

CERTIFIED SURVEY MAP

A retracement and depiction of the land boundaries recorded in Document Nos. 702056, 746829 (as corrected in Doc. No. 748018) and Oconto County Records; being all of Outlot 1, Volume 12, Certified Survey Maps, Page 36, Map No. 1946, Document No. 408923, Oconto County Records, and part of Government Lot 6; all being located in Section 20, T28N-R22E, in the City of Oconto, Oconto County, Wisconsin.

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.

Bearings referenced to the West Line of the Southwest 1/4 of the Southwest 1/4, Section 20, T28N-R22E, of the Oconto County Section Summary dated 6-14-2004, being N0°49'00"E

Legend

- 1.32" (od.) x 18" iron pipe with cap weighing 1.68 lbs./lin ft set
- 1" iron pipe found
- 1.25" iron pipe found
- ⊕ Oconto County monument - type noted
- () recorded as bearing / distance
- ▨ existing building
- ▧ O.H.W.M. Ordinary High Water Mark

NW Corner Gov't Lot 5
Section 20, T28N-R22E
(MAG w/washer found)

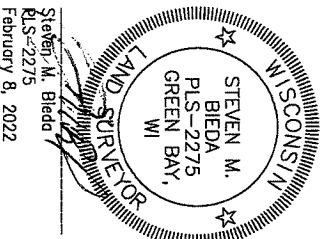
SW Corner, SW 1/4-SW 1/4
Section 20, T28N-R22E
(MAG w/washer found)

NOTES

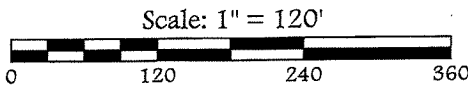
The County Monuments used in this survey are shown and their ties have been found and verified and/or Oconto County Surveyor has been notified of any discrepancies.

Prior to construction or other land use activity, all building setbacks, wetland boundaries and other land use requirements on the property contained herein must be established by the Oconto County Planning and Zoning Department.

See Sheet 2 for lot details.



Steven M. Bieda
PLS-2275
February 8, 2022



Client: John Egdorf
Tax Parcel: 26532200602072 &
Drafted By: BAB 26532200592071
File: E-22421CSM 020822.dwg
Data File: E-22421.txt

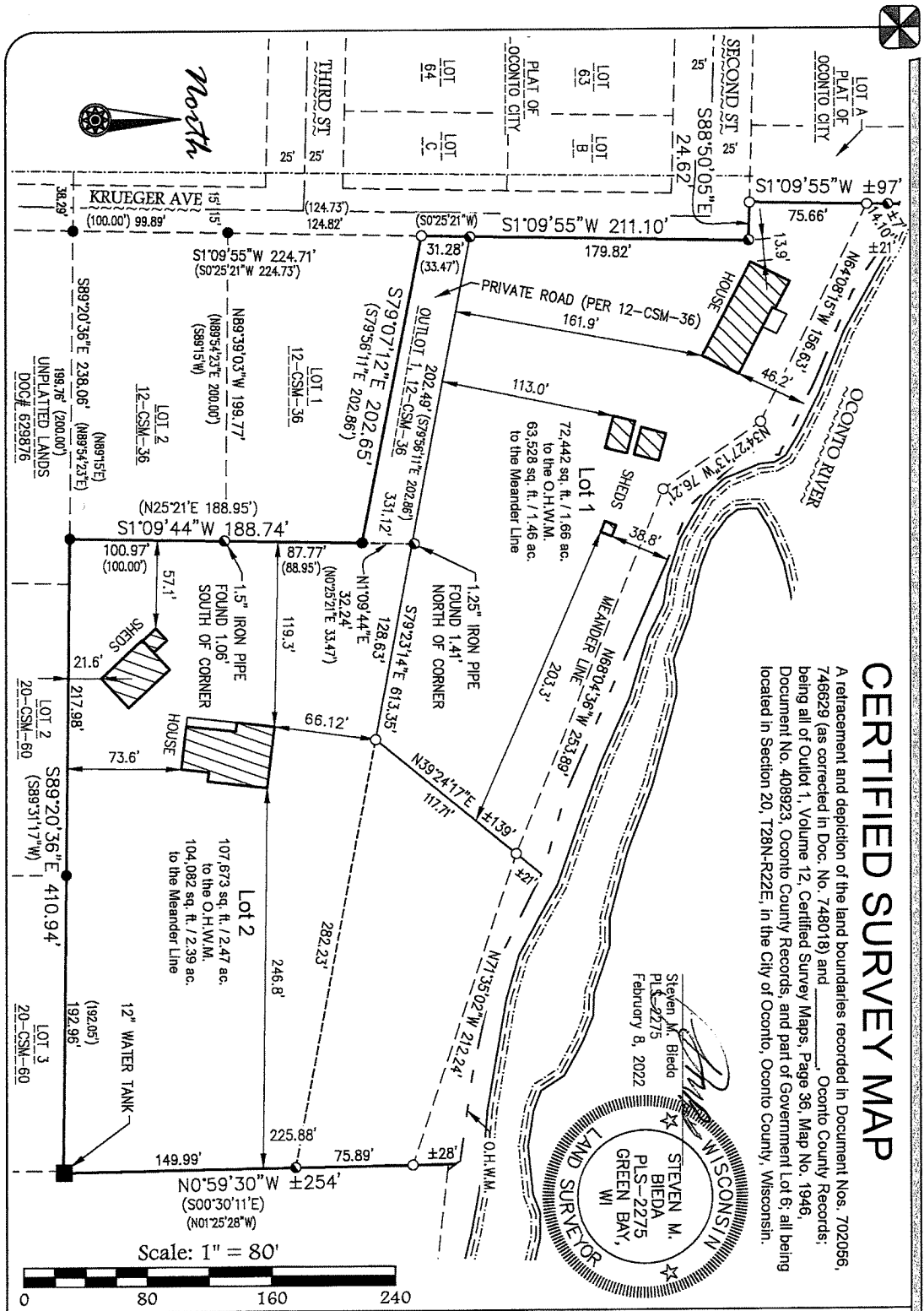
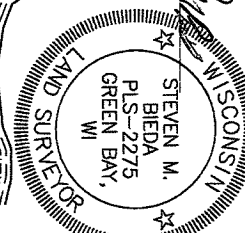
Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Sheet One of Four
Project No.: E-22421
Drawing No.: L-11687
Fieldwork Completed: 01/18/2022

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Steven M. Bieda
P.L.S. #2275
February 8, 2022



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Sheet Two of Four
Project No.: E-22421
Drawing No.: L-11687
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SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that this certified survey map is not a division of property but solely a retracement and depiction of the land boundaries recorded Document Nos. 702056, 746629 (as corrected in Doc. No. 748018) and _____, Oconto County Records; being all of Outlot 1, Volume 12, Certified Survey Maps, Page 36, Map No. 1946, Document No. 408923, Oconto County Records, and part of Government Lot 6; all being located in Section 20, T28N-R22E, in the City of Oconto, Oconto County, Wisconsin, more fully described as follows:

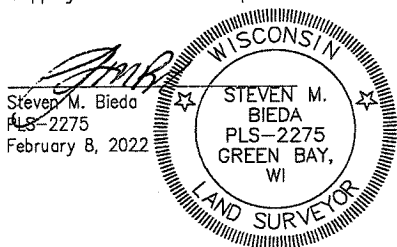
Commencing at the Southwest Corner of the Southwest 1/4 of the Southwest 1/4 of Section 20, T28N-R22E; thence N0°49'00"E, 1293.27 feet along the West Line of said Southwest 1/4 of Southwest 1/4 to the Northwest Corner of said Southwest 1/4 of Southwest 1/4; thence N89°57'22"E, 1322.84 feet along the North Line of said Southwest 1/4 of Southwest 1/4 to the Northeast Corner of said Southwest 1/4 of Southwest 1/4; thence N0°43'35"E, 396.90 feet along the West Line of Government Lot 6 of said Section 20; thence S89°20'36"E, 238.06 feet to a found 1" iron pipe and the Point of Beginning; thence continuing S89°20'36"E, 410.94 feet along the North Line of Lots 2 and 3 of Volume 20, Certified Survey Maps, Page 60, Map No. 3133, Document No. 492056, Oconto County Records, to a found 12" water tank at the Northeast Corner of said Lot 3; thence N0°59'30"W, 225.88 feet along the West Line of Lot 1 of Volume 34, Certified Survey Maps, Page 62, Map No. 4587, Document No. 643504, Oconto County Records, to a point being S0°59'30"E, 28 feet more or less from the Ordinary High Water Mark (O.H.W.M.) of the Oconto River and the start of a meander line; thence N71°35'02"W, 212.24 feet along said meander line; thence N68°04'36"W, 253.89 feet along said meander line; thence N34°27'13"W, 76.21 feet along said meander line; thence N64°08'15"W, 156.63 feet along said meander line to a point being S1°09'55"W, 21 feet more or less from the O.H.W.M. of the Oconto River and the end of said meander line; thence S1°09'55"W, 75.66 feet along the East Line of Lot A of the "Plat of Oconto City", Volume B, Plats, Page 89, Oconto County Records, to the North Right-of-Way of Second Street; thence S88°50'05"E, 24.62 feet along said North Right-of-Way to a found 1.25" iron pipe and the East Right-of-Way of Krueger Avenue; thence S1°09'55"W, 211.10 feet along said East Right-of-Way; thence S79°07'12"E, 202.65 feet along the South Line of Outlot 1 of Volume 12, Certified Survey Maps, Page 36, Map No. 1946, Document No. 408923, Oconto County Records, to a found 1" iron pipe and the Southeast Corner of said Outlot 1; thence S1°09'44"W, 188.74 feet along the East Line of Lots 1 and 2 of said Certified Survey Map No. 1946 to the Point of Beginning. Including all lands lying between the Meander Line and the O.H.W.M. of the Oconto River.

Parcel contains 108,115 square feet / 4.13 acres, more or less, to the O.H.W.M. of the Oconto River.

Parcel contains 167,610 square feet / 3.85 acres, more or less, to the Meander Line.

Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey. That I have made such a survey, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the Oconto County Planning and Zoning Department in surveying and mapping the same. This map shall not create additional lots that are not of record.



CERTIFICATE OF THE OCONTO COUNTY PLANNING AND ZONING DEPARTMENT

Approved for the Oconto County Planning and Zoning Department this ____ day of _____, 20__.

Patrick Virtues
Planning and Zoning Administrator





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OWNER'S CERTIFICATE (LOT 2)

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, retraced, and mapped as represented hereon. I 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:

~~OCONTO COUNTY PLANNING AND ZONING DEPARTMENT~~ **City of Oconto**

 John Raymond Egdorf

Personally came before me this _____ day of _____, 20____, the above named owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires _____
_____ County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF _____]

OWNER'S CERTIFICATE (LOT 1)

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, retraced, and mapped as represented hereon. 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:

~~OCONTO COUNTY PLANNING AND ZONING DEPARTMENT~~ **City of Oconto**

_____ Gary W. Zinda _____ Carrie L. Zinda

Personally came before me this _____ day of _____, 20____, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires _____
_____ County, Wisconsin

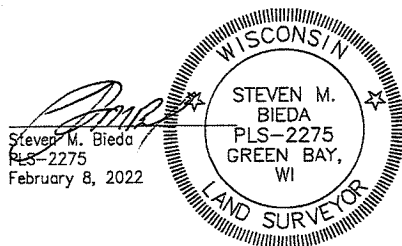
STATE OF WISCONSIN]
] SS
COUNTY OF _____]

~~CERTIFICATE OF THE TREASURER~~

As duly elected Oconto County Treasurer, We hereby certify that the records in our office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____ Date
Tanya Peterson
Oconto County Treasurer

See attached
~~X~~



CORPORATE OWNER'S CERTIFICATE

██████████ as owner, hereby certifies: that said corporation caused the lands described and shown herein to be surveyed, combined, and mapped, as represented herein. ██████████, does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of Oconto for approval or objection:

In witness whereof the said ██████████ has caused these presents to be signed by ██████████

WITNESS the hand and seal of said ██████████

██████████ Date
██████████

**STATE OF WISCONSIN)
COUNTY OF OCONTO)SS**

Personally came before me this ___ day of _____, 2021 the above named ██████████ ██████████ of the above named corporation, known to me to be the persons who executed the foregoing instrument and acknowledge the same.

_____, Notary Public, Oconto County, Wisconsin.

My commission expires: _____

CITY OF OCONTO APPROVAL CERTIFICATE
APPROVAL WAS GRANTED BY THE CITY OF OCONTO.



Brittney M. Bickel Date
City of Oconto Administrator