebago County, Wisconsin, more particularly described as follows: (Previously, the description began with "Lot 1 and 2, being part of the...")

I hereby certify that the amendments contained within are true and correct.



Alan C. Drum, R.L.S., S-1456



State of Wisconsin )

) ss

Fond du Lac County )

Personally came before me on 22 day of Sept, 2000,  
The above named Alan C. Drum, to me known to be the person  
who executed the foregoing instrument and acknowledged the same.

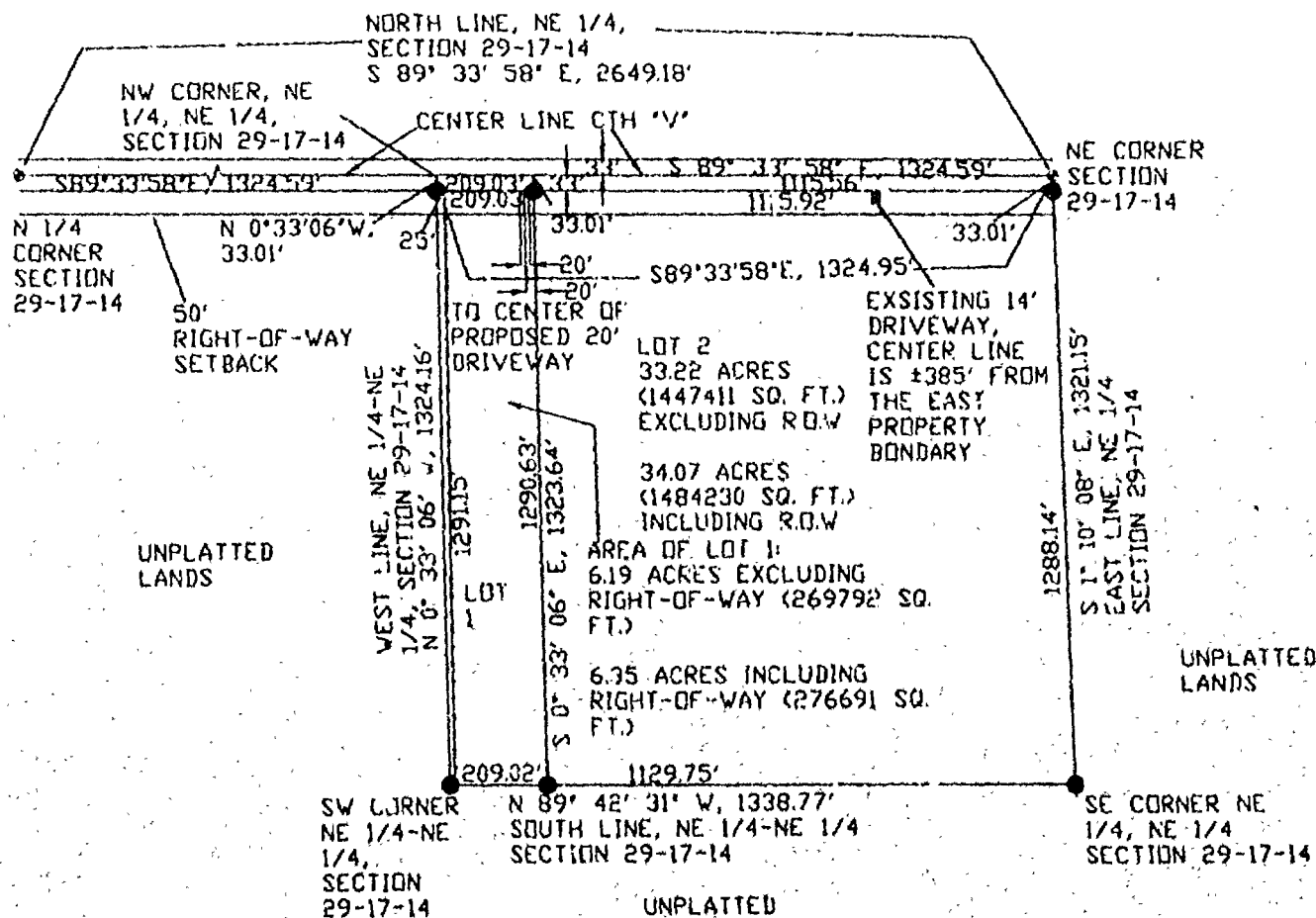
Notary Sue Meyer My commission expires 1-19-2003

Drafted by: Alan C. Drum



# CERTIFIED SURVEY MAP: 4598

PART OF THE NE 1/4 OF THE NE 1/4, SECTION 29  
T17N, R14E, NEPEUSKUN TOWNSHIP, WINNEBAGO  
COUNTY, WISCONSIN



## LEGEND

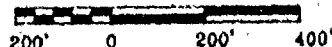
- WINNEBAGO COUNTY BERNSTEN MONUMENT FOUND
- 3/4"X30" SOLID ROUND STEEL ROD SET, 1.5 LB/FT

THIS CSM IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT 733714, WINNEBAGO COUNTY REGISTER OF DEEDS. THIS PROPERTY IS TAX PARCEL NUMBER 014-0562



BEARINGS REFERENCED TO NORTH LINE, NE 1/4 SECTION 29-17-14, BEARING S 89° 33' 58" E IN AGREEMENT WITH WINNEBAGO COUNTY SECTION SUMMARY FOR SECTION 29-17-14

SCALE: 1" = 400'



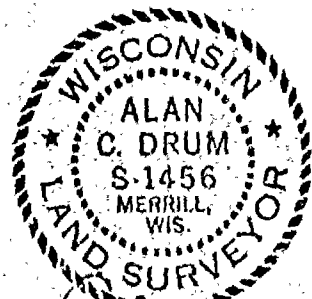
## DRIVEWAY NOTE:

ANY NEW ACCESS POINT TO LOT 2 ON THIS MAP MUST MEET WINNEBAGO COUNTY HIGHWAY DEPARTMENT AND ZONING DEPARTMENT REQUIREMENTS. CONSULT FIRST WITH WINNEBAGO COUNTY ZONING ADMINISTRATOR

FISCHER

LAND SURVEYING  
P.O. BOX 552  
RIPON, WISCONSIN 54971  
(920) 745-2200

SHEET 1 OF 4



*Alan C. Drum*

REGISTERED LAND SURVEYOR S-1456  
DATE AT RIPON, WISCONSIN  
THIS 17th DAY OF July 2000

CERTIFIED SURVEY MAP No. 4598

Part of the NE ¼ of the NE ¼ Section 29, T17N, R14E, Nepeuskun Township, Winnebago County, Wisconsin

PROPERTY DESCRIPTION

Lot 1 and 2, being part of the NE ¼ of the NE ¼, Section 29, T17N, R14E, Nepeuskun Township, Winnebago County, Wisconsin, more particularly described as follows:

Commencing at the North ¼ corner of Section 29, T17N, R14E, marked by a Winnebago County Berntsen monument in the centerline of C.T.H. "V"; thence S89°33'58"E, 1324.59 feet along the north line of the NE ¼ of said Section 29, and also along the centerline of C.T.H. "V", to the northwest corner of the NE ¼ of the NE ¼ of said Section 29, the place of beginning.

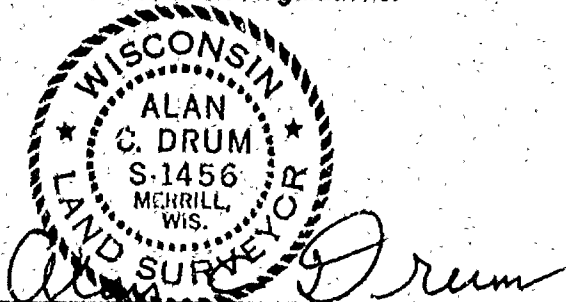
Thence continuing S89°33'58"E, 1324.59 feet along said north line of the NE ¼ of Section 29, and also along the centerline of said C.T.H. "V" to the northeast corner of said Section 29, marked by a Winnebago County Berntsen monument; thence S1°10'08"E, 33.01 feet along the east line of the NE ¼ of said Section 29 to a ¾" diameter steel rod on the southerly right-of-way of said C.T.H. "V"; thence continuing S1°10'08"E, 1288.14 feet along said east line of the NE ¼ of Section 29 to the southeast corner of the NE ¼ of the NE ¼ of said Section 29, marked by a ¾" diameter steel rod; thence N89°42'31"W, 1129.75 feet along the south line of said NE ¼ of the NE ¼ of Section 29 to a ¾" diameter steel rod; thence continuing N89°42'31"W, 209.02 feet along said south line of the NE ¼ of the NE ¼ of Section 29 to the southwest corner of said NE ¼ of the NE ¼ marked by a ¾" diameter steel rod; thence N0°33'06"W, 1291.15' along the west line of said NE ¼ of the NE ¼ Section 29 to a ¾" diameter steel rod on said southerly right-of-way of C.T.H. "V"; thence continuing N0°33'06"W, 33.01 feet along said west line of the NE ¼ of the NE ¼ of Section 29 to the place of beginning.

Said Lots 1 and 2 contain 40.42 acres (1760921 sq. ft.) including C.T.H. "V" right-of-way, and 39.41 acres (1717203 sq. ft.) excluding the C.T.H. "V" right-of-way.

Said Lots 1 and 2 are subject to easement, rights, and restrictions of record or of use.

SURVEYOR'S CERTIFICATE

I, Alan C. Drum, Wisconsin Registered Land Surveyor S-1456, do hereby certify that I have surveyed the property described above; that this plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and correct measurements thereof; that I have made such survey by order of Richard Nighbor, and that I have complied with Chapter 236 of the Wisconsin State Statutes, and with the Winnebago County Land Subdivision Regulations.



Registered Land Surveyor S-1456  
Dated at Ripon, Wisconsin

This 17<sup>th</sup> day of JULY, 2000

CERTIFIED SURVEY MAP No. 4598

Part of the NE ¼ of the NE ¼, Section 29, T17N, R14E, Nepeuskun Township, Winnebago County, Wisconsin.

OWNERS' CERTIFICATE

As Owners, we hereby certify that we caused the land described above to be surveyed, divided and mapped in accordance with the Winnebago County subdivision ordinance.

Dated this 21 day of July, 2000

Owner Garry Gehrke  
Garry Gehrke

Owner Deanne Gehrke  
Deanne Gehrke

WITNESS the hand and seal of said owner this 21<sup>st</sup> day of July, 2000.

STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

PERSONALLY came before me this 21<sup>st</sup> day of July, 2000, the aforementioned Garry Gehrke and Deanne Gehrke, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dean L. Kasper  
Notary Public, Winnebago County  
State of Wisconsin

My Commission Expires June 15, 2003



Alan C. Drum

Registered Land Surveyor S-1456  
Dated at Ripon, Wisconsin

This 17<sup>th</sup> day of JULY, 2000.

CERTIFIED SURVEY MAP No. 4598

Part of the NE ¼ of the NE ¼, Section 29, T17N R14E, Nepeuskun Township, Winnebago County, Wisconsin.

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE AND NEPEUSKUN TOWNSHIP:

This Certified Survey Map, being part of the NE ¼ of the NE ¼, Section 29, T17N, R14E, Nepeuskun Township, Winnebago County, Wisconsin, and owned by Garry Gehrke and Deanne Gehrke, is approved.

August 14, 2000  
Date

Joanne M. Shiver  
Representative of Winnebago County  
Planning and Zoning Board

July 20, 2000  
Date

Ronald Davis, Chair  
Representative, Nepeuskun Township Board

WINNEBAGO COUNTY TREASURER'S CERTIFICATE

I, Diana M. Hellmann being the duly elected, qualified and acting treasurer for Winnebago County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 7-26-00 on any land included in this Certified Survey Map.

Date 7-26-00

Treasurer Diana M. Hellmann  
Deputy

TOWN TREASURER'S CERTIFICATE, NEPEUSKUN TOWNSHIP

I, Leah Ellis being the duly elected, qualified and acting treasurer for Nepeuskun Township, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 7/17/00 on any land included in the Certified Survey Map.

Date 7/17/2000

Treasurer Leah F. Ellis



Registered Land Surveyor S-1456  
Dated at Ripon, Wisconsin

This 12<sup>th</sup> day of JULY, 2000.

1103656  
REGISTER'S OFFICE  
WINNEBAGO COUNTY,  
RECORDED ON  
08-15-2000 03:57P  
VOLUME 2398  
SUSAN WINGERSHOFF  
REGISTER OF DEEDS  
RECORDING FEE 16.00  
TRANSFER FEE  
# OF PAGES