SHEET 1 OF 2

RVEYED BY: erbicher Associates, In 20 Security Bivd, Ste een Boy, W 54313

> NAKK JANSSEN DRAWING #:L-12508 SITE ADDRESS: 2420 OLD PLANK ROAD

b #: 250673 rte: 07/30/202



Vierbicher Jahrens Jengineers Jedvisons

PLAT OF SURVEY

Part of Government Lot 4 of Section 33, T23N—R20E, Town of Ledgeview, Brown County, Wisconsin

LEGAL DESCRIPTION

Part of Government Lot 4 of Section 33, T23N-R20E, Town of Ledgeview, Brown County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of Section 33, T23N-R20E; thence N88'55'48"W, 131.48 feet along the South line of Government Lot 4 of said section; thence N53'33'29"W, 1486.19 feet to the North right of way of Old Plank Road, said line described in Document #1971276 (corrected in Document #1993533), Brown County Records, and the point of beginning; thence continuing N53'33'29"W, 33.30 feet; thence N36'26'31"E, 10.00 feet; thence N53'33'29"W, 34.00 feet; thence S36'26'31"W, 10.00 feet; thence N53'33'29"W, 58.53 feet to the starting point of a meander line, said point being S53'33'29"E, 48 feet, more or less from the ordinary high water mark of the Fox River; thence N40'39'44"E, 232.72 feet to the ending point of said meander line, said point being S52'24'10"E, 33 feet, more or less, from said ordinary high water mark; thence S52'24'10"E, 280.64 feet along the Southwest line of Lot 1 of Volume 9, Certified Survey Maps, Page 415 (Map 2187-Document #954831), Brown County Records to the North right of way of said Old Plank Road and document; thence S74'00'09"W, 252.46 feet along said right of way and document; thence 31.87 feet along said right of way and document being the arc of a 285.00 foot radius curve to the left whose long chord bears S70'47'55"W, 31.86 feet to the point of beginning. Parcel includes those lands lying between the ordinary high water mark and the meander line

Parcel contains 55,257 square feet / 1.27 acres, more or less, to the ordinary high water mark.

Parcel contains 46,279 square feet / 1.06 acres, more or less, to the meander line

meander line.

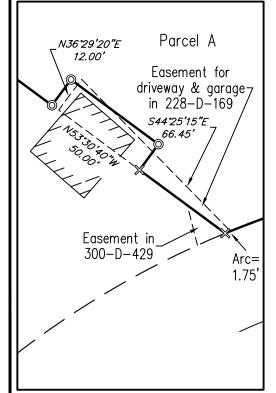
Parcel is subject to all easements and restrictions of record.

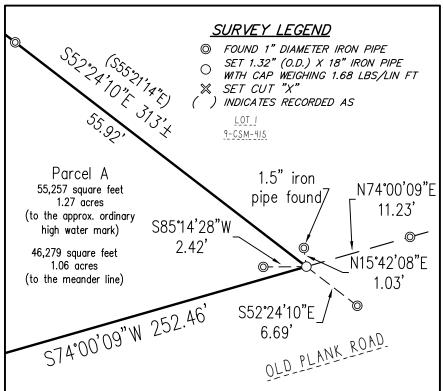
RANDALL J. OETTINGER
PLS-2349
GREEN BAY, WI
349
SURV

Randall J. Oettinger PLS-2349 July 29, 2025

EASEMENT DETAIL (NOT TO SCALE)

CORNER DETAIL (NOT TO SCALE)





Vierbicher planners | engineers | advisors



Job #.: 250673 Date: 07/30/2025

Rev:
Drafted By: ROET
Checked By: MAND

SURVEYED FOR: MARK JANSSEN DRAWING #:L-12508 SITE ADDRESS: 2420 OLD PLANK ROAD LEDGEVIEW, WI

<u>SURVEYED BY:</u> Vierbicher Associates, Inc. 400 Security Blvd, Ste 1 Green Bay, WI 54313 (920) 434—9670

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