

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5601 AS RECORDED IN DOCUMENT NO. 1329630, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 21, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

LOT 1  
CSM#8062

UNPLAID LANDS  
STURGIS FAM. TRUST

LOT 21  
CSM#7846

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21-20-16

OUTLOT 1  
CSM#3996

UNPLAID LANDS  
LUEBKE ACRES LLC

## LEGEND:

- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- ▲ = WOOD LATH SET IN AGRICULTURAL FIELD
- ⊙ = 1 1/2" O.D. ROUND IRON PIPE FOUND
- ⊠ = RAILROAD SPIKE WITH CHISELED CROSS FOUND
- ⊕ = EXISTING BERNTSEN MONUMENT
- ( ) = RECORDED AS BEARING OR DISTANCE

UNPLAID LANDS  
KATHERINE A. & KEITH J. SALM LIV. TRST.

UNPLAID LANDS  
ARDEN D. & DOROTHY E. ECKSTEIN REV. TRST.

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S89°13'33"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

UNPLAID LANDS  
ARDEN D. & DOROTHY E. ECKSTEIN REV. TRST.

- SEE NOTES ON SHEET 5 OF 5 SHEETS.

LOT 1  
CSM#5168

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21-20-16

LOT 2  
1,650,750 SQ.FT.  
[37.8960 ACRES]

LOT 2  
CSM#5601

N01°07'46"W  
(N001°33'23"E)

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

SOUTHWEST CORNER OF SECTION 21-20-16

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

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21-20-16

UNPLAID LANDS  
KAY AND MARY FOSLER REV. TRST.

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 21-20-16

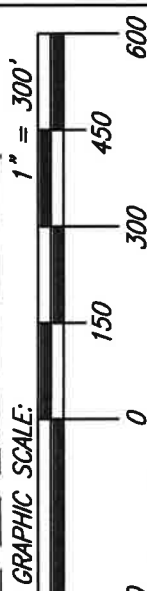
IRON PIPE FOUND  
S11°45'51"W 0.72' OF IRON PIPE SET  
DETAIL SCALE: 1"=20'

DETAIL SCALE: 1"=20'

IRON PIPE FOUND  
S14°14'16"E  
0.60' OF IRON PIPE SET

SOUTH 1/4 CORNER OF SECTION 21-20-16  
LARSEN RD.  
(WIDTH VARIES)

GRAPHIC SCALE:



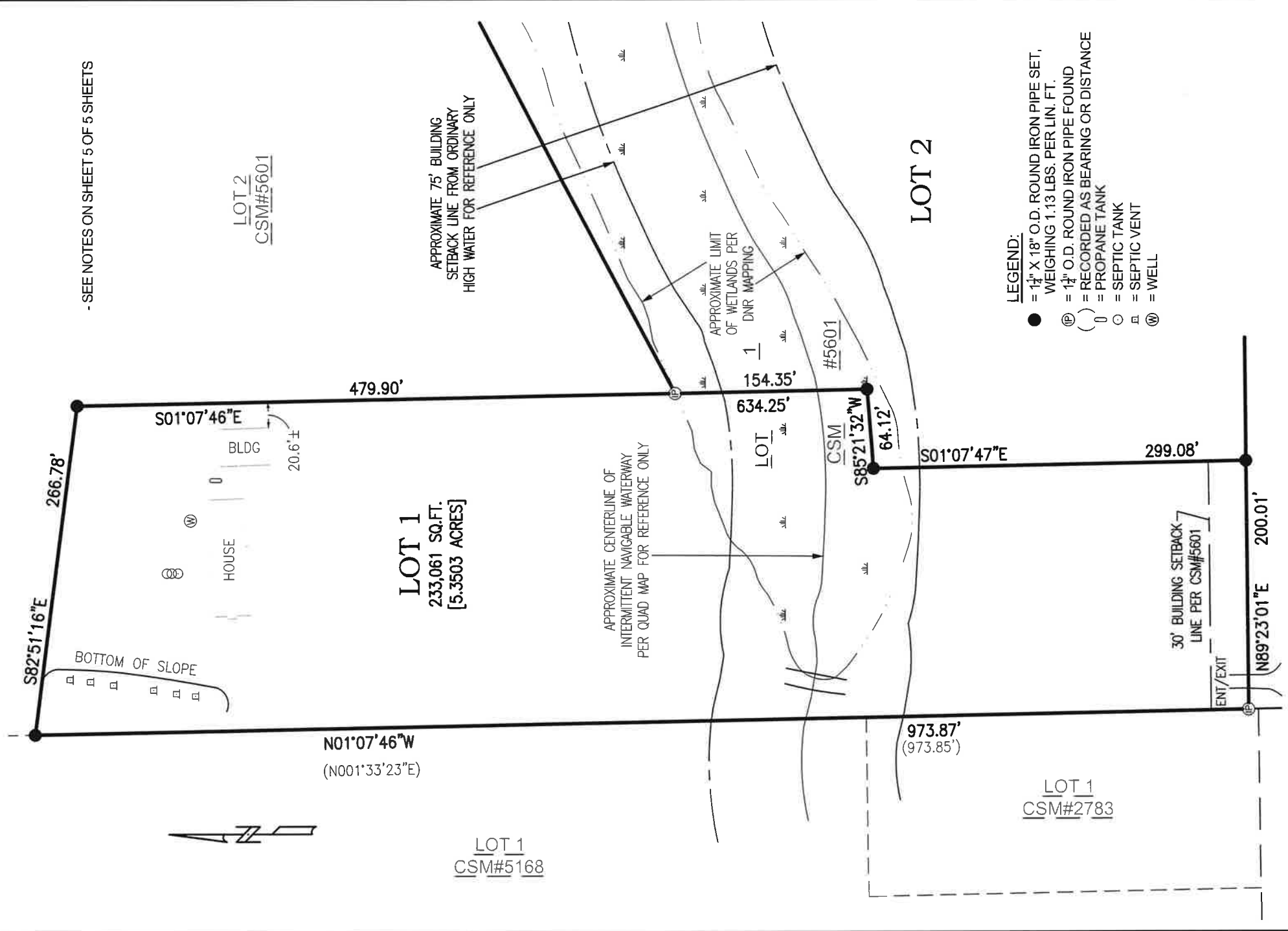
CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING CO., INC. PHONE: (920)731-4168  
615 N. LYNDALE DR., APPLETON, WI 54912  
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166  
A2402.27 DATED: 03/28/2024 BY: AW REV:6/6/24 SHEET 1 OF 5 SHEETS

TAX PARCEL NO.(S):  
0060572

OWNER(S) OF RECORD:  
ARDEN D. ECKSTEIN & DOROTHY E. ECKSTEIN REVOCABLE TRUST

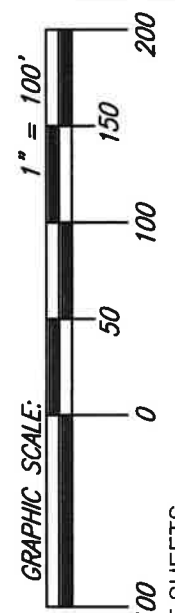
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- SEE NOTES ON SHEET 5 OF 5 SHEETS

- LEGEND:**
- = 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
  - ⊙ = 1/4" O.D. ROUND IRON PIPE FOUND
  - ( ) = RECORDED AS BEARING OR DISTANCE
  - = PROPANE TANK
  - = SEPTIC TANK
  - ⊠ = SEPTIC VENT
  - ⊗ = WELL



CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
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**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5601 AS RECORDED IN DOCUMENT NO. 1329630, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 21, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF CARY ECKSTEIN, 133 OAK CT., BERLIN, WI 54923

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

**NOTES:**

- 1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 0060572
- 2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): ARDEN D. ECKSTEIN & DOROTHY E. ECKSTEIN REVOCABLE TRUST DATED JUNE 13, 2002, CARY ECKSTEIN TRUSTEE.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 1329630 AND 1188272.

**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.

\_\_\_\_\_  
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  
A2402.27 (FNZ) 3-28-2024 REVISED: 6/6/2024

**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 \_\_\_\_\_

**TOWN BOARD CERTIFICATE:**

WE HEREBY CERTIFY THAT THE TOWN OF CLAYTON BOARD OF SUPERVISORS APPROVED AND ACCEPTED THIS CERTIFIED SURVEY MAP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWN CHAIRPERSON \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

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**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\_\_\_\_.

BY: ARDEN D. ECKSTEIN & DOROTHY E. ECKSTEIN REVOCABLE TRUST DATED JUNE 13, 2002

\_\_\_\_\_  
CARY ECKSTEIN (TRUSTEE)

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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### **NOTES:**

- THE LOT(S) SHOWN ON THIS MAP ARE LOCATED IN THE SPECIAL WELL CASING PIPE DEPTH AREA("SWCPDA"). THE "SWCPDA" HAS BEEN ESTABLISHED DUE TO NATURALLY OCCURRING ARSENIC CONTAMINATION PROBLEMS AFFECTING WELLS IN THIS AREA. ANYONE PLANNING ON DRILLING A WELL WITHIN THE "SWCPDA" SHALL, PRIOR TO ANY DRILLING, CONSULT THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, OR A DRILLING PROFESSIONAL, TO DETERMINE HOW TO COMPLY WITH THE PROVISIONS OFS. NR 812.12(3) OF THE WISCONSIN ADMINISTRATIVE CODE.
- 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 TOWN OF CLAYTON AND WINNEBAGO COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES OR WINNEBAGO COUNTY TO DETERMINE THE NAVIGABILITY OF THE WATERWAY.
- 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.
- 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 A NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

CHRISTOPHER E. PERREAULT, PLS-2249    DATE  
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