

CLIENT:
 ERICH WENZEL
 1000 S. OXFORD AVE.
 STURGEON BAY, WI 54235

PLAT OF SURVEY

ALL OF LOT 4 OF CERTIFIED SURVEY MAP RECORDED IN VOL. 21 ON PAGE 139 OF CERTIFIED SURVEYS AS DOCUMENT NO. 478145, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 14 EAST, TOWN OF WOLF RIVER, LANGLADE COUNTY, WISCONSIN.

NORTHEAST CORNER OF SECTION 16-31-14

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, T31N, R14E, TOWN OF WOLF RIVER, LANGLADE COUNTY, WISCONSIN, WHICH BEARS N01°21'30"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (LANGLADE COUNTY)

RECORD # 11222
 LANGLADE COUNTY SURVEYORS OFFICE
 DATE FILED: 6/17/26 BY: D. TRUSTY

LOT 3 CSM
 V.21 P.139

LOT 4 CSM
 V.21 P.139

TOTAL AREA:
 156,706 SQ. FT.
 [3.5975 ACRES]

 USEABLE AREA:
 149,268 SQ. FT.
 [3.4267 ACRES]

DOCUMENT NO.
 480075

UNPLATTED LANDS

UNPLATTED LANDS

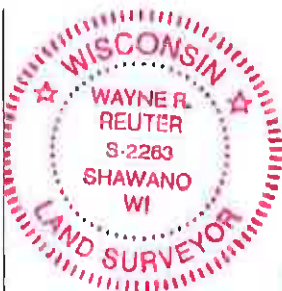
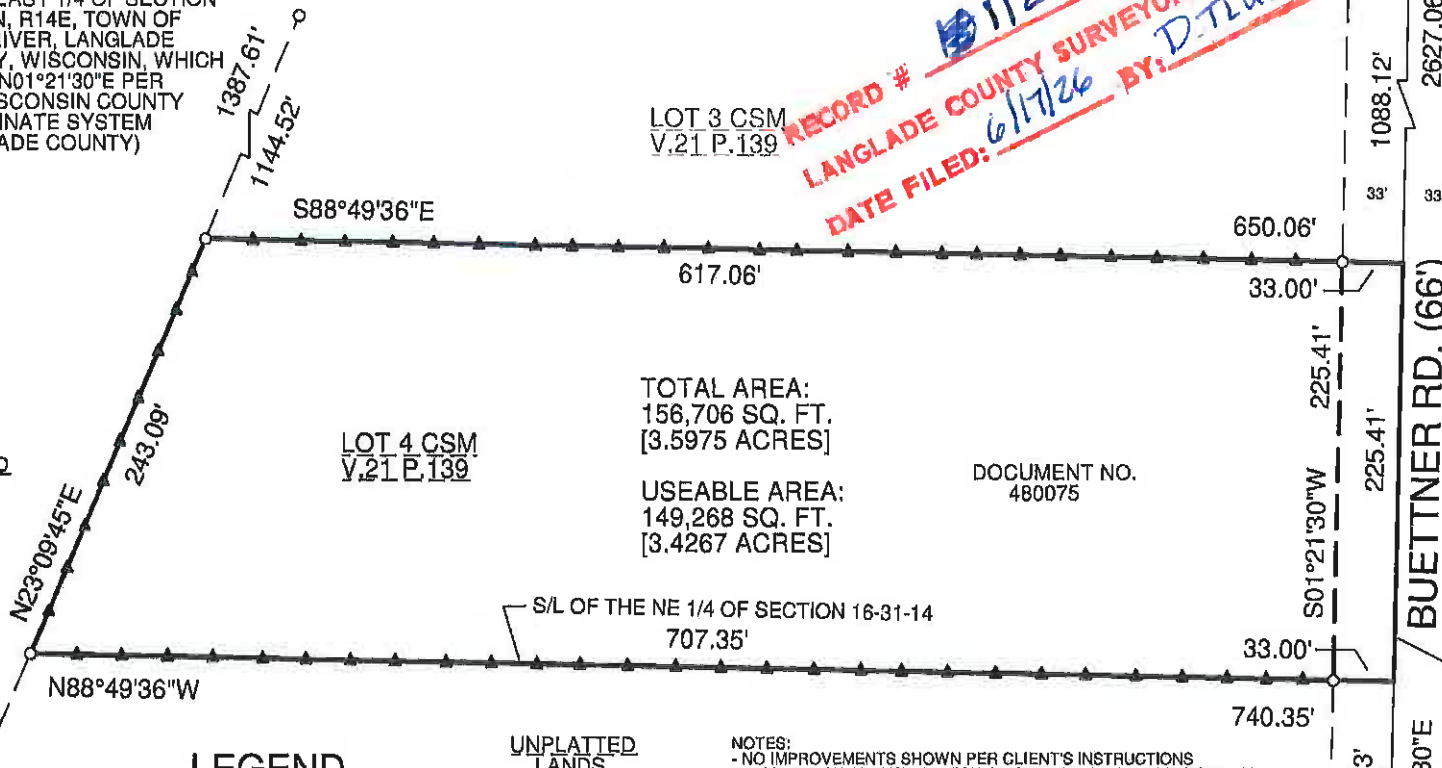
LEGEND

- = EXISTING 3/4" IRON REBAR
- ⊕ = EXISTING LANGLADE COUNTY MONUMENT
- = EXISTING SURVEY NAIL MARKER
- ▲ = WOOD LATH SET ON LINE

NOTES:
 - NO IMPROVEMENTS SHOWN PER CLIENT'S INSTRUCTIONS
 - PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF WOLF RIVER AND LANGLADE COUNTY



SCALE: 1" = 100'



I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Wayne R. Reuter
 WAYNE R. REUTER, PLS-2263 6/9/2026 DATED

A2603.23

CAROW LAND SURVEYING & ENVIRONMENTAL		
615 NORTH LYNNDALE DRIVE		
APPLETON, WI 54914		
DATE: 6/9/2026	SCALE: 1" = 100'	DRAWN BY: FNZ