

N.W. CORNER GOVERNMENT
LOT 3, SECTION 28, T17N, R17E

N. LINE GOVT. LOT 3

S89°31'50"E

179.69

S89°31'46"E

299.13

S88°12'42"E

326.34

749.8

749.8

749.8

749.8

749.8

749.8

749.8

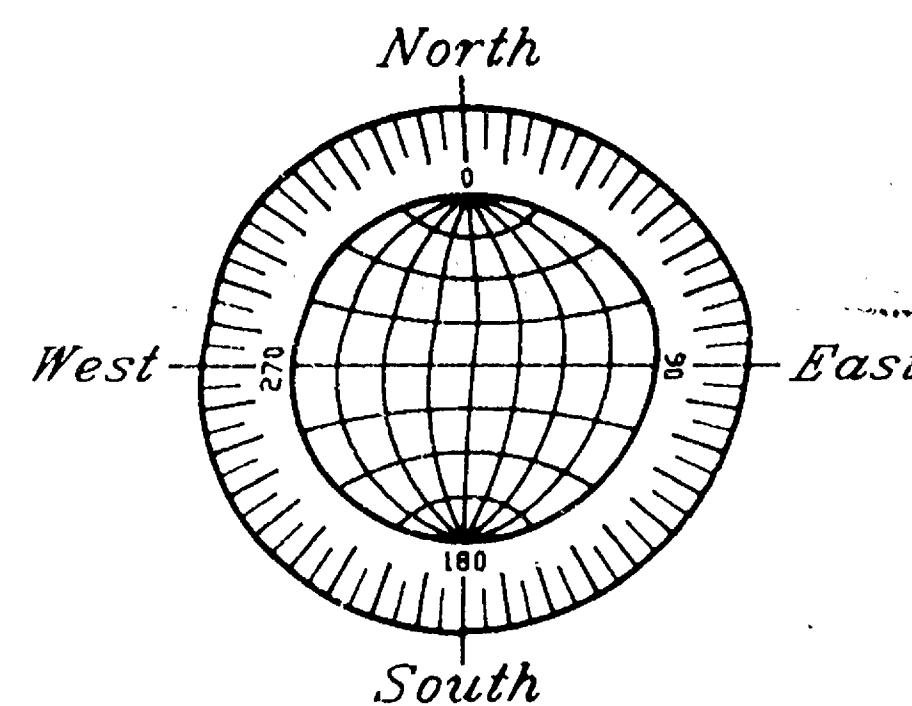
749.8

749.8

C.S.M. NO.
891

BENCHMARK:
NAIL IN 2" ASPEN
TREE EL. 749.03

EXCAVATION FOR
PROPOSED
BUILDING
748.3



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DESCRIPTION OF LANDS
HIGHER THAN 100 YEAR REGIONAL
FLOOD ELEVATION

BEING THAT PART OF GOVERNMENT LOT 3 IN FRACTIONAL SECTION 28, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE N.W. CORNER OF GOVERNMENT LOT 3, THENCE SOUTH 89°31'50" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 179.69 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE SOUTH 89°31'46" EAST 299.13 FT., THENCE SOUTH 88°12'42" EAST 326.34 FT., THENCE SOUTH 30°48'05" EAST 154.51 FT., THENCE SOUTH 15°23'18" WEST 99.20 FT., THENCE SOUTH 02°39'50" EAST 78.13 FT., THENCE SOUTH 88°10'24" EAST 56.63 FT., THENCE SOUTH 07°31'31" EAST 89.91 FT., THENCE SOUTH 86°44'34" WEST 105.70 FT., THENCE NORTH 02°57'08" WEST 96.64 FT., THENCE NORTH 15°27'57" EAST 40.72 FT., THENCE NORTH 01°44'50" EAST 74.94 FT., THENCE NORTH 19°04'26" EAST 57.42 FT., THENCE NORTH 29°13'25" WEST 139.59 FT., THENCE NORTH 89°56'02" WEST 602.57 FT., THENCE NORTH 01°33'22" WEST 28.55 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.789 ACRES.



000.0 DENOTES ELEVATION BASED ON U.S.G.S. DATUM.

LOCATION OF SHORELINE IS APPROXIMATE. ITS LOCATION WAS PARTIALLY DETERMINED FROM A SURVEY BY DON PANETTI DATED MARCH 19, 1991.

----- DENOTES BOUNDARY OF AREA ABOVE REGIONAL 100 YEAR FLOOD ELEVATION.

FLOOD PLAIN SURVEY FOR
ROD MC ALLISTER.

PART OF THE S.E. 1/4
OF FRACTIONAL SECTION 28,
T17N, R17E, TOWN OF
BLACK WOLF, WINNEBAGO
COUNTY, WISCONSIN.

THE 100 YEAR FLOOD
ELEVATION FOR THIS AREA
IS 749.03 (U.S.G.S.)

REVISED 2/23/93 (ADD FLOOD
BOUNDARY AND LEGAL DESCRIPTION)

FEBRUARY 18, 1993

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

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

NO. 2279

Sec 28 T17 R17

PLAT OF SURVEY

BEING LOTS 11,12,13,14,15 AND PART OF 16 OF BLOCK 1 AND LOT 2 AND PART OF LOT 1 OF BLOCK 2, IN BLACK WOLF BAY PLAT IN GOVERNMENT LOT 1, SECTION 28 AND THE S.W. 1/4 OF SECTION 21, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN

JANUARY 15, 1996

SURVEY FOR COLDWELL BANKER

NO. 2796

LEGAL DESCRIPTIONS

PART OF LOT 1 IN BLOCK 2

BEING PART OF LOT 16 IN BLOCK 1 OF BLACK WOLF BAY PLAT IN GOVERNMENT LOT 1, SECTION 28, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEASTERLY (MOST EASTERLY) CORNER OF SAID LOT, THENCE SOUTH 41°24'18" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BLACK WOLF POINT ROAD 64.29 FT. TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S.H. "45"; THENCE SOUTH 89°32'57" WEST, 60.69 FT.; THENCE NORTH 48°19'38" WEST, 31.80 FT.; THENCE SOUTH 41°24'18" WEST, 17.00 FT.; THENCE NORTH 48°19'38" WEST ALONG THE NORTHEASTERLY LINE OF U.S.H. "45" 46.00 FT. TO THE BEGINNING OF A MEANDER LINE, SAID POINT BEING SOUTH 48°19'38" EAST, 44 FT. MORE OR LESS FROM THE SHORELINE OF A CHANNEL; THENCE NORTH 50°15'33" EAST ALONG SAID MEANDER LINE, 123.38 FT. TO THE NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTH 48°19'38" EAST ALONG SAID NORTHEAST LINE TO THE POINT OF BEGINNING. SAID PARCEL ALSO INCLUDES ALL LANDS LYING BETWEEN SAID MEANDER LINE, THE SHORELINE OF CHANNEL AND THE EXTENSIONS OF THE NORTHEASTERLY AND SOUTHWESTERLY LOT LINES TO SAID SHORELINE.

PART OF LOT 16 IN BLOCK 1

BEING PART OF LOT 1 IN BLOCK 2 OF BLACK WOLF BAY PLAT IN GOVERNMENT LOT 1, SECTION 28, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEASTERLY (MOST NORTHERLY) CORNER OF SAID LOT, THENCE SOUTH 41°24'18" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BLACK WOLF POINT ROAD 65.22 FT. TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S.H. "45"; THENCE SOUTH 02°42'30" EAST, 55.67 FT.; THENCE SOUTH 48°19'38" EAST ALONG THE EASTERLY LINE OF U.S.H. "45" AFORESAID 118.75 FT. TO THE SOUTHWESTERLY (MOST SOUTHERLY) CORNER OF SAID LOT; THENCE NORTH 41°04'05" EAST, 105.01 FT. TO THE SOUTHEASTERLY (MOST EASTERLY) CORNER OF SAID LOT; THENCE NORTH 48°19'38" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT, 157.20 FT. TO THE POINT OF BEGINNING.

NO. 2796

SURVEY FOR: COLDWELL BANKER

JANUARY 15, 1996

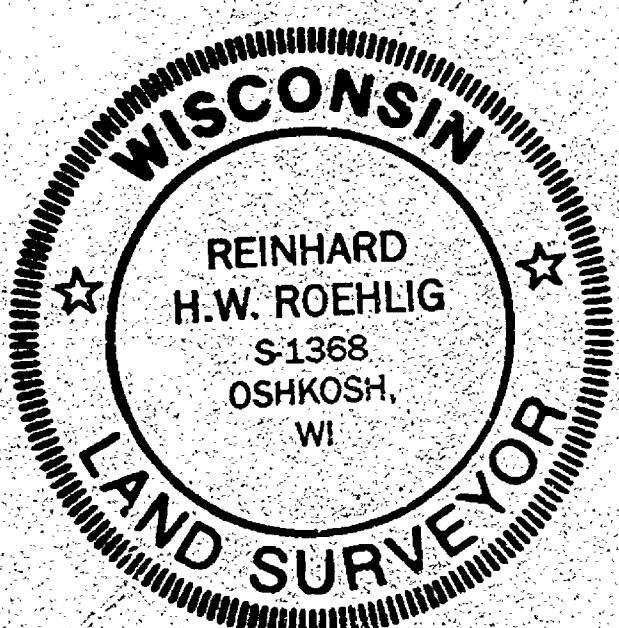
SURVEYOR'S CERTIFICATE

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.

1-15-96
Date

Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368

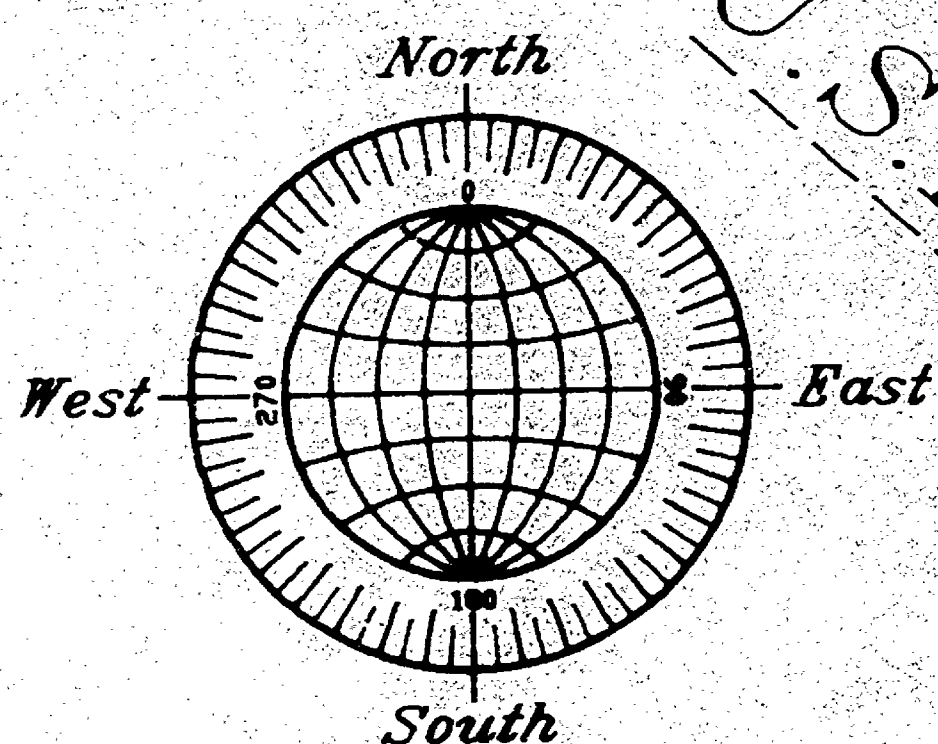


- DENOTES 3/4 INCH DIAMETER IRON ROD, 24 INCHES LONG WEIGHING 1.5 LBS PER LINEAL FOOT SET.
- △ DENOTES 1 INCH DIAMETER IRON PIPE WITH D.O.T. CAP FOUND, ACCOMPANIED BY A METAL RIGHT-OF-WAY POST.
- DENOTES 2 INCH DIAMETER IRON PIPE FOUND.
- DENOTES 1 INCH DIAMETER IRON PIPE FOUND.

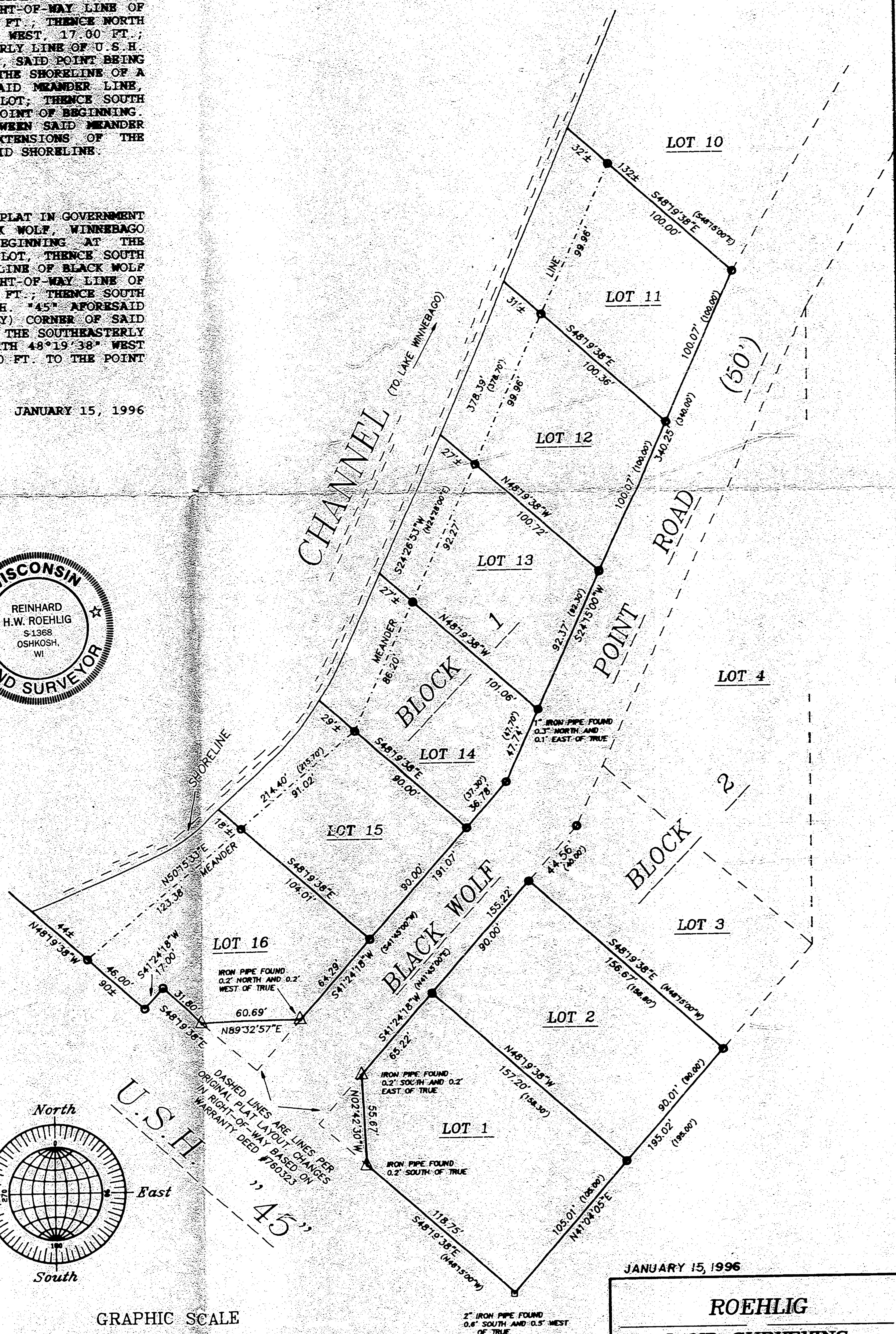
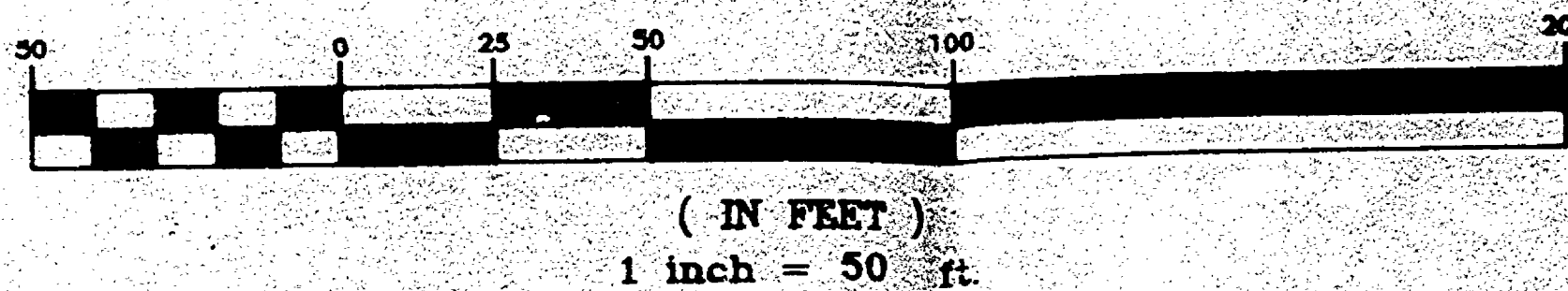
() DENOTES RECORD MEASUREMENTS WHICH DIFFER FROM ACTUAL MEASUREMENTS.

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

BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF LOT 4, BLOCK 2 WHICH BEARS RECORD NORTH 24°15'00" EAST



GRAPHIC SCALE



JANUARY 15, 1996

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PLAT OF SURVEY

BEING LOTS 11,12,13,14,15 AND PART OF LOT 10 AND PART OF LOT 16 OF BLOCK 1 AND PART OF LOT 1 AND PART OF LOT 2 OF BLOCK 2, IN BLACK WOLF BAY PLAT IN GOVERNMENT LOT 1, SECTION 28 AND THE S.W. 1/4 OF SECTION 21, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN

JANUARY 15, 1996

FEBRUARY 12, 1996 REVISED

MARCH 18, 1996 REVISED

SURVEY FOR COLDWELL BANKER

NO. 2796

LEGAL DESCRIPTIONS FOR PARTS OF LOTS 1 AND 2 IN BLOCK 2 AND PARTS OF LOTS 10 AND 16 IN BLOCK 1

PART OF LOT 10 IN BLOCK 1

THAT PART OF LOT 10 IN BLOCK 1 OF BLACK WOLF BAY PLAT IN GOVERNMENT LOT 1, SECTION 28, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY (MOST SOUTHERLY) CORNER OF SAID LOT THENCE NORTH 30°17'00" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BLACK WOLF POINT ROAD 80.70 FT.; THENCE NORTH 64°40'00" WEST ALONG THE NORTHERLY MOST LINE OF SAID LOT 101.22 FT. TO A POINT ON A MEANDER LINE RUNNING ALONG A CHANNEL; THENCE SOUTH 27°12'07" WEST 52.29 FT. TO THE END OF SAID MEANDER LINE AND A POINT ON THE SOUTHERLY LINE OF SAID LOT 10; THENCE SOUTH 48°19'38" EAST ALONG SAID SOUTHERLY LINE 100.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL INCLUDES ALL LANDS LYING BETWEEN SAID MEANDER LINE THE SHORELINE OF SAID CHANNEL AND THE EXTENSIONS OF THE DESCRIBED NORTHERLY AND SOUTHERLY BOUNDARIES OF THIS PARCEL TO THE SHORELINE OF SAID CHANNEL.

PART OF LOT 16 IN BLOCK 1

THAT PART OF LOT 16 IN BLOCK 1 OF BLACK WOLF BAY PLAT IN GOVERNMENT LOT 1, SECTION 28, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY (MOST EASTERLY) CORNER OF SAID LOT, THENCE SOUTH 41°24'18" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BLACK WOLF POINT ROAD 64.29 FT. TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S.H. "45"; THENCE SOUTH 89°32'57" WEST, 60.69 FT.; THENCE NORTH 48°19'38" WEST, 31.80'; THENCE SOUTH 41°24'18" WEST, 17.00 FT.; THENCE NORTH 48°19'38" WEST ALONG THE NORTHEASTERLY LINE OF U.S.H. "45" AFORESAID 46.00 FT. TO THE POINT OF BEGINNING OF A MEANDER LINE RUNNING ALONG THE SHORELINE OF A CHANNEL, SAID POINT BEING SOUTH 48°19'38" EAST, 44 FT. MORE OR LESS FROM THE SHORELINE OF SAID CHANNEL; THENCE NORTH 50°15'33" EAST ALONG SAID MEANDER LINE 123.38 FT. TO THE END OF SAID MEANDER LINE AND A POINT ON THE NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTH 48°19'38" EAST ALONG SAID NORTHEASTERLY LINE 104.01 FT. TO THE POINT OF BEGINNING. SAID PARCEL INCLUDES ALL LANDS LYING BETWEEN SAID MEANDER LINE, THE SHORELINE OF THE CHANNEL AND THE EXTENSIONS OF THE DESCRIBED NORTHEASTERLY AND SOUTHWESTERLY LOT LINES TO SAID SHORELINE.

PART OF LOT 1 IN BLOCK 2

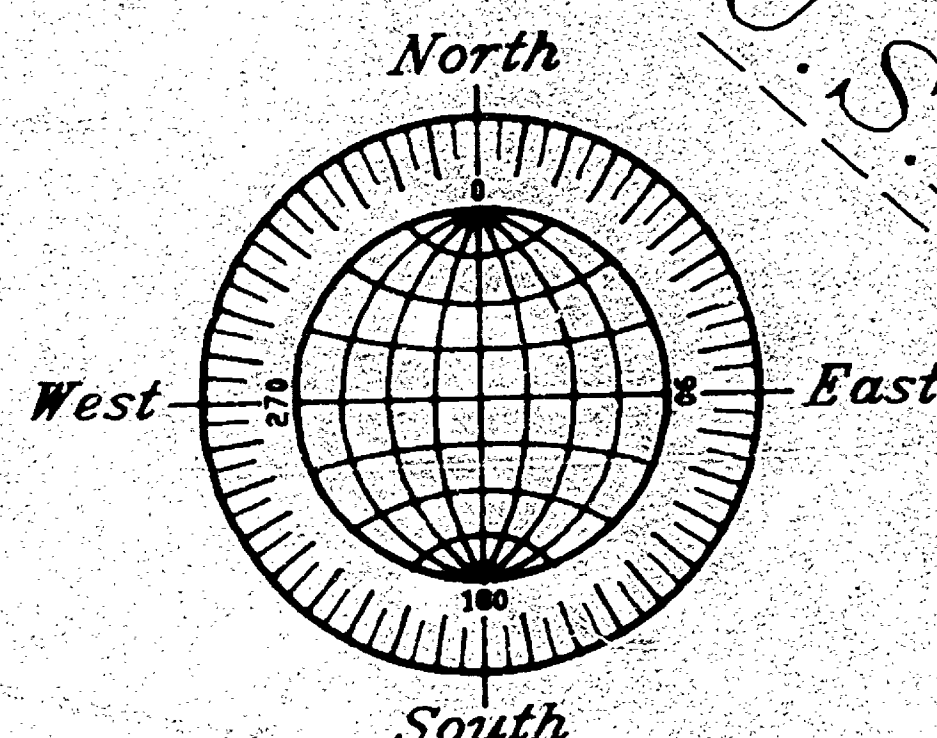
THAT PART OF LOT 1 IN BLOCK 2 OF BLACK WOLF BAY PLAT IN GOVERNMENT LOT 1, SECTION 28, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY (MOST NORTHERLY) CORNER OF SAID LOT, THENCE SOUTH 41°24'18" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BLACK WOLF POINT ROAD 65.22 FT. TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S.H. "45"; THENCE SOUTH 02°42'30" EAST, 55.67 FT.; THENCE SOUTH 48°19'38" EAST ALONG THE EASTERLY LINE OF U.S.H. "45" AFORESAID 118.75 FT. TO THE SOUTHWESTERLY (MOST SOUTHERLY) CORNER OF SAID LOT; THENCE NORTH 41°04'05" EAST, 105.01 FT. TO THE SOUTHEASTERLY (MOST EASTERLY) CORNER OF SAID LOT; THENCE NORTH 48°19'38" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT, 157.20 FT. TO THE POINT OF BEGINNING.

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BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF LOT 4, BLOCK 2 WHICH BEARS RECORD NORTH 24°15'00" EAST



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PART OF LOT 2 IN BLOCK 2

THAT PART OF LOT 2 IN BLOCK 2 OF BLACK WOLF BAY PLAT IN GOVERNMENT LOT 1, SECTION 28, T17N, R17E, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: LOT 2 IN BLOCK 2, EXCEPT THE NORTHEASTERLY 55.47 FT.

NO. 2796

SURVEY FOR: COLDWELL BANKER
REVISION

JANUARY 15, 1996
MARCH 18, 1996

SURVEYOR'S CERTIFICATE

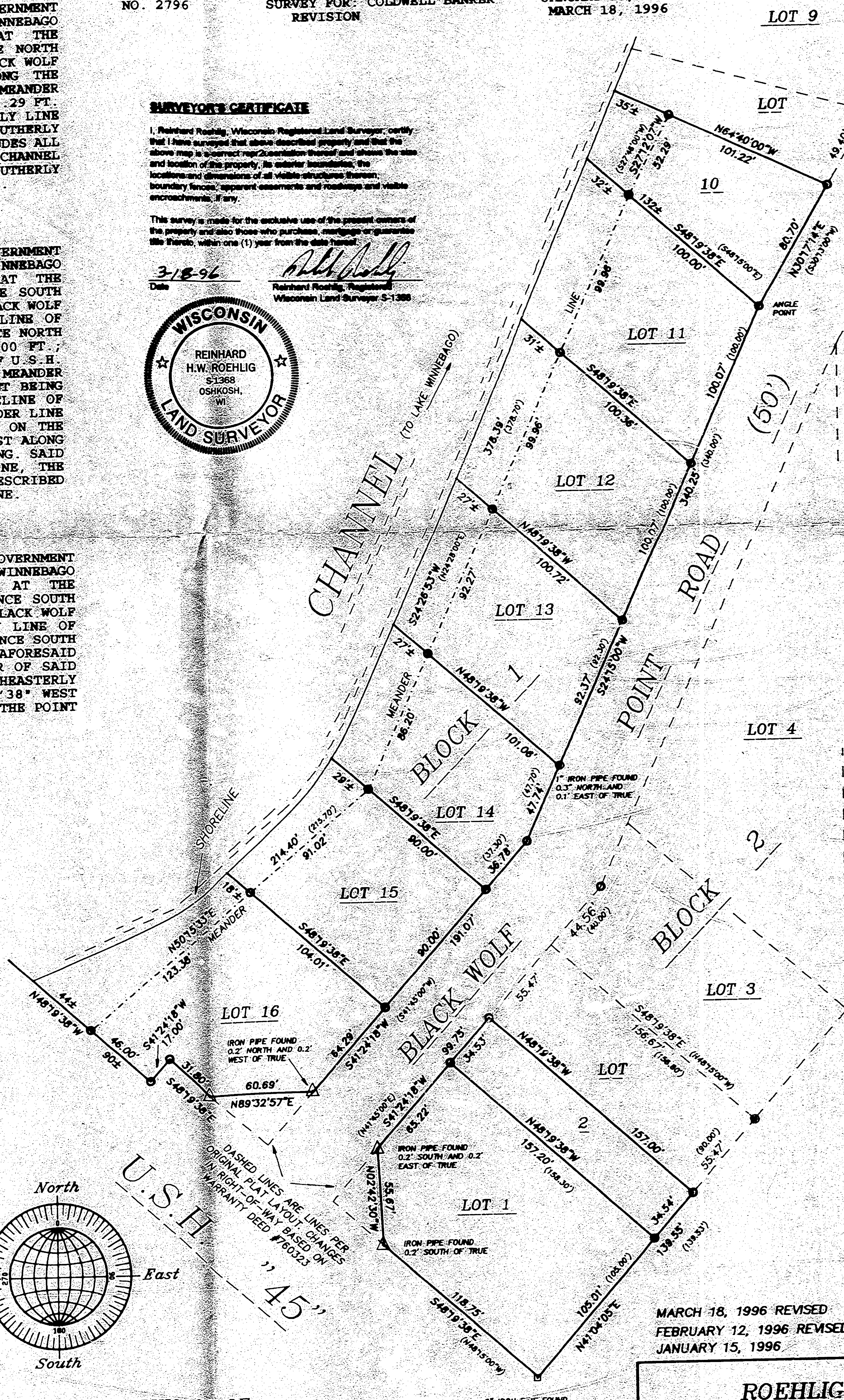
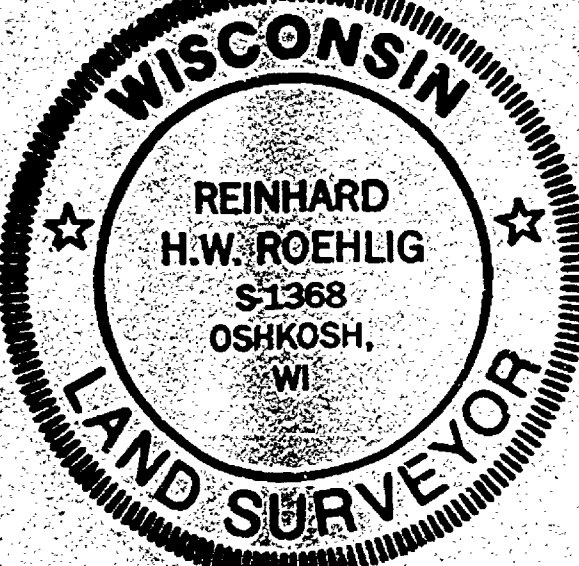
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This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or otherwise title thereto, within one (1) year from the date hereof.

3-18-96

Date

Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368



MARCH 18, 1996 REVISED
FEBRUARY 12, 1996 REVISED
JANUARY 15, 1996

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