

Filed
May 14, 2010 AT 11:36AM

MSA

PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL

201 Corporate Drive, Beaver Dam, WI 53916
920-887-4242 1-800-552-6330 Fax: 920-887-4250
Web Address: www.msa-ps.com
© MSA PROFESSIONAL SERVICES

PROJECT NO. 05091001

DRAWN BY: AR COOK

SURVEYOR: MJ LAUE

FILE NO. CSM.DWG

SHEET NO. 1 OF 4

OWNER:

THOMAS & MICHAEL FORD / CHARLOTTE FORD
W8826 SR 23 / 350 WINNEBAGO STREET
FOND DU LAC, WI 54937

FOND DU LAC COUNTY CERTIFIED SURVEY MAP

A RESURVEY OF LOT 2, LOT 3 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5817, AS RECORDED IN VOLUME 37 OF CERTIFIED SURVEYS ON PAGE 99 IN THE FOND DU LAC COUNTY REGISTER OF DEEDS OFFICE; SAID LANDS BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 8, TOWN 15 NORTH, RANGE 17 EAST, TOWN OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.

TOTAL AREA
2,871,945± SQ.FT.
65.930± ACRES

NOTES:
ZONING INFORMATION AND EASEMENT
INFORMATION FOUND ON SHEET 3 OF 4.

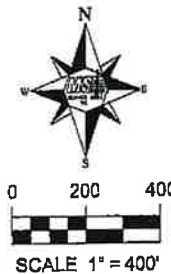
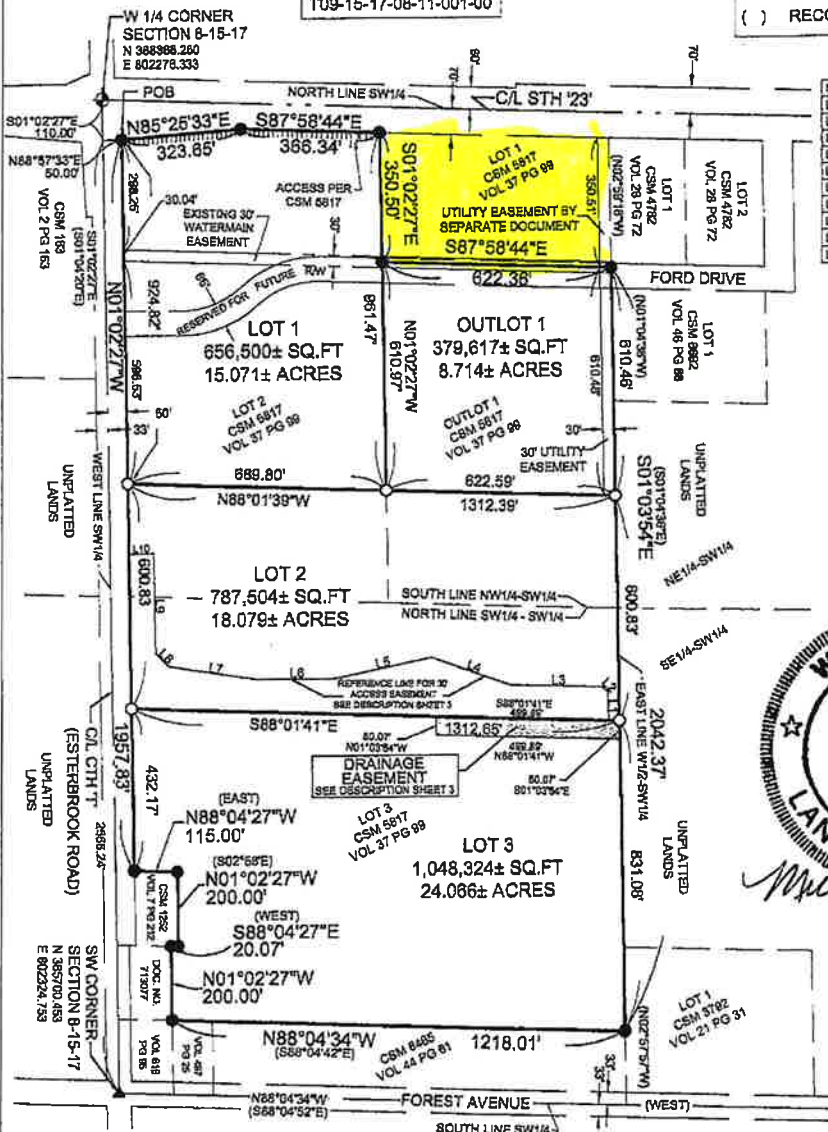
TAX PARCELS:
T09-15-17-08-10-003-00
T09-15-17-08-10-002-00
T09-15-17-08-11-001-00

LEGEND

- FOUND B.C.A.M.
- FOUND "PK" NAIL
- FOUND SOLID ROD
- SET 3/4" BY 18" SOLID ROD-1.50 LBS./FT.
- NO ACCESS
- RECORD INFORMATION

30' ACCESS EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	N01°03'54"W	78.43'
L2	N44°32'48"W	18.84'
L3	N88°01'39"W	252.07'
L4	N70°28'43"W	227.59'
L5	S78°02'53"W	264.87'
L6	N28°59'48"W	189.18'
L7	N81°33'48"W	244.84'
L8	N44°48'14"W	61.00'
L9	N01°02'28"W	268.66'
L10	S88°07'32"W	68.85'



BEARINGS REFERENCED TO FOND DU LAC COUNTY COORDINATE SYSTEM AND SHOWN TO BEAR N01°02'27"W ALONG WEST LINE OF SW1/4 SECTION 8-15-17

CERTIFIED SURVEY MAP NO. 7545 VOL.55 PG. 51



TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
201 Corporate Drive, Beaver Dam, WI 53916
920-887-4242 1-800-552-6330 Fax: 920-887-4250
Web Address: www.msa-ps.com
© MSA PROFESSIONAL SERVICES

PROJECT NO. 06081001
DRAWN BY: AR COOK
CHECKED BY: MJ LAUE
FILE: CSM.DWG
SHEET NO. 4 OF 4

FOND DU LAC COUNTY CERTIFIED SURVEY MAP

I, Michael J. Laue, Registered Land Surveyor of the State of Wisconsin, do hereby certify that by order of Michael Ford and Charlotte Ford, owners, I have made a resurvey of Lots 2 and 3 and Outlot 1, Certified Survey Map No. 5817 (CSM 5817) as recorded in Volume 37 of Certified Surveys on Page 99 in the Fond du Lac County Register of Deeds office; said lands being located in the Northwest 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Southwest 1/4, Section 8, Town 15 North, Range 17 East, Town of Fond du Lac, Fond du Lac County, Wisconsin; being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 8; thence, along the West line of said Southwest 1/4, S01°02'27"E, 110.00 feet; thence, at right angles to said West line, N88°57'33"E, 50.00 feet to the Easterly right-of-way line of CTH "T", the Northwest corner of Lot 2 of CSM 5817 and the Southerly right-of-way line of STH "23"; said point being the POINT OF BEGINNING of lands to be described; thence, along the North line of said Lot 2 and said Southerly right-of-way line of STH "23", N85°25'33"E, 323.65 feet; thence, continuing along said North line and said Southerly right-of-way line, S87°58'44"E, 386.34 feet to the Northeast corner of said Lot 2, being also the Northwest corner of Lot 1 of CSM 5817; thence, along the East line of said Lot 2 being also the West line of said Lot 1, S01°02'27"E, 350.60 feet to the Southwest corner of said Lot 1 being also the Northwest corner of Outlot 1 of CSM 5817; thence, along the South line of said Lot 1 and the North line of said Outlot 1, S87°58'44"E, 622.36 feet to the Southeast corner of said Lot 1 being also the Northeast corner of said Outlot 1 and the East line of the West 1/2 of said Southwest 1/4; thence, along said East line of said West 1/2 of said Southwest 1/4 and the East line of said Outlot 1 and Lot 3 of said CSM 5817, S01°03'54"E, 2042.37 feet to the Southeast corner of said Lot 3 being also the Northeast corner of Certified Survey Map No. 6465 (CSM 6465) as recorded in Volume 44 of Certified Surveys on Page 61 in said Register of Deeds; thence, along the South line of said Lot 3 of CSM 5817 being also the North line of said CSM 6465 and the North line of lands described and recorded in Volume 497 of Deeds on Page 25 in said Register of Deeds, N88°04'34"W, 1218.01 feet to the Southwest corner of said Lot 3 of CSM 5817 being also the Northwest corner of said Volume 497, Page 25 and the Southeast corner of lands described and recorded in Document Number 713077; thence, along the West line of said Lot 3 of CSM 5817 and the East line of said Document Number 713077, N01°02'27"W, 200.00 feet to the Northeast corner of said Document Number 713077 and the South line of Certified Survey Map No. 1252 (CSM 1252) as recorded in Volume 7 of Certified Surveys on Page 212 in said Register of Deeds; thence, continuing along the West line of said Lot 3 of CSM 5817 and the South line of CSM 1252, S88°04'27"E, 20.07 feet to the Southeast corner of said CSM 1252; thence, continuing along the West line of said Lot 3 of CSM 5817 and the East line of said CSM 1252, N01°02'27"W, 200.00 feet to the Northeast corner of said CSM 1252; thence, continuing along the West line of said Lot 3 of CSM 5817 and the North line of CSM 1252, N88°04'27"W, 115.00 feet to the Easterly right-of-way line of CTH "T"; thence, continuing along said West line of Lot 3 and Lot 2 of CSM 5817 and said Easterly right-of-way line of CTH "T", N01°02'27"W, 1957.83 feet to the POINT OF BEGINNING.

Said parcel contains 2,871,945 square feet or 65.930 acres, more or less.

Bearings referenced to the Fond du Lac County Coordinate System and shown to bear N01°02'27"W along the West line of said Southwest 1/4 of Section 8-15-17.

I further certify that this map is a correct representation of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, the City of Fond du Lac Subdivision Ordinance Regulations, the Town of Fond du Lac Subdivision Control Ordinance and the Fond du Lac County Subdivision Control Ordinance in surveying and mapping the same.

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

- 1) City of Fond du Lac
- 2) Town of Fond du Lac
- 3) Fond du Lac County Planning Agency

STATE OF WISCONSIN)
FOND DU LAC COUNTY)SS

The Fond du Lac County Planning Agency does hereby approve this certified survey map in accordance with the provisions of the Subdivision Ordinance of Fond du Lac County, Wisconsin, this 11 day of May, 2010.

By: [Signature]
Fond du Lac County Planning Agency

SURVEYOR'S SEAL



Michael J. Laue
4/15/10

TOWN OF FOND DU LAC APPROVAL

APPROVED this 10th day of MAY, 2010, by the Town of Fond du Lac Town Board.

[Signature]
Town Chairman

CITY OF FOND DU LAC - ENGINEERS CERTIFICATE

APPROVED this 13th day of MAY, 2010, by the City of Fond du Lac Engineering Department for compliance with City Subdivision Ordinance.

[Signature]
City of Fond du Lac

CERTIFIED SURVEY MAP NO. 7545 VOL. 55 PG. 51A

MSA

PROFESSIONAL SERVICES

**TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL**
201 Corporate Drive, Beaver Dam, WI 53916
920-887-4242 1-800-552-6330 Fax: 920-887-4250
Web Address: www.msa-ps.com
© MSA PROFESSIONAL SERVICES

PROJECT NO. 06091001

DRAWN BY: AR COOK

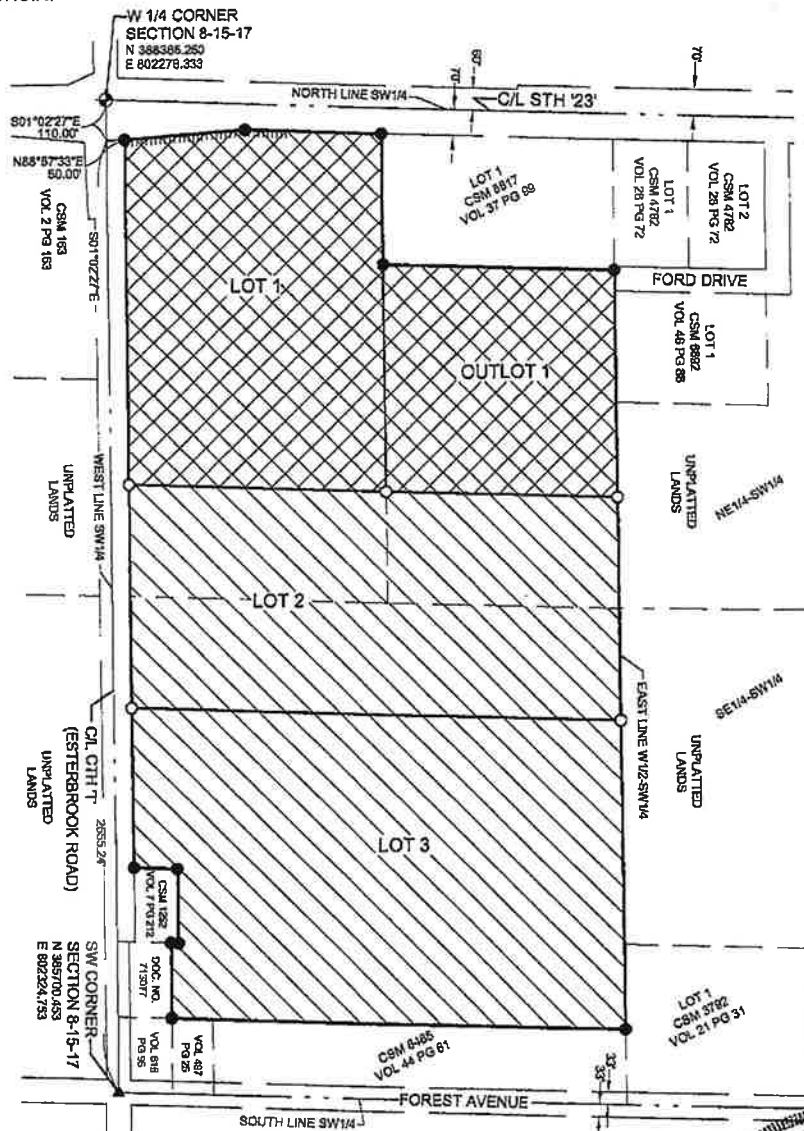
CHECKED BY: MJ LAUE

FILE: CSM.DWG

SHEET NO. 2 OF 4

FOND DU LAC COUNTY CERTIFIED SURVEY MAP

A RESURVEY OF LOT 2, LOT 3 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5817, AS RECORDED IN VOLUME 37 OF CERTIFIED SURVEYS ON PAGE 99 IN THE FOND DU LAC COUNTY REGISTER OF DEEDS OFFICE; SAID LANDS BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 8, TOWN 16 NORTH, RANGE 17 EAST, TOWN OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.



LEGEND

- FOUND B.C.A.M.
- ▲ FOUND "PK" NAIL
- FOUND SOLID ROD
- SET 3/4" BY 18" SOLID ROD-1.50 LBS./FT.
- NO ACCESS
- () RECORD INFORMATION



0 200 400



SCALE 1" = 400'



Michael J. Laue
4/15/10

CERTIFIED SURVEY MAP NO. 7545 VOL. 55 PG. 51B



**TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL**
201 Corporate Drive, Beaver Dam, WI 53916
920-887-4242 1-800-552-6330 Fax: 920-887-4250
Web Address: www.msa-pa.com
© MSA PROFESSIONAL SERVICES

PROJECT NO. 05081001

DRAWN BY: AR COOK

CHECKED BY: MJ LAUE

FILE: CSM.DWG

SHEET NO. 3 OF 4

FOND DU LAC COUNTY CERTIFIED SURVEY MAP

A RESURVEY OF LOT 2, LOT 3 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5817, AS RECORDED IN VOLUME 37 OF CERTIFIED SURVEYS ON PAGE 99 IN THE FOND DU LAC COUNTY REGISTER OF DEEDS OFFICE; SAID LANDS BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 8, TOWN 15 NORTH, RANGE 17 EAST, TOWN OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN.

30' ACCESS EASEMENT DESCRIPTION:

COMMENCING at the Southeast corner of Lot 2; thence N.88°01'41"W., 30.04 feet along the South line of said Lot 2 to the POINT OF BEGINNING of a reference line; thence N.01°03'54"W., 75.43 feet; thence N.44°32'46"W., 19.94 feet; thence N.88°01'39"W., 252.07 feet; thence N.70°29'43"W., 227.50 feet; thence S.78°09'33"W., 264.97 feet; thence N.89°59'49"W., 199.15 feet; thence N.81°33'45"W., 244.84 feet; thence N.44°45'14"W., 51.00 feet; thence N.01°02'28"W., 265.88 feet; thence S.88°57'32"W., 66.83 feet to the Easterly right-of-way line of C.T.H. "T" and the end of said reference line. Said access easement being 15 feet (perpendicular distance) on either side of said reference line.

DRAINAGE EASEMENT DESCRIPTION:

BEGINNING at the Southeast corner of Lot 2; thence S.01°03'54"E., 50.07 feet along the East line of Lot 3; thence N.88°01'41"W., 499.89 feet; thence N.01°03'54"W., 50.07 feet to the North line of said Lot 3; thence S.88°01'41"E., 499.89 feet to the POINT OF BEGINNING.

30' UTILITY EASEMENT OVER OUTLOT 1 DESCRIPTION:

Being the East 30 of said Outlot 1 of this Certified Survey Map.

ZONING

COMMERCIAL /15-1-5(g)95)

SETBACKS:

50' FRONT YARD

25' REAR YARD

20' SIDE YARD/NO LESS THAN 40' TOTAL

RESIDENTIAL - MEDIUM DENSITY / 13-1-5(d)5)

SINGLE-FAMILY DETACHED, SINGLE-FAMILY TWO-STORY
AND TWO-FAMILY SINGLE-STORY SETBACKS:

40' FRONT YARD

25' REAR YARD

10' SIDE YARD/NO LESS THAN 25' TOTAL

MULTIPLE-FAMILY DWELLINGS SETBACKS:

40' FRONT YARD

30' REAR YARD

20' SIDE YARD / 50' IF ABUTTING

SINGLE OR TWO FAMILY DWELLINGS.



CERTIFIED SURVEY MAP NO. 7545 VOL. 55 PG. 51C