



PLAT OF SURVEY

Part of Government Lot 4 of Section 33, T23N-R20E,  
Town of Ledgerview, Brown County, Wisconsin

LEGAL DESCRIPTION

Part of Government Lot 4 of Section 33, T23N-R20E, Town of Ledgerview, 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-Documents #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.

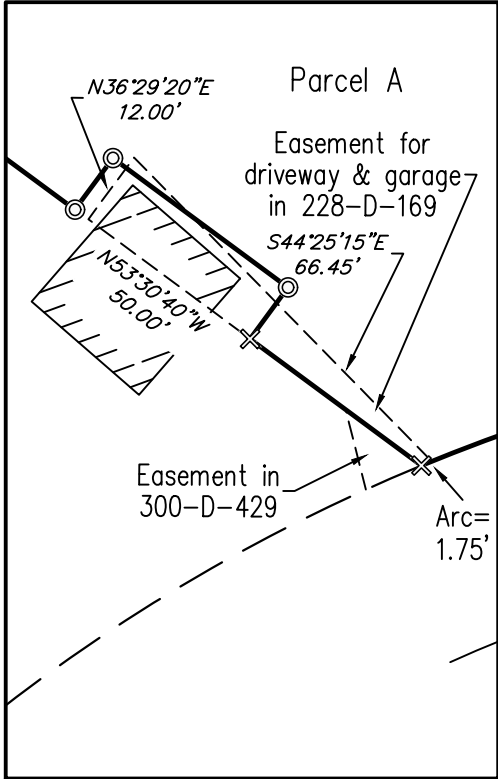
Parcel contains 46,279 square feet / 1.06 acres, more or less, to the meander line.

Parcel is subject to all easements and restrictions of record.

  
Randall J. Oettinger PLS-2349  
July 29, 2025



EASEMENT DETAIL  
(NOT TO SCALE)



CORNER DETAIL  
(NOT TO SCALE)

