

CERTIFIED SURVEY MAP NO. _____

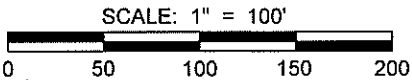
BEING ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5085 AS
RECORDED IN DOCUMENT NO. 411101, LOCATED IN THE SOUTHWEST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH,
RANGE 10 EAST, TOWN OF ROSE, WAUSHARA COUNTY, WISCONSIN.

66' INGRESS AND EGRESS
EASEMENT PER CSM 5085
AND PER DOCUMENT NO.
411999

OWNER OF RECORD:
CHAD A. COMERS

PARCEL NO.
028-02843-0213

NORTH IS REFERENCED TO THE SOUTH LINE
OF THE SOUTHEAST 1/4 OF SECTION 28,
T20N, R10E, TOWN OF ROSE, WAUSHARA
COUNTY, WISCONSIN WHICH BEARS
S89°49'24"E PER THE WISCONSIN COUNTY
COORDINATE SYSTEM (WAUSHARA COUNTY)



LOT 1
CSM 5085

LOT 2
CSM 5085

LOT 1
CSM 5085

BUILDING SETBACKS

- FRONTYARD
- 63' FROM CENTER OF
ROAD/30' FROM ROAD
R.O.W.
- 20' SIDEYARD
- 75' FROM OHWM
- 50' FROM
WETLANDS

LOT 1

TOTAL
98,700 SQ.FT.±
[2.266 ACRES±]

USEABLE
95,400 SQ.FT.±
[2.190 ACRES±]

LOT 2

TOTAL
63,100 SQ.FT.±
[1.449 ACRES±]

USEABLE
49,500 SQ.FT.±
[1.137 ACRES±]

SEE SHEET 3
OF 3 SHEETS
FOR NOTES
AFFECTING
LOTS 1 AND 2

CHAIN
LAKE

SHORE OF CHAIN
LAKE PER CSM
NO. 5085 DATED
9/18/2003

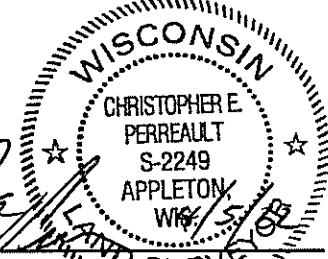
LEGEND

- = 3/4" X 18" IRON REBAR SET,
WEIGHING 1.502 LBS. PER
LIN. FT.
- = EXISTING 3/4" IRON REBAR
- () = RECORDED AS BEARING/
DIMENSION
- ⊙ = EXISTING COUNTY
MONUMENT

SOUTH 1/4
CORNER OF
SECTION
28-20-10

UNPLATTED LANDS
PAUL W ARMSTRONG

CHRISTOPHER E. PERREAULT, S-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920) 731 4168
A2201.10 CEP 2/4/2022 REV. 3/31/2022



S89°49'24"E 851.91'
SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28-20-10

SOUTHEAST
CORNER OF
SECTION
28-20-10

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT BEARINGS	
TOTAL	3°27'06"	3161.15	190.44	190.41	S28°28'00"W	S30°11'33"W	S26°44'27"W
CURVE 1	1°39'52"	3161.15	91.84	91.83	S29°21'37"W	S30°11'33"W	S28°31'41"W
CURVE 2	1°47'14"	3161.15	98.60	98.60	S27°38'04"W	S28°31'41"W	S26°44'27"W
CURVE 3	1°35'02"	3194.15	88.31	88.31	S29°24'04"W	S30°11'35"W	S28°36'33"W
CURVE 4	1°52'10"	3194.15	104.20	104.20	S27°40'28"W	S28°36'33"W	S26°44'23"W