<u>LOT 1</u> CSM No. 3157 (S01°02'5 833.03 OWNERS: <u>OUTLOT 1</u> <u>CSM No. 3158</u> CARL G. KNOX & NANCY L. MEIERS KNOX <u>LOT 1</u> <u>CSM No. 4958</u> .<u>2</u> _<u>3157</u> CSM No. OWNER: 1287 LOT 2 LOT 1 <u>LOT 1</u> <u>CSM No. 3158</u> 593,293 S.F. 13.620 ACRES NAVIGABLE STREAM PER WINNEBAGO SEE DETAIL ON SHEET 2 COUNTY GIS AREA OUTSIDE OF THE SHORELAND MAPPING 245.71' S85*38'27"E ZONING DISTRICT <u>LOT_3</u> _CSM_No._3157 454.34 PROPOSED 24' WIDE ACCESS EASEMENT (TERMS & CONDITIONS PER SEPARATE INSTRUMENT) OUTLOT 2 CSM No. 3158 LOT 1 57"E (N01°02'58"W) N00°01'26"W <u>LOT_4</u> <u>CSM_No._3157</u> 68,398 S.F. SOUTHEAST CORNER SOUTH 1/4 CORNER NOO SEC. 13, T.20N., R.16E. ALUMINUM MONUMENT FOUND 1.570 ACRES/

265.95

LEGEND

1336.79<u>'</u>_/

- 3/4" x 18" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- 3/4" ROUND STEEL REBAR FOUND

36.27

(36.19')

SOUTH LINE OF

248.00'7

\$89*20'03"W/(\$88*18'31"W)

THE SOUTHEAST 1/4, SEC. 13 N89°22'50"E-2673.58'

1" IRON PIPE FOUND (1.315" O.D.)



x-liebhauser-existtopo, x-liebhauser-proposed

willie

(hydroline_co-winnebago_2017_02, x-exist topo

xrefs:

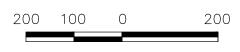
sheet 1, Plot Date: 5/9/2024 4:12 PM,

CSM.dwg,

Documents\CSM\WILLIE

W:\PROJECTS\P0905\092400232\CADD\Civil3D\Survey coning_co-winnebago_2017_02)

- CERTIFIED LAND CORNER WINNEBAGO COUNTY
- RECORDED BEARING AND/OR DISTANCE
- SQUARE FEET
 - EXISTING FENCE



R/W WIDTH VARIES

COUNTY ROAD II

SEC. 13, T.20N., R.16E.

1336.79

ALUMINUM MONUMENT FOUND



McMAHON ASSOCIATES, INC. 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM DRAFTED BY: Corey W. Kalkofen

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 5

ALL OF LOT 1, OUTLOT 1 & OUTLOT 2 OF CERTIFIED SURVEY MAP No. 3158 AS RECORDED IN VOLUME 1 OF CSM'S ON PAGE 3158 AS DOCUMENT No. 904710, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

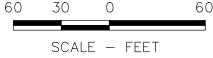
I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor S-2726, certify that I have surveyed, divided and mapped all of Lot 1, Outlot 1 & Outlot 2 of Certified Survey Map No. 3158 as recorded in Volume 1 of CSM's on Page 3158 as Document No. 904710, located in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 661,691 square feet (15.190 acres) of land.

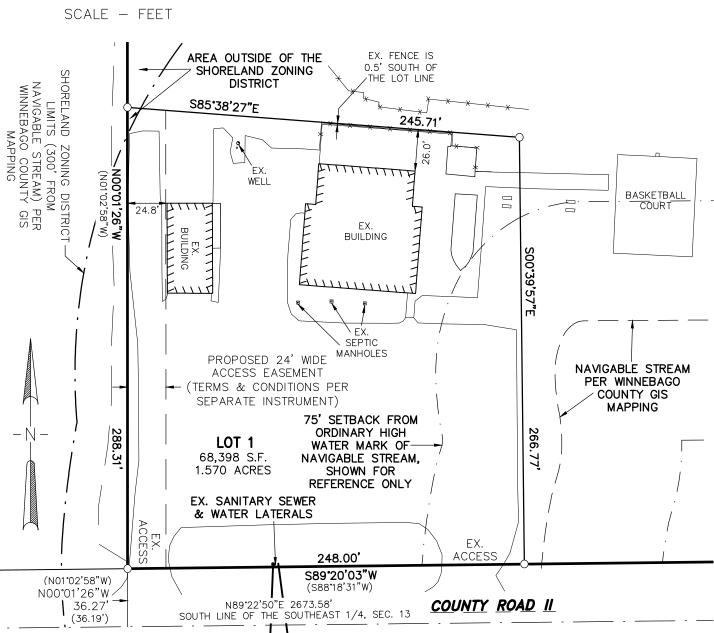
That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statues and the subdivision regulations of Winnebago County and the Town of Clayton in surveying, dividing and mapping the same.

Given under my hand and seal this ____ day of _____, 20___,

Corey W. Kalkofen, WI Professional Land Surveyor S-2726





VOLUME 1 OF CSM'S ON PAGE 3158	2 OF CERTIFIED SURVEY MAP No. 3158 AS RECORDED IN AS DOCUMENT No. 904710, LOCATED IN THE SOUTHEAST
	SECTION 13, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN N, WINNEBAGO COUNTY, WISCONSIN
TOWN OF CLAYTON BOARD APPROVAL	yton Board of Supervisors approved this Certified Survey Map
by voice vote at their regular meeting and we do hereby certify that all condi	of, with/without conditions, tions were satisfied and the approval was granted and effective
on this day of	, 20
Town Chairperson Russell D. Geise	Date
Town Clerk Kelsey Faust—Kubale	Date
CERTIFICATE OF PLANNING & ZONING CO	DMMITTEE
	ations of Winnebago County, Wisconsin, all the requirements for subdivision was approved by the Winnebago County Planning
Authorized Signature	 Date
	_
Printed Name	
VILLAGE OF FOX CROSSING APPROVAL ((EXTRATERRITORIAL)
We hereby certify that this Certified Su approved and accepted by the Village	rvey Map in the Town of Clayton, Winnebago County was of Fox Crossing.
on this day of	, 20
Village Manager — Jeffrey S. Sturgell	 Date
vinage munager — berney 3. Sturgen	Date

SHEET 3 OF 5

CERTIFIED SURVEY MAP NO. _____

CERTIFIED SURVEY MAP NO	SHEET 4 OF 5
ALL OF LOT 1, OUTLOT 1 & OUTLOT 2 OF CERTIFIED SURVEY MAP No. OLUME 1 OF CSM'S ON PAGE 3158 AS DOCUMENT No. 904710, LOCA 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 NORTH, I OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN	TED IN THE SOUTHEAST
OWNER's CERTIFICATE KBN LLC, a Wisconsin Limited Liability Company, duly organized and existing the Laws of the State of Wisconsin, As Owners, does hereby certify that we described on this Certified Survey Map to be surveyed, divided and mapped of Certified Survey Map. We also hereby certify that this CSM is required by some submitted to the following for approval or objection:	caused the land as represented on this
Town of Clayton Winnebago County Planning & Zoning Committee	
Dated this day of, 20	
Nicholas Blythe, Managing Member	
State of Wisconsin)	
)ss County)	
Personally appeared before me on the day of day of	
to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.	
Notary Public	
County,	

NOTES:

-THE 75 FOOT BUILDING SETBACK AS SHOWN ON THIS CERTIFIED SURVEY MAP IS MEASURED FROM THE APPROXIMATE ORDINARY HIGH WATER MARK OF THE NAVIGABLE STREAM AND IS SHOWN FOR REFERENCE PURPOSES ONLY. "THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS".

-"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

-RIGHT TO FARM COVENANT:

My commission expires_

THE LOTS CREATED ON THIS MAP IS ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

PARCELS ARE CURRENTLY ZONED B-2 PER TOWN OF CLAYTON ZONING:

MINIMUM LOT REQUIREMENTS FOR THE B-2 DISTRICT ARE AS FOLLOWS:

- a. MINIMUM LOT AREA: 15,000 SQ. FT.
- b. MINIMUM LOT WIDTH: 85 FT.
- c. MINIMUM ROAD FRONTAGE: 75 FT.
- d. MINIMUM SIDE YARD SETBACK: 7 FT. ON ONE SIDE AND 10 FT. ON THE OTHER FOR A PRINCIPAL BUILDING; 3 FT. FOR A DETACHED ACCESSORY BUILDING.
- e. MINIMUM REAR YARD SETBACK: 25 FT. FOR A PRINCIPAL BUILDING; 3 FT. FOR A DETACHED ACCESSORY BUILDING.

CERTIFIED SURVEY MAP	NO	SHEET 5 OF 5	
ALL OF LOT 1, OUTLOT 1 & OUTLOT VOLUME 1 OF CSM'S ON PAGE 3158 1/4 OF THE SOUTHEAST 1/4 OF S OF CLAYTON	AS DOCUMENT No. 904	710, LOCATED IN THE SOUTHEA NORTH, RANGE 16 EAST, TOV	4ST
OWNER's CERTIFICATE Pint, LLC, a Wisconsin Limited Liability the Laws of the State of Wisconsin, As described on this Certified Survey Map Certified Survey Map. We also hereby of be submitted to the following for appro	s Owners, does hereby certi to be surveyed, divided and ertify that this CSM is requ	fy that we caused the land I mapped as represented on this	
Town of Clayton Winnebago County Planning & Zoning C	ommittee		
Dated this day of	, 20		
Nicholas Blythe, Managing Member			
State of Wisconsin))ss County)			
Personally appeared before me on the, 20, the about o me known to be the person(s) who instrument, and acknowledged the same	ove named person(s) executed the foregoing		
Notary Public			
County,			
My commission expires			
CERTIFICATE OF TREASURERS , being the duly elected, qualified and of ecords in my office there are no un—publication in this Certified Survey Map.			
Town Treasurer Date LuAnn Fietzer	County Treasurer Mary E. Krueger	Date	
NOTES:			

-THIS CERTIFIED SURVEY MAP IS ALL OF PARCEL ID'S 006037006, 006037007 & 0060370.

-THE PROPERTY OWNERS OF RECORD ARE PINT, LLC AND KBN LLC.

-THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PROPERTY DESCRIBED IN DOCUMENT No. 1917521.