

# BOUNDARY AND FLOOD PLAIN SURVEY

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 3, T8N, R16E, IN THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:

COMMENCING AT THE NORTH EASTERLY (MOST EASTERLY) CORNER OF LOT 1 OF BLOCK 1, IN PLAT OF REYNARD BEACH, THENCE SOUTH 89 DEGREES 36 MINUTES EAST, 52.05 FEET, TO THE EASTERLY LINE OF A TOWN ROAD; THENCE NORTH 16 DEGREES 33 MINUTES EAST ALONG THE SAID ROAD, 693.8 FEET, TO THE WESTERLY LINE OF FORMER RIGHT-OF-WAY OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY; THENCE NORTH 25 DEGREES 59 MINUTES WEST, ALONG SAID FORMER RIGHT-OF-WAY, 530.6 FEET, THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 25 DEGREES 59 MINUTES WEST, ALONG SAID FORMER RIGHT-OF-WAY, 225.6 FEET, MORE OR LESS, TO THE EASTERLY SHORE OF LAKE BUTTE DES MORTS; THENCE SOUTHERLY, ALONG THE EASTERLY SHORE OF SAID LAKE, TO A POINT THAT IS NORTH 88 DEGREES 14 MINUTES EAST, 110.2 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. ALSO A RIGHT OF WAY FOR ENTRANCE AND EGRESS, AS ORIGINALLY CONVEYED BY DEED RECORDED IN VOLUME 726 ON PAGE 539.

THE AFORESAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

KNOWN AS 3123 BELLAIRE LANE, COMMENCING AT THE SE CORNER OF LOT 11 IN BLOCK 1 OF REYNARD BEACH PLAT, THENCE NORTH 29°09'40" EAST ALONG THE WESTERLY LINE OF BELLAIRE LANE 707.01 FT. TO THE N.E. CORNER OF LOT 1 IN BLOCK 1 OF SAID PLAT; THENCE NORTH 04°24'06" EAST 1022.76 FT. TO A POINT ON THE WESTERLY LINE OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE NORTH 25°40'07" WEST ALONG SAID RIGHT OF WAY 135.42 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 25°40'07" WEST ALONG SAID RIGHT OF WAY 230.16 FT. TO THE POINT OF BEGINNING OF A MEANDER LINE, SAID POINT BEING 24 FT. MORE OR LESS SOUTHEASTERLY OF THE SHORE OF LAKE BUTTE DES MORTS; THENCE SOUTH 45°41'42" WEST ALONG SAID MEANDER LINE 60.78 FT. TO A POINT THAT IS 20 FT. MORE OR LESS FROM THE SHORE OF SAID LAKE; THENCE SOUTH 13°00'27" EAST ALONG SAID LINE 165.65 FT. TO THE ENDPOINT OF SAID MEANDER, SAID POINT BEING 7 FT. MORE OR LESS EAST OF THE SHORELINE OF LAKE BUTTE DES MORTS; THENCE SOUTH 88°03'31" EAST 105.97 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.3468 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

APRIL 10, 2001 SURVEY FOR JOHN CRHA NO. 3773A

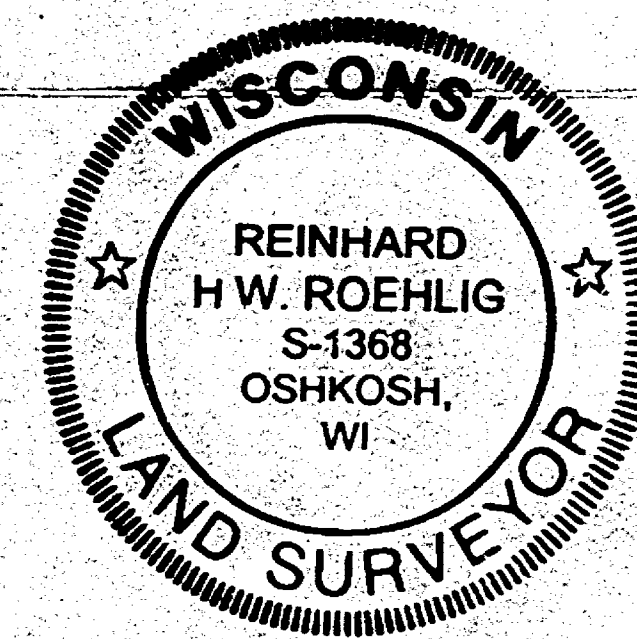
## Surveyor's Certificate

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.

4-26-01  
Date

Reinhard Roehlig, Registered  
Land Surveyor S-1368

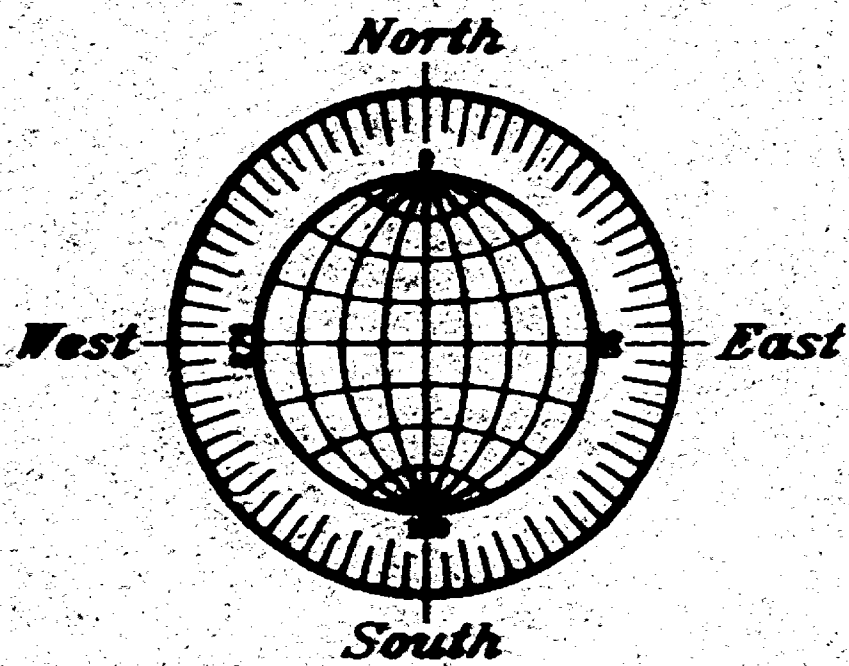


LAKE BUTTE DES MORTS

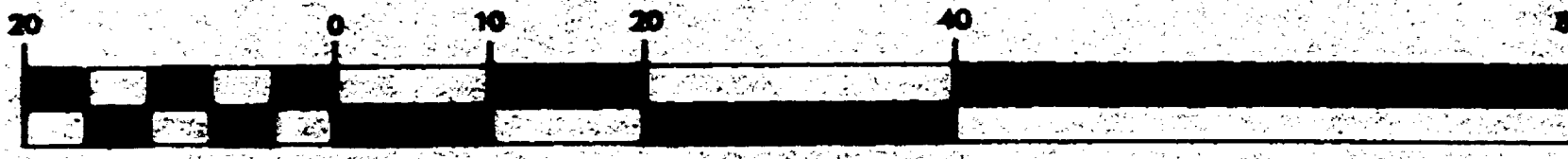
LAKE BUTTE DES MORTS  
WATER ELEV. = 749.21 (4-19-01)

UNRECORDED PLAT OF  
SUNSET BAY RESORT

ABANDONED CHICAGO & NORTHWESTERN RAIL ROAD RIGHT OF WAY



## GRAPHIC SCALE



(- IN FEET )  
1 inch = 20 ft.

BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF THE ABANDONED CHICAGO AND NORTHWESTERN RAIL ROAD RIGHT OF WAY WHICH HAS A ASSUMED BEARING OF NORTH 25°40'07" WEST.  
ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

O DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET WEIGHING NOT LESS THAN 1.50 LBS PER LINEAL FOOT.

( ) DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

● DENOTES 1 INCH DIAMETER IRON PIPE FOUND, UNLESS OTHERWISE NOTED.

NOTE: 100 YEAR FLOOD ELEVATION FOR THIS AREA IS 749.9 U.S.G.S. DATUM.  
748.59 DENOTES SPOT ELEVATION BASED ON U.S.G.S. DATUM.

BENCHMARK: NAIL IN WEST FACE OF UTILITY POLE, NO. 1876-3001, ELEVATION = 748.85 U.S.G.S. DATUM

WESTERLY LINE OF ABANDONED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY

N.E. CORNER OF LOT 1, BLOCK 1 IN REYNARD BEACH PLAT, MARKED BY A 1 1/2" IRON PIPE

SE CORNER OF LOT 11, BLOCK 1 IN REYNARD BEACH PLAT, MARKED BY A 1" IRON PIPE AT METAL RIGHT OF WAY POST

WESTWIND ROAD

REYNARD BEACH PLAT Block 1  
BELLAIRE LANE 50.0 FT

REVISED: APRIL 25, 2001 (ADD FLOOD PLAIN DATA)  
APRIL 10, 2001

ROEHLIG

LAND SURVEYING  
&  
CONSULTING LTD.

A Division of R.A. Smith and Associates

4041 State Road 91 • Oshkosh WI • 54904  
(920) 253-2884

NO. 3773A

Sec 3 T8N R16E



PLAT OF SURVEY

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 3, T10N, R15E, IN THE TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-  
COMMENCING AT THE NORTH EASTERLY (MOST EASTERLY) CORNER OF LOT 1 OF BLOCK 1 IN PLAT OF REYNARD BEACH; THENCE SOUTH 88 DEGREES 36 MINUTES EAST, 52.05 FEET, TO THE EASTERLY LINE OF A TOWN ROAD; THENCE NORTH 16 DEGREES 33 MINUTES EAST ALONG THE SAID ROAD, 693.8 FEET, TO THE WESTERLY LINE OF FORMER RIGHT-OF-WAY OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY; THENCE NORTH 25 DEGREES 59 MINUTES WEST, ALONG SAID FORMER RIGHT-OF-WAY, 530.6 FEET, THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 25 DEGREES 59 MINUTES WEST, ALONG SAID FORMER RIGHT-OF-WAY, 225.8 FEET, MORE OR LESS, TO THE EASTERLY SHORE OF LAKE BUTTE DES MORTS; THENCE SOUTHERLY, ALONG THE EASTERLY SHORE OF SAID LAKE, TO A POINT THAT IS NORTH 88 DEGREES 14 MINUTES EAST, 110.2 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. ALSO A RIGHT OF WAY FOR ENTRANCE AND EGRESS AS ORIGINALLY CONVEYED BY DEED RECORDED IN VOLUME 726 ON PAGE 539.

THE AFORESAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
KNOWN AS 3123 BELLAIRE LANE;  
COMMENCING AT THE S.E. CORNER OF LOT 11 IN BLOCK 1 OF REYNARD BEACH PLAT, THENCE NORTH 28°09'40" EAST ALONG THE WESTERLY LINE OF BELLAIRE LANE 707.61 FT. TO THE N.E. CORNER OF LOT 1 IN BLOCK 1 OF SAID PLAT; THENCE NORTH 04°24'08" EAST 1022.78 FT. TO A POINT ON THE WESTERLY LINE OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE NORTH 25°40'07" WEST ALONG SAID RIGHT OF WAY 135.42 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 25°40'07" WEST ALONG SAID RIGHT OF WAY 230.16 FT. TO THE POINT OF BEGINNING OF A MEANDER LINE, SAID POINT BEING 24 FT. MORE OR LESS SOUTHEASTERLY OF THE SHORE OF LAKE BUTTE DES MORTS; THENCE SOUTH 45°41'42" WEST ALONG SAID MEANDER LINE 60.78 FT. TO A POINT THAT IS 20 FT. MORE OR LESS FROM THE SHORE OF SAID LAKE; THENCE SOUTH 13°00'27" EAST ALONG SAID LINE 165.65 FT. TO THE ENDPOINT OF SAID MEANDER; SAID POINT BEING 7 FT. MORE OR LESS EAST OF THE SHORELINE OF LAKE BUTTE DES MORTS; THENCE SOUTH 88°03'31" EAST 105.97 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.3468 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

APRIL 10, 2001 SURVEY FOR JOHN CRHA NO. 3773

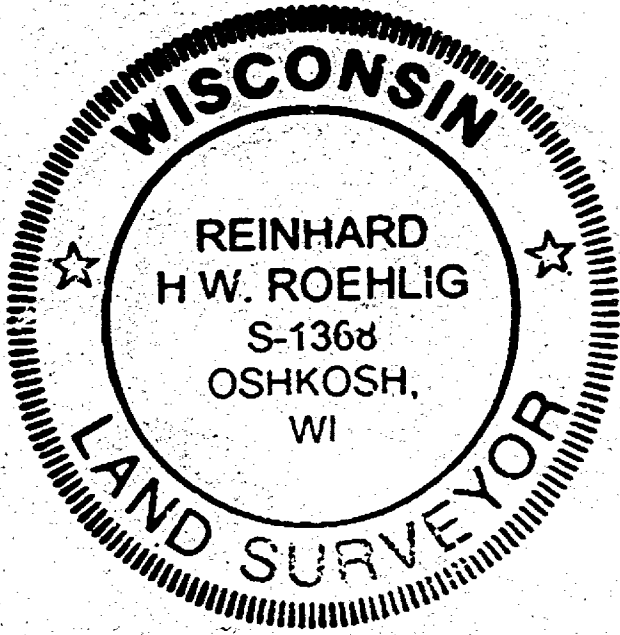
Surveyor's Certificate

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.

4-10-01  
Date

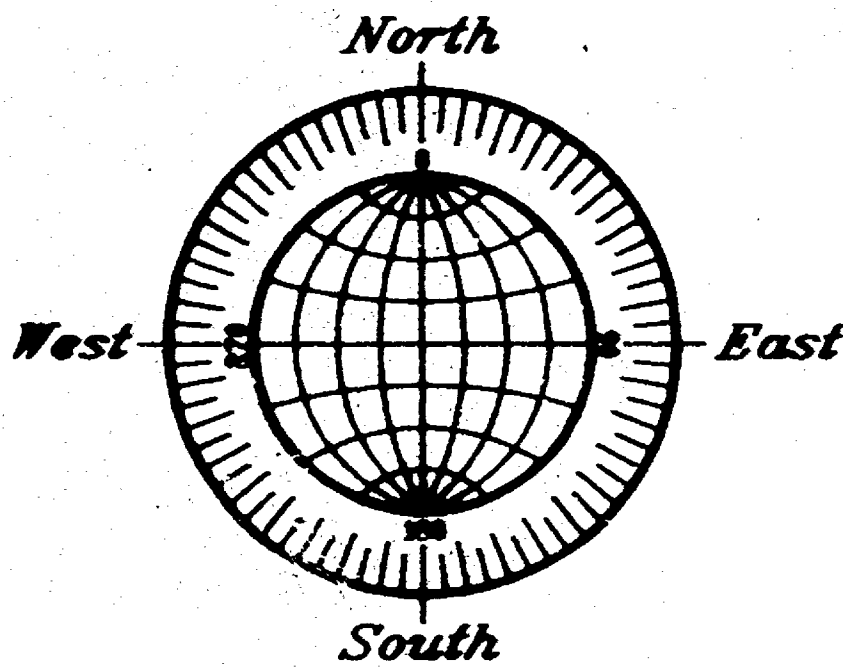
Reinhard Roehlig, Registered  
Land Surveyor S-1368



LAKE BUTTE DES MORTS

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UNRECORDED PLAT OF  
SUNSET BAY RESORT



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

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- DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET WEIGHING NOT LESS THAN 1.50 LBS PER LINEAL FOOT.
- ( ) DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
- DENOTES 1 INCH DIAMETER IRON PIPE FOUND, UNLESS OTHERWISE NOTED.

S.E. CORNER OF LOT 11, BLOCK 1  
IN REYNARD BEACH PLAT,  
MARKED BY A 1" IRON PIPE  
AT METAL RIGHT OF WAY POST.

WESTWIND ROAD

N.E. CORNER OF LOT 1, BLOCK 1  
IN REYNARD BEACH PLAT,  
MARKED BY A 1 1/2" IRON PIPE

REYNARD BEACH  
PLAT BLOCK 1  
(714.5')  
707.61'  
N25°40'07" W  
(N25°40'07" W)

BELLAIRE LANE 50.0 FT.

APRIL 10, 2001

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SEC 3 & 18 R15