

PRELIMINARY PLAT OF WELAUNEE ACRES

SITUATED IN THE SW $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 29 AND THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 32, ALL T. 17 N., R. 15 E., TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN, IN THE UNINCORPORATED COMMUNITY OF PICKETT, APPROXIMATELY 9 MILES NORTHEAST OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

ROBERT HUNTER, OWNER AND DEVELOPER, 5640 DEER DRIVE, PICKETT, WI 54964

FRANKLIN B. FARVOUR, SURVEYOR, P. O. BOX 38, RIPON, WI 54971

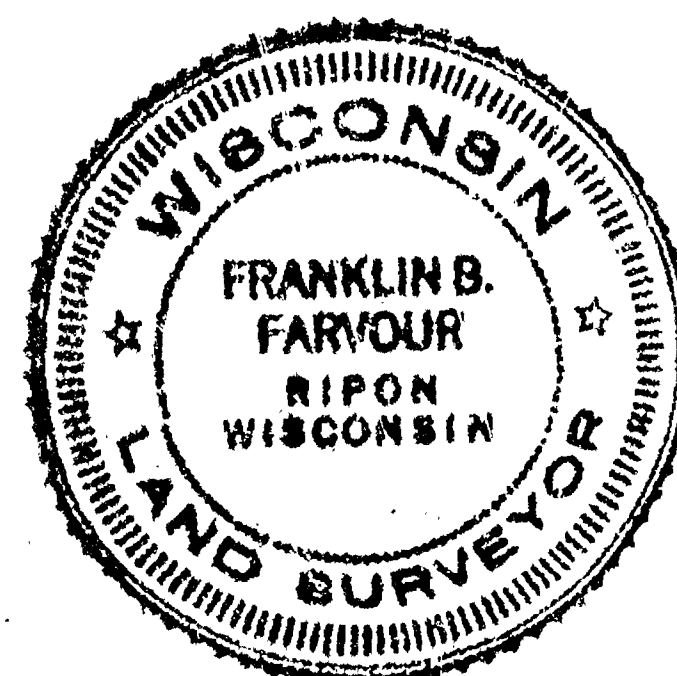
LEGAL DESCRIPTION: Commencing at the North Quarter Corner of Section 32-17-15, thence North 76°25' East, 369.52 feet, thence South 29°52' East 34.70 feet, thence South 30°01' East 383.22 feet to the point of beginning of lands to be described.
From said point of beginning thence North 59°02' East 415.70 feet, thence North 44°23' East 858.31 feet to the centerline of CTH "M", thence South 45°37' East along said centerline 66.00 feet, thence South 44°23' West 214.50 feet, thence South 45°39' East 307.07 feet, thence South 02°23' East 141.43 feet, thence North 89°53' West 333.30 feet, thence South 00°07' West 727.71 feet, thence North 89°42' West 791.76 feet, thence North 29°32' West 348.80 feet, thence North 55°56' East 265.33 feet to point of beginning, containing 15.186 acres more or less.

NOTES: No lakes or streams adjoin the lands shown on this plat.
No dedication of lands for parks or playgrounds is contemplated within this plat.
Platted lands to be zoned Residential.
No corporate limits lines are involved.
No lake or stream improvement or relocation is involved.
Final plat may show minor adjustments of bearings or distance values.

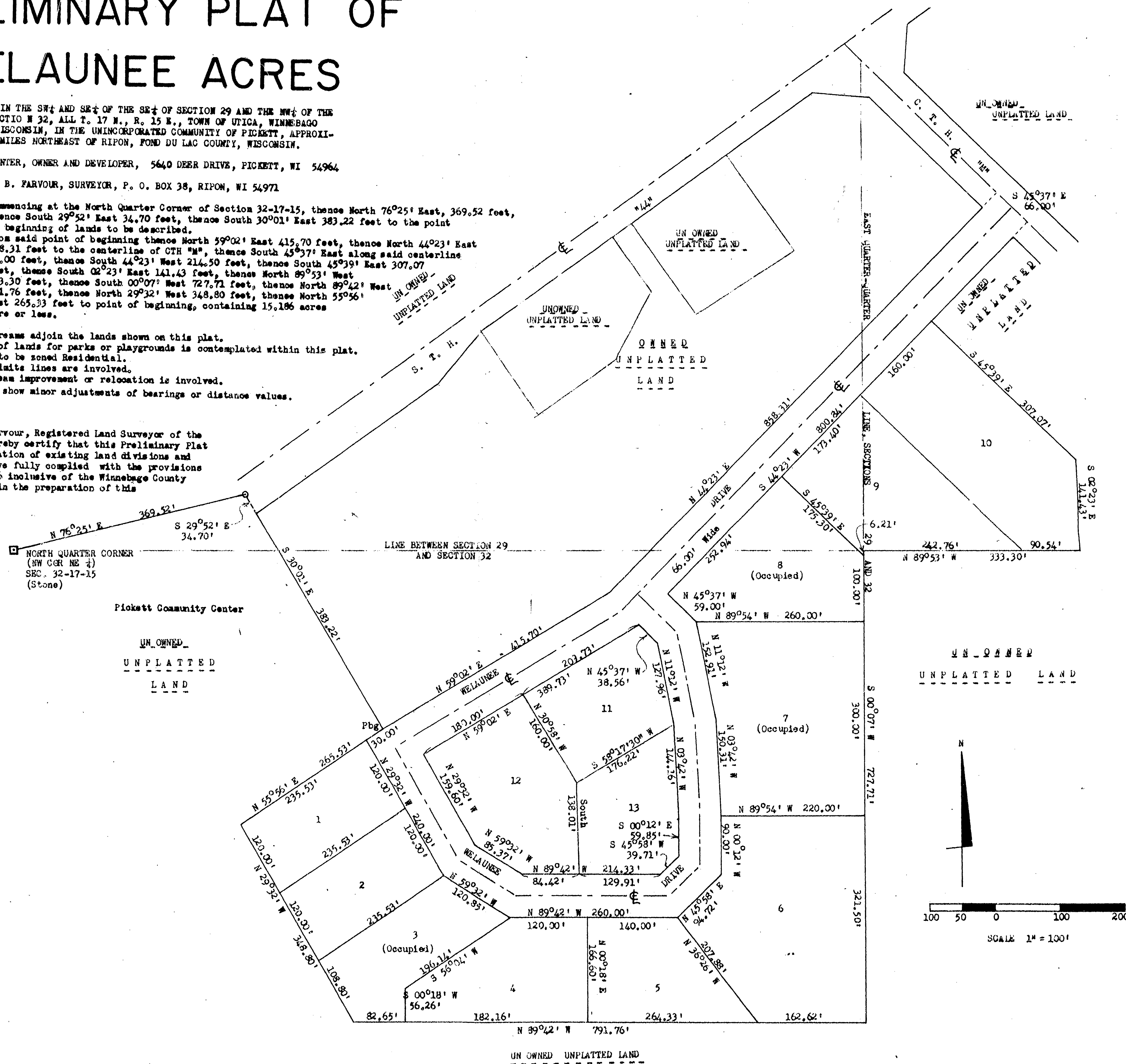
SURVEYOR'S AFFIDAVIT

I, Franklin B. Farvour, Registered Land Surveyor of the State of Wisconsin, hereby certify that this Preliminary Plat is a correct representation of existing land divisions and features and that I have fully complied with the provisions of Sections 5.01 - 5.06 inclusive of the Winnebago County Subdivision Ordinance in the preparation of this instrument.

Dated August 22, 1978



Franklin B. Farvour
Franklin B. Farvour, RLS S-0008



**PART OF THE NW 1/4 OF SEC. 32, T.17N., R.15E.,
TOWN OF UTICA, WINNEBAGO COUNTY, WI.**

N
SCALE: 1 IN. = 100 FT.

PARCEL 2
32.051 AC.
30.553 AC. TO R.O.W.

PARCEL 1
15.375 AC.
14.618 AC. TO R.O.W.

CLIENT: Egon Herrmann
14125 W. SUN VALLEY DR.
NEW BERLIN, WI 53151

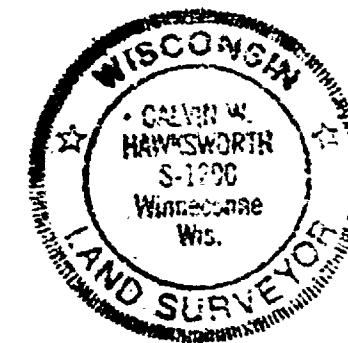
PARCEL 2:
All that part of the NW 1/4 of the NW 1/4 of Sec. 32, T.17N., R.15E. in the Town of Utica, Winnebago County, Wisconsin, described as follows: Beginning at a Berntsen monument at the Northwest corner of said Sec. 32. From that point running S. 00° 34' 35" W., 1126.00 ft., thence S. 81° 33' 30" E., 460.14 ft. to the centerline of Hillside Road, thence N. 35° 25' 30" E., along said centerline, 156.39 ft., thence N. 11° 12' 41" W. (Rec. as N. 11° 40' W.), 253.70 ft., thence N. 39° 41' 19" E. (Rec. as N. 39° 17" E.), 190.00 ft., thence S. 39° 12' 41" E. (Rec. as S. 39° 45" E.), 223.08 ft. to the centerline of Hillside Road, thence N. 67° 15' 35" E., 359.88 ft. to the Westway right of way of Neitzel Road, thence N. 00° 11' 50" E., along said right of way, 843.38 ft. to the northerly line of the NW 1/4 of said Sec. 32, thence N. 89° 15' 29" W., 273.84 ft. to the said point of beginning. Being a parcel of land of 32.051 acres. Reserving therefrom that portion lying within the right of ways of Hillside Road and Hollander Lane, presently used for road purposes. Subject to all easements and restrictions of record.

△ EXISTING REBARS
● EXISTING IRONS
○ 1" x 30" IRON PIPE SET
⊙ BERNTSEN MONUMENTS
() RECORDED BEARINGS/DIMENSIONS
W- WAIVERS FOR MARKERS

CURVE DATA:
Δ = 22° 58' 30"
R = 801.12'
L = 321.472'
T = 162.928'

LEGAL DESCRIPTIONS:

PARCEL 1:
All that part of the NW 1/4 of Sec. 32, T.17N., R.15E. in the Town of Utica, Winnebago County, Wisconsin, described as follows: Beginning at a point on the centerline of Hillside Rd. that is 1287.03 ft., S. 89° 20' 02" E., and 843.38 ft., S. 00° 11' 50" E. of a Berntsen monument at the Northwest corner of said Sec. 32. From that point running N. 67° 15' 35" E. along said centerline, 117.90 ft., thence S. 22° 18' 42" E., 390.19 ft. to the northerly line of the old railroad property, thence S. 44° 55' 05" W. (Rec. as S. 44° 29' W.), 1161.12 ft., thence N. 89° 15' 29" W., 273.84 ft., to the centerline of Hillside Rd., thence N. 01° 01' 25" E., 124.56 ft., thence 321.47 ft. along the arc of a curve whose chord bears N. 12° 31' 10" E., 319.32 ft., thence N. 24° 00' 55" E., 301.55 ft., thence N. 35° 28' 36" E., 182.82 ft., thence N. 31° 31' 30" E., 122.81 ft., thence N. 67° 41' 59" E., 134.94 ft. to the said point of beginning. Being a parcel of land of 15.375 acres. Reserving therefrom that portion lying within the right of way of Hillside Rd. presently used for road purposes. Subject to all easements and restrictions of record.



Calvin W. Hawksworth
CALVIN W. HAWKSWORTH
W.R.L.S.
FEBRUARY 3, 1995

PLAT OF SURVEY

SITUATED ALONG S.T.H. "44", BEING PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, T17N, R15E, TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN

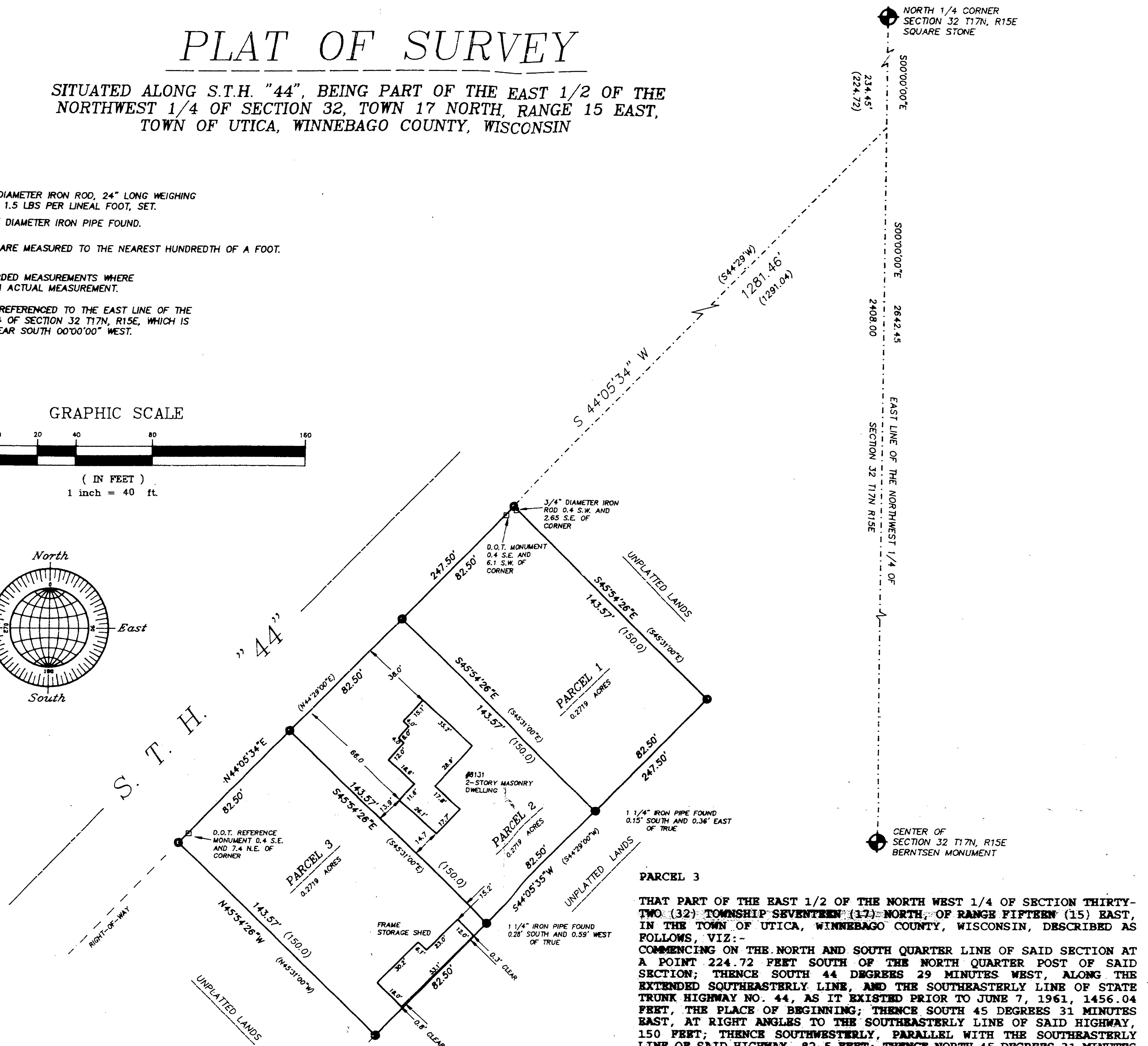
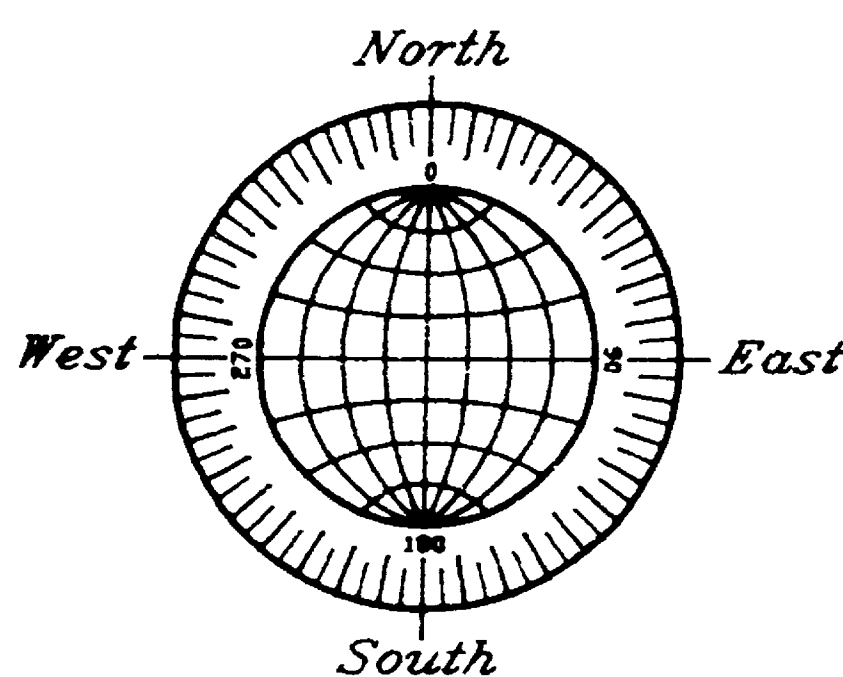
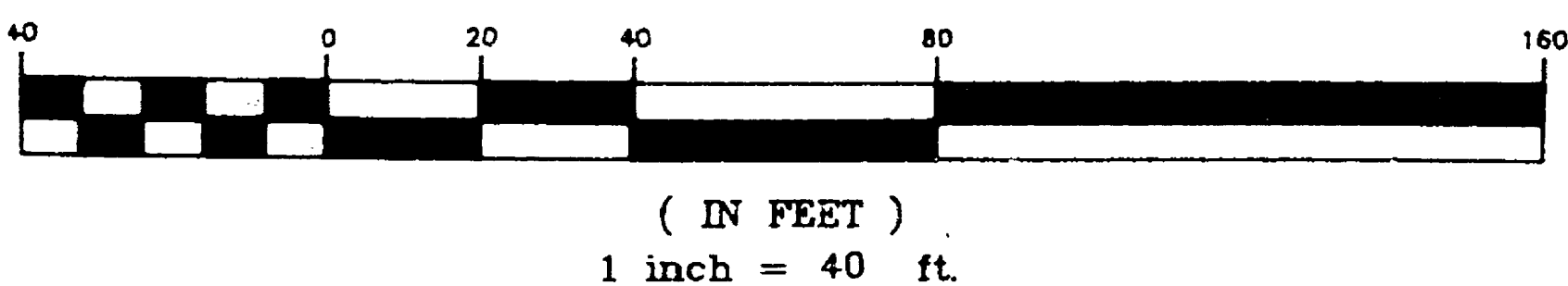
- DENOTES 3/4" DIAMETER IRON ROD, 24" LONG WEIGHING NOT LESS THAN 1.5 LBS PER LINEAL FOOT, SET.
- DENOTES 1 1/4" DIAMETER IRON PIPE FOUND.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

- () DENOTES RECORDED MEASUREMENTS WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 32 T17N, R15E, WHICH IS ASSUMED TO BEAR SOUTH 00°00'00" WEST.

GRAPHIC SCALE



PARCEL 1

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION THIRTY-TWO (32) TOWNSHIP SEVENTEEN (17) NORTH, OF RANGE FIFTEEN (15) EAST, IN THE TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-
COMMENCING ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION AT A POINT 224.72 FEET SOUTH OF THE NORTH QUARTER POST OF SAID SECTION; THENCE SOUTH 44 DEGREES 29 MINUTES WEST, ALONG THE EXTENDED SOUTHEASTERLY LINE, AND THE SOUTHEASTERLY LINE OF STATE TRUNK HIGHWAY NO. 44, AS IT EXISTED PRIOR TO JUNE 7, 1961, 1291.04 FEET, THE PLACE OF BEGINNING; THENCE SOUTH 45 DEGREES 31 MINUTES EAST, AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 150 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 82.5 FEET; THENCE NORTH 45 DEGREES 31 MINUTES WEST, ALONG THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 82.5 FEET, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED BY DEED RECORDED IN VOLUME 976 ON PAGE 644 AS DOCUMENT NO. 287665.

PARCEL 2

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION THIRTY-TWO (32) TOWNSHIP SEVENTEEN (17) NORTH, OF RANGE FIFTEEN (15) EAST, IN THE TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-
COMMENCING ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION AT A POINT 224.72 FEET SOUTH OF THE NORTH QUARTER POST OF SAID SECTION; THENCE SOUTH 44 DEGREES 29 MINUTES WEST, ALONG THE EXTENDED SOUTHEASTERLY LINE, AND THE SOUTHEASTERLY LINE OF STATE TRUNK HIGHWAY NO. 44, AS IT EXISTED PRIOR TO JUNE 7, 1961, 1373.54 FEET, THE PLACE OF BEGINNING; THENCE SOUTH 45 DEGREES 31 MINUTES EAST, AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 150 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 82.5 FEET; THENCE NORTH 45 DEGREES 31 MINUTES WEST, ALONG THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 82.5 FEET, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED BY DEED RECORDED IN VOLUME 976 ON PAGE 644 AS DOCUMENT NO. 287655.

PARCEL 3

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION THIRTY-TWO (32) TOWNSHIP SEVENTEEN (17) NORTH, OF RANGE FIFTEEN (15) EAST, IN THE TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-
COMMENCING ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION AT A POINT 224.72 FEET SOUTH OF THE NORTH QUARTER POST OF SAID SECTION; THENCE SOUTH 44 DEGREES 29 MINUTES WEST, ALONG THE EXTENDED SOUTHEASTERLY LINE, AND THE SOUTHEASTERLY LINE OF STATE TRUNK HIGHWAY NO. 44, AS IT EXISTED PRIOR TO JUNE 7, 1961, 1456.04 FEET, THE PLACE OF BEGINNING; THENCE SOUTH 45 DEGREES 31 MINUTES EAST, AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 150 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 82.5 FEET; THENCE NORTH 45 DEGREES 31 MINUTES WEST, ALONG THE SOUTHEASTERLY LINE OF SAID HIGHWAY, 82.5 FEET, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED BY DEED RECORDED IN VOLUME 976 ON PAGE 644 AS DOCUMENT NO. 287655.

THE EXTERIOR BOUNDARY OF THE THREE AFORESAID PARCELS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 32, T17N, R15E, IN THE TOWN OF UTICA, WINNEBAGO COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION, THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION 234.45 FT. TO A POINT ON THE SOUTHERLY LINE OF S.T.H. "44", THENCE SOUTH 44°05'34" WEST ALONG SAID LINE 1281.46 FT. TO THE POINT OF BEGINNING OF THE PARCELS TO BE DESCRIBED, THENCE SOUTH 45°54'26" EAST 143.57 FT., THENCE SOUTH 44°05'35" WEST 247.50 FT., THENCE NORTH 45°54'26" WEST 143.57 FT. TO A POINT ON THE SOUTHERLY LINE OF S.T.H. "44", THENCE NORTH 44°05'34" EAST ALONG SAID LINE 247.50 FT. TO THE POINT OF BEGINNING. SAID LANDS ARE SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

AUGUST 28, 1995 SURVEY FOR FRED PINKERTON NO. 2750

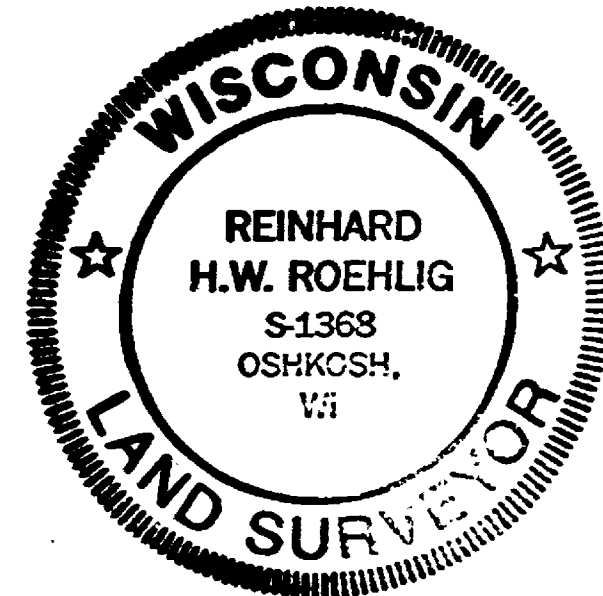
Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

8-28-95
Date

Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368



AUGUST 28, 1995

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

JOB NO. 2750

See 32 T17N R15E