

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

APPROXIMATE 75' BUILDING SETBACK LINE FROM ORDINARY HIGH WATER FOR REFERENCE ONLY

CENTER OF SECTION 34-20-16

UNPLATTED LANDS
SERENA & TRENTON
ECKLUND

APPROXIMATE LIMIT OF WETLANDS PER DNR MAPPING

FENCE 0.6'± NORTH OF PROPERTY LINE

N88°57'09"E 34-20-16

NORTHWEST CORNER OF SECTION 34-20-16

WEST 1/4 CORNER OF SECTION 34-20-16

FENCE 0.2'± NORTH OF PROPERTY LINE

2658.90'
N01°03'59"W

2658.62'

33'
2653.20'

CENTER RD. (66')

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34-20-16

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34-20-16

SOUTHWEST CORNER OF SECTION 34-20-16

N89°10'40"E

CHICKEN COOPS

HOUSE

GARAGE

SHEDS

LOT 1

230,169 SQ. FT. TOTAL
[5.2840 ACRES] TOTAL
213,621 SQ. FT. USABLE
[4.9041 ACRES] USABLE

OWNER(S) OF RECORD:

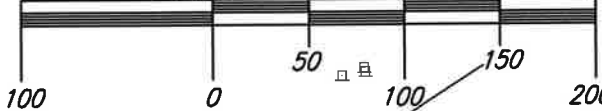
LINDA S. GRUNDMAN
7490 CENTER RD.
NEENAH, WI 54956

TAX PARCEL NO.(S):

006085301
00608500103

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DR., APPLETON, WI 54912
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2310.6 DATED: 12/14/2023
DRAFTED BY: AW

GRAPHIC SCALE:



NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°07'45"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

APPROXIMATE CENTERLINE OF INTERMITTENT NAVIGABLE WATERWAY PER QUAD MAP FOR REFERENCE ONLY

APPROXIMATE 75' BUILDING SETBACK LINE FROM ORDINARY HIGH WATER FOR REFERENCE ONLY

2613.28'

423.93'

DETAIL SCALE:
1"=10'

7.07'
S57°53'38"W

LEGEND:

- = 1 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- Ⓟ = 1 1/4" I.D. ROUND IRON PIPE FOUND
- = MAG NAIL SET
- ◆ = RAILROAD SPIKE FOUND
- ⬢ = EXISTING BERTSEN MONUMENT
- () = RECORDED AS BEARING OR DISTANCE
- x- = EXISTING FENCE
- Ⓜ = WELL
- = SEPTIC TANK
- = SEPTIC VENT
- ⊙ = POST
- △ = WOOD LATH FOUND

UNPLATTED LANDS
WINKLER FAMILY
REV. TRUST

NOTES:

- WELLS IN THIS AREA HAVE A POTENTIAL TO PRODUCE WATER CONTAMINATED WITH ARSENIC. A DRILLING PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE SUSCEPTIBILITY FOR ARSENIC CONTAMINATION AND APPLICATION OF MITIGATION GUIDELINES.
- THE LOT(S) CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE WINNEBAGO COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.
- 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.
- 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 EASILY RECOGNIZED CHARACTERISTICS.

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, COMBINED AND MAPPED PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 34; THENCE N01°03'59"W, 0.28 FEET ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 34 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1778769; THENCE N88°58'16"E, 864.35 FEET ALONG SAID NORTH LINE; THENCE N88°57'09"E, 69.79 FEET ALONG SAID NORTH LINE TO THE SOUTHEASTERLY LINE OF SAID LANDS; THENCE S57°53'38"W, 7.07 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE S57°55'05"W, 423.93 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE S72°07'57"W, 350.44 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE S50°10'14"W, 304.84 FEET ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 34; THENCE N00°07'45"W, 514.62 FEET ALONG SAID WEST LINE TO THE WEST ¼ CORNER OF SECTION 34 AND THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF LINDA GRUNDMAN, 7490 SOUTH CENTER RD., NEENAH, WI 54956.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE COMBINATION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY.

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2310.6 (RFR) 12-13-2023

NOTES:

- 1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 006085301 AND 00608500103.
- 2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): LINDA S. GRUNDMAN.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 1778769.

COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

PURSUANT TO THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE, ALL REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CERTIFIED SURVEY MAP WAS APPROVED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

TOWN TREASURER DATED COUNTY TREASURER DATED

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN BOARD CERTIFICATE:

WE HEREBY CERTIFY THAT THE TOWN OF CLAYTON BOARD OF SUPERVISORS APPROVED THIS CERTIFIED SURVEY MAP ON THE _____ DAY OF _____, 20____.

TOWN CHAIRPERSON

TOWN CLERK

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF CLAYTON AND WINNEBAGO COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS _____ DAY OF _____, 20____.

LINDA S. GRUNDMAN

STATE OF WISCONSIN)

)SS

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
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