

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE HEARING

January 3rd, 2019

7:30 A.M.

County Administration Building
1st Floor Conference Room
Oshkosh, WI

PRESENT: Supervisors, Tom Egan, Rob Keller, Maribeth Gabert, Ben Joas and Brian Defferding. Lynn Egan – Court Reporter, Cory Zibung – Code Enforcement Officer.

The meeting for the Deliberative Hearing was called to order by Tom Egan at 7:30 A.M.

1. Yoder & Sons – S.E. of 4304 County Rd N - Town of Nekimi – Zoning Map Amendment.

Cory Zibung read the staff report stating that there were no objections and the zoning change is required for the proposed 2 lot CSM approval placing the development/land in the appropriate zoning district. He also noted the land in the request was in A-1 zoning and all was going to A-2 zoning which is consistent with the county's comprehensive plan and farmland preservation plan. Recommendation was made to approve the request.

No further discussion occurred.

MOTION was made by Maribeth Gabert to approve the zoning map amendment/zoning change request and seconded by Brian Defferding. Motion carried 5-0.

ADJOURNMENT

MOTION made by Robert Keller to adjourn the meeting and seconded by Brian Defferding. Motion carried 5-0. Meeting adjourned at 7:33am.

Respectfully submitted,



Cory Zibung
Recording Secretary

Planning & Zoning Committee

Planning Meeting

January 3, 2020

Present: Supervisors Egan, Gabert, Keller, Joas and Defferding. Cary Rowe.

1. Approval of minutes from December 6 (deliberative), December 6 (planning meeting), December 13 (viewing) and December 18, 2019 (public hearing).

Committee reviewed minutes as presented. Motion by Gabert, seconded by Defferding, to approve December 6 (deliberative), December 6 (planning meeting), December 13 (viewing) and December 18, 2019 (public hearing) minutes as presented. Motion carried 5-0.

2. Committee review and action to forward town zoning changes to the county board.

Committee reviewed memo from Zoning Administrator regarding the town zoning change for Roydon Hart (Tax ID: 006-0677 (part) – Town of Clayton). Motion by Joas, seconded by Gabert, to move to County Board for approval. Motion carried 5-0.

Motion by Defferding, seconded by Gabert to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 7:48 am.

Cary A. Rowe

Recording Secretary

MEMO FOR P & Z MEETING AGENDA OF FEBRUARY 7, 2020

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Change

1. Tim Wrase - Town Zoning Change (Tax ID No: 006-1337-02, 006-1337-03, 006-1340-01, 006-1340-02, 006-1340-03, 006—1343, 006-1344, 006-1345, 006-1346-01, 006-1346-02, 006-1346-03, 006-1346-04) – Town of Clayton.

The town zoning change for Tim Wrase is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agricultural District) to R-2 (Suburban Residential District) and Winnebago County's land use plan shows future land use as Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

A-2 to R-2
FLU:

**TOWN OF CLAYTON
ORDINANCE 2019-018
ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING ORDINANCE
MAP**

- WHEREAS,** one or more applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and
- WHEREAS,** following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town’s Plan Commission; and
- WHEREAS,** the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town’s existing land use and future land use elements of the CY 2015/16 update to the Town’s Comprehensive Plan; and
- WHEREAS,** all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Section 7 of the Town of Clayton Zoning Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED THAT, the Town Board of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following Amendment(s) to the Map of the Town’s Zoning Code of Ordinances:

Section 1: The Official Zoning Map of the Town of Clayton is amended as follows:

Property Owner:

Tim Wrase, 411 Kittiver Ct, Neenah, Neenah, WI 54956.

Legal description of property:

For property located in the Highland Wood Subdivision at the northeast corner of Shady Lane and Center Road and specifically described as all of Tax ID# 006-0535-06-04, and part of Tax ID# 006-1337-02, Tax ID# 006-1337-03, Tax ID# 006-1340-01, Tax ID# 006-1340-02, Tax ID# 006-1340-03, Tax ID# 006-1343, Tax ID# 006-1344, Tax ID# 006-1345, Tax ID# 006-1346-01, Tax ID# 006-1346-02, Tax ID# 006-1346-03, Tax ID# 006-1346-04; all being a part Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

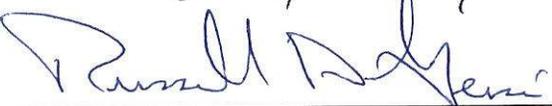
The above described property is hereby rezoned from:

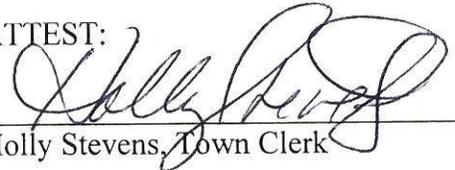
The application is to re-zone the property from A-2 (General Agricultural District) to R-2 (Suburban Residential District)

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

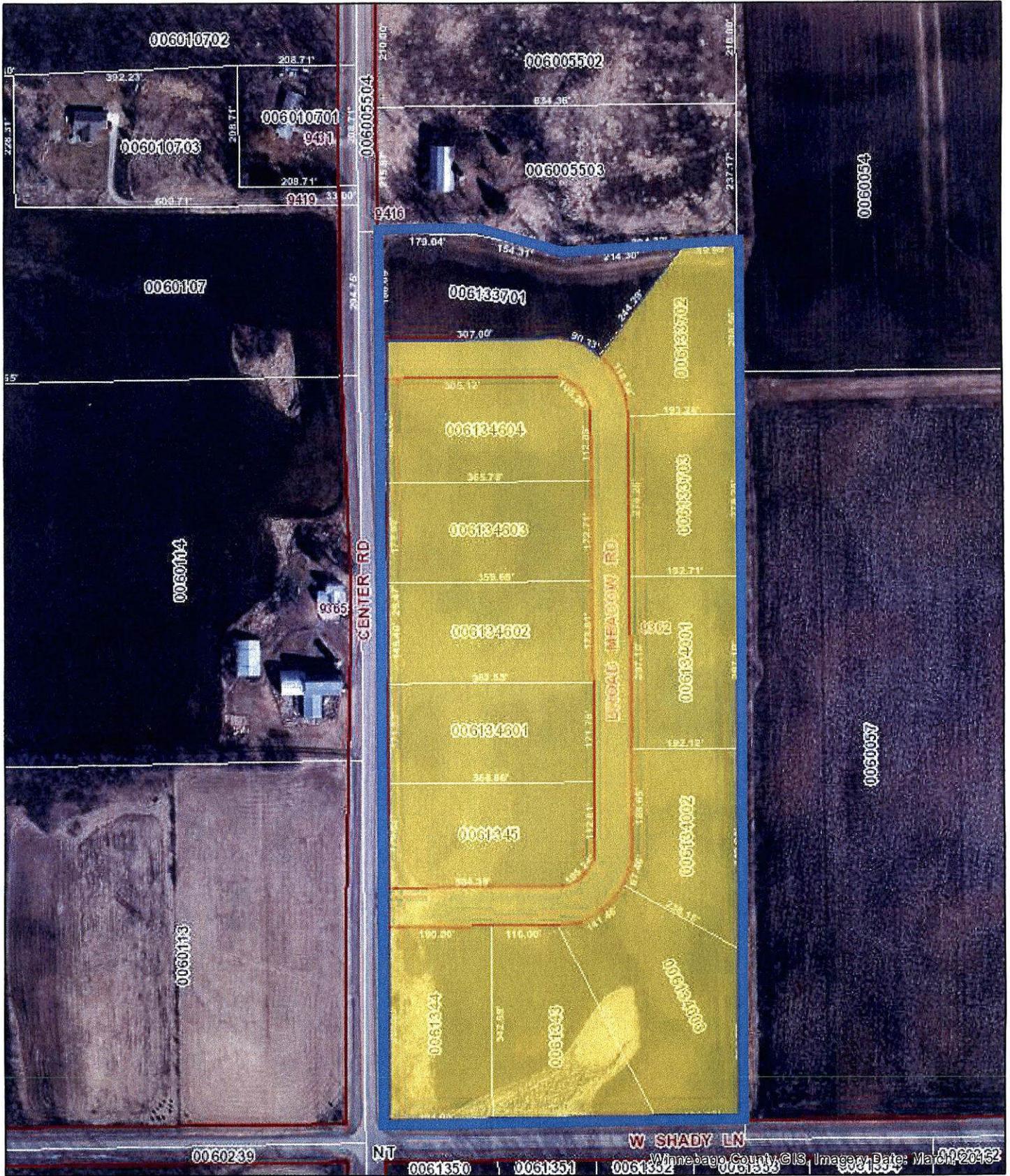
Adopted this 18th, day of December, 2019

Vote: Yes: 5 No: 0 Abstain: 0 Absent: 0

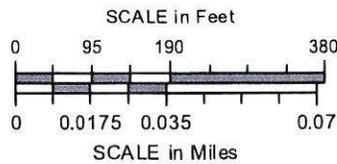

Russell D. Geise, Chair

ATTEST: 
Holly Stevens, Town Clerk

Wrase Re-zoning Site Map



December 2, 2019

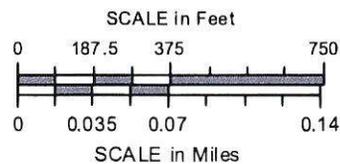


W.I.N.G.S. Project Disclaimer
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Hydrology Site Map 006-1343



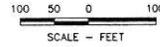
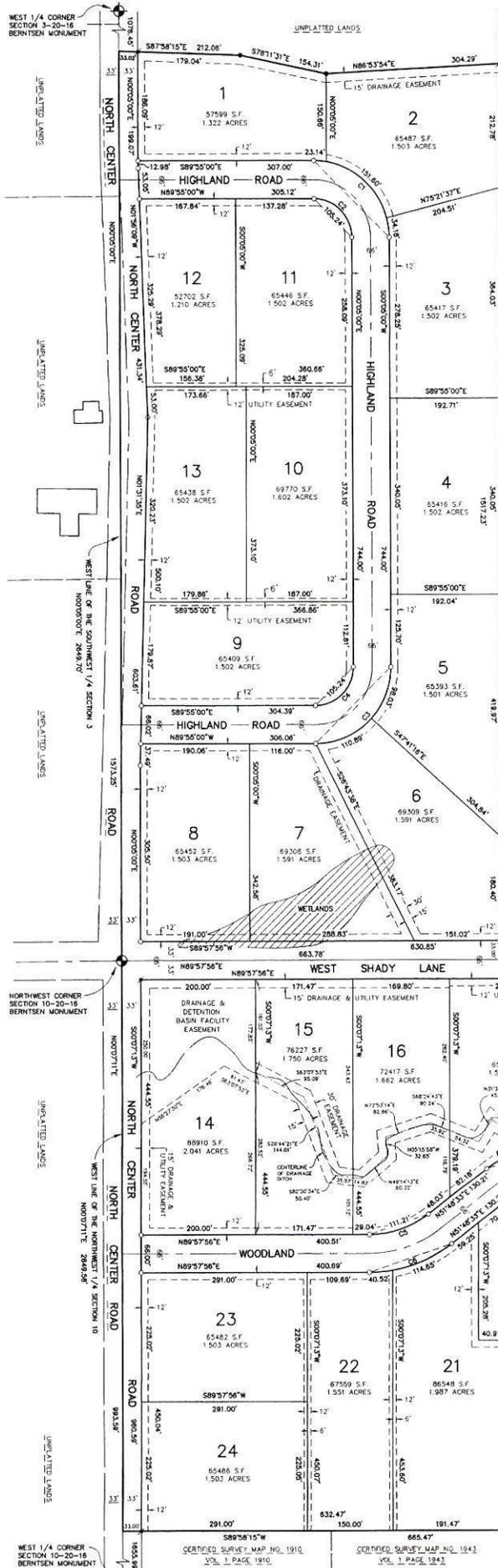
December 4, 2019



W.I.N.G.S. Project Disclaimer
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COUNTY PLAT HIGHLAND WOODS

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, AND A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

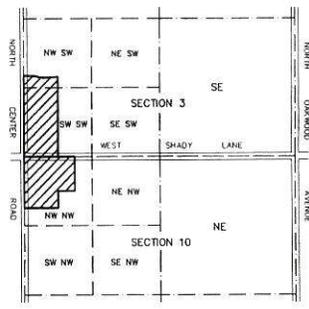


BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR N89°57'56\"/>

- LEGEND**
- 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 LBS./LIN. FT. SET
- 1 1/4" ROUND STEEL REBAR FOUND
- 3/4" ROUND STEEL REBAR FOUND
- 1" PIPE FOUND
- CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- (SF) - SQUARE FEET
- --- UTILITY EASEMENT (12' UNLESS NOTED)
- ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.

- NOTES**
- ALL LOTS CONTAIN SUITABLE AREA FOR A PRIVATE SEPTIC ABSORPTION SYSTEM AS COMPLETED BY SOIL TESTS WHICH ARE ON FILE WITH THE WINNEBAGO COUNTY ZONING OFFICE.
- FRONTYARD BUILDING SETBACKS TO BE 30 FEET UNLESS NOTED OTHERWISE

REVIEW AGENCIES:
TOWN OF CLAYTON
WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT
WINNEBAGO COUNTY LAND & WATER CONSERVATION DEPT.



LOCATION MAP
SHOWING 1/2 SECTION 3 & N 1/2 SECTION 10, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

Access Restriction:
As owner, I hereby restrict Lots 1, 6, 7, 8, 9, 12, 14, 15, 16, 17, 18 and Lot 23, in that no Owner, Possessor, User nor Licensee, nor other person shall have any right of direct vehicular ingress and egress with West Shady Lane and/or North Center Road as shown on this plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to section 236.203 of the Wisconsin Statutes.

- WINNEBAGO COUNTY**
1) Maintenance of all drainageways and associated structures within the subdivision are the sole responsibility of the property owners of the subdivision. Unless otherwise noted on the drainage way plan which has been prepared for this subdivision and which has been approved by and is on file with the Winnebago County Planning and Zoning Department, or as required by the Town of Clayton.
2) Upon failure of the property owners to perform maintenance of the drainage way and associated structures, the County and/or Township retains the right to perform maintenance and/or repairs. The payment of said maintenance and/or repairs shall be equally assessed among the property owners of this Subdivision.
3) Pursuant to Section 17.02(6)(b) of the Winnebago County, Town County Zoning Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Planning and Zoning Committee.

CURVE	LOT	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC CHORD	TANGENT BEARING	BEARING
C1	TOTAL	133.00'	90°00'00"	S44°35'00"W	188.09'	208.92'	S89°55'00"W	S00°05'00"W
	1	133.00'	09°58'10"	S84°55'55"E	23.11'	23.14'		
	2	133.00'	65°16'26"	S47°17'37"E	143.52'	151.60'		
	3	133.00'	14°43'24"	S07°16'42"E	34.08'	34.18'		
C2	TOTAL	87.00'	90°00'00"	S44°35'00"E	94.75'	105.24'	N00°05'00"W	N89°55'00"W
C3	TOTAL	133.00'	90°00'00"	S45°05'00"W	188.09'	208.92'	S00°05'00"W	S89°55'00"E
	5	133.00'	42°13'44"	S21°11'52"W	95.82'	95.83'		
	6	133.00'	47°46'18"	S68°11'52"W	107.71'	110.89'		
C4	TOTAL	87.00'	90°00'00"	N45°05'00"E	94.75'	105.24'	N89°55'00"W	N00°05'00"E
C5	TOTAL	187.00'	36°09'23"	N70°53'14.5"E	109.17'	111.21'	N89°57'56"E	N51°46'33"E
C6	TOTAL	233.00'	36°09'23"	S70°53'14.5"W	152.32'	155.17'	S51°46'33"W	S89°57'56"W
	21	233.00'	28°11'30"	S65°54'18"W	115.49'	114.65'		
	22	233.00'	09°57'53"	S84°58'59.5"W	40.47'	40.52'		
C7	TOTAL	233.00'	36°09'23"	N70°53'14.5"E	86.94'	88.57'	N51°46'33"E	N89°57'56"E
C8	TOTAL	187.00'	36°09'23"	S70°53'14.5"W	43.80'	44.82'	S89°57'56"W	S51°46'33"W



David M. Schmalz
08-10-1999

OWNER & SUBDIVIDER:
TIMOTHY W. WRASE
WRASE REALTY
411 KITTNER COURT
NEENAH, WISCONSIN 54956
PHONE (920) 725-1924

McMAHON ASSOCIATES, INC. - SURVEYORS
ENGINEERS
ARCHITECTS
SCIENTISTS
SURVEYORS
1445 McMahon Drive Neenah, WI 54956
Mailing Address: P.O. Box 1025 Neenah, WI 54957-1025
Tel: 920-751-4200 Fax: 920-751-4284

CERTIFIED SURVEY MAP NO. 7229

SHEET 2 OF 4

ALL OF LOTS 10, 11, 12 AND 13 OF HIGHLAND WOOD, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

Access Restriction:

As owner, I hereby restrict Lots 10, 11, 12 & 13, in that no Owner, Possessor, User nor Licensee, nor other person shall have any right of direct vehicular Ingress and Egress with Center Road as shown on this Certified Survey Map, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to section 236.293 of the Wisconsin Statutes.

WINNEBAGO COUNTY

1. Maintenance of all drainageways and associated structures within the subdivision are the sole responsibility of the property owners of the subdivision, Unless otherwise noted on the drainageway plan which has been prepared for this subdivision and which has been approved by and is on file with the Winnebago County Planning and Zoning Department, or as required by the Town of Clayton.
2. Upon failure of the property owners to perform maintenance of the drainageways and associated structures, the County and/or Township retains the right to perform maintenance and/or repairs. The payment of said maintenance and/or repairs shall be equally assessed among the property owners of this Subdivision
3. Pursuant to Section 17.02(6)(b) of the Winnebago County, Town County Zoning Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Planning and Zoning Committee.
4. There may be buried Drain Tile in the area of this Certified Survey Map. There is a Drainage Easement on Lot 6 of Highland Wood for this Drain Tile. If the Drain Tile is broken, it is to be reconnected and rerouted within the Drainage Easement as shown. If the Drain Tile fails, it is to be replaced by the Town or County and assessed equally to all lots in this CSM and/or Plat of Highland Wood.

NOTES:

ALL LOTS CONTAIN SUITABLE AREA FOR A PRIVATE SEPTIC ABSORPTION SYSTEM AS COMPLETED BY SOIL TESTS WHICH ARE ON FILE WITH THE WINNEBAGO COUNTY ZONING OFFICE.

RIGHT TO FARM STATEMENT:

THE LOT(S) CREATED ON THIS MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

FRONTYARD BUILDING SETBACKS TO BE 30 FEET UNLESS NOTED OTHERWISE.

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR, ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OF TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS CSM IS ALL OF TAX PARCEL ID No.s: 0061346, 0061347, 0061348 & 0061349

THE PROPERTY OWNERS OF RECORD ARE: TIMOTHY W. WRASE & BARBARA G. WRASE

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOC. No. 774436.

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- ♠ - 3/4" ROUND STEEL REBAR FOUND
- ⊕ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- _____ UTILITY EASEMENT (12' UNLESS NOTED)
- ===== ACCESS RESTRICTED ROAD



McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP NO. 7229

SHEET 4 OF 4

ALL OF LOTS 10, 11, 12 AND 13 OF HIGHLAND WOOD, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

CERTIFICATE OF WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

Pursuant to the Land Subdivision Regulations of Winnebago County, Wisconsin, all the requirements for approval have been fulfilled. This minor subdivision was approved by the Winnebago County Planning and Zoning Committee.

Thomas J. Egan
Authorized Signature

6/22/17
Date

CERTIFICATE OF TOWN BOARD

We hereby certify that the Town of Clayton Board of Supervisors approved this Certified Survey Map by voice vote at their regular meeting of WEDNESDAY, APRIL 19th 2017, with/without conditions as stated in the resolution.

Russell D. Geise
Town Chairperson
Russell D. Geise

6-7-17
Date

Richard A. Johnston
Town Clerk
Richard A. Johnston

06/07/2017
Date



David M. Schmalz
May 11, 2017

UTILITY EASEMENT PROVISIONS

An easement for electrical and communications service is hereby granted by Timothy W. Wrase and Barbara G. Wrase, Grantors to: WISCONSIN PUBLIC SERVICE, CENTURY TELEPHONE AND TIME WARNER CABLE n/k/a SPECTRUM.

Grantees to their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity, and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or caused to have restored, the property, as nearly as is reasonably possible, to the conditions existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communications facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of Grantees.

The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

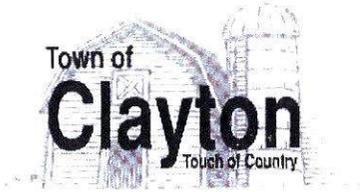
No Utility Poles, Pedestals, Transformers or Buried Cables are to be placed within 2 feet of a survey stake of obstruct vision along any lot line or street line.

The disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes. Utility easements as herein set forth are for the use of Public Bodies and Private Public Utilities having the right to serve the area.

1742459

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON
06/23/2017 8:27 AM

NATALIE STROHMEYER
REGISTER OF DEEDS
Vol. 1 pg. 7229
RECORDING FEE 30.00
PAGES: 5



Thursday, December 19th, 2019

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Mr. Cary A. Rowe:

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

Re-zoning Application from submitted by Tim Wrase, 411 Kittiver Ct, Neenah, for property located the Highland Wood Subdivision at the corner of Shady Lane and Center Road and specifically described as all of Tax ID# 006-0535-06-04, and part of Tax ID# 006-1337-02, Tax ID# 006-1337-03, Tax ID# 006-1340-01, Tax ID# 006-1340-02, Tax ID# 006-1340-03, Tax ID# 006-1343, Tax ID# 006-1344, Tax ID# 006-1345, Tax ID# 006-1346-01, Tax ID# 006-1346-02, Tax ID# 006-1346-03, Tax ID# 006-1346-04; all being a part Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the properties from A-2 (General Agricultural District) to R-2 (Suburban Residential District).

Should you have any questions relative to this request please feel free to call or E-mail me.

Sincerely,

Richard Johnston
Town Administrator

CC County Clerk, Sue Ertmer

CERTIFIED SURVEY MAP NO. 4993

ALL OF LOT 38 IN "CLARK'S POINT ASSESSOR'S PLAT, IN SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

NOTE:

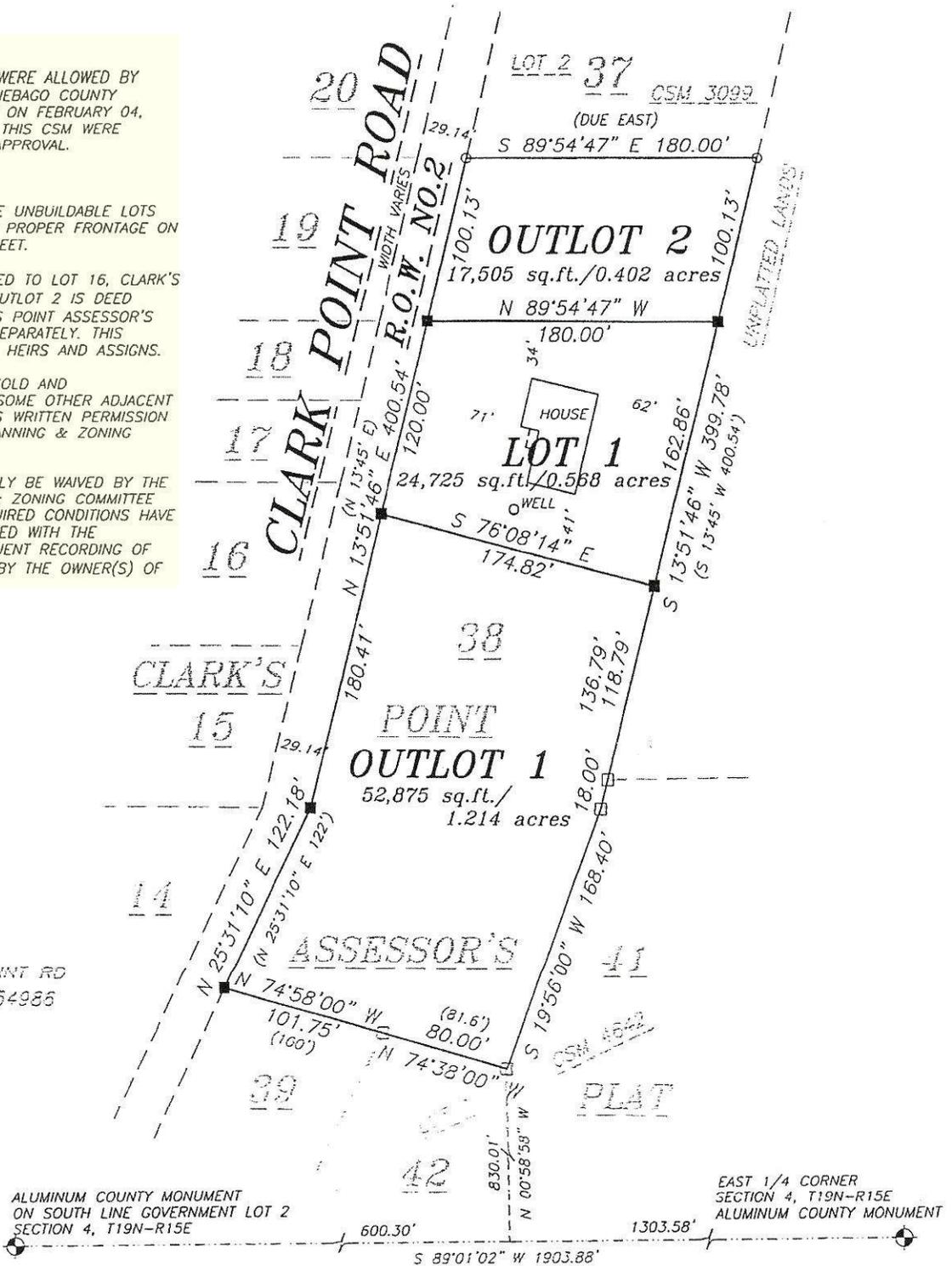
LOTS CONTAINED ON THIS CSM WERE ALLOWED BY VARIANCE GRANTED BY THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE ON FEBRUARY 04, 2002. RESTRICTIONS NOTED ON THIS CSM WERE REQUIRED AS A CONDITION OF APPROVAL.

RESTRICTIONS:

1. OUTLOT 1 AND OUTLOT 2 ARE UNBUILDABLE LOTS UNTIL THEY ARE PROVIDED WITH PROPER FRONTAGE ON A FULLY DEDICATED PUBLIC STREET.
2. OUTLOT 1 IS DEED RESTRICTED TO LOT 16, CLARK'S POINT ASSESSOR'S PLAT, AND OUTLOT 2 IS DEED RESTRICTED TO LOT 20, CLARK'S POINT ASSESSOR'S PLAT, AND MAY NOT BE SOLD SEPARATELY. THIS RESTRICTION IS BINDING ON ALL HEIRS AND ASSIGNS.
3. OUTLOTS 1 AND 2 MAY BE SOLD AND SUBSEQUENTLY RESTRICTED TO SOME OTHER ADJACENT OWNER ONLY WITH THE EXPRESS WRITTEN PERMISSION OF THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE.
4. THESE RESTRICTIONS MAY ONLY BE WAIVED BY THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE UPON A FINDING THAT ALL REQUIRED CONDITIONS HAVE BEEN MET. ALL COSTS ASSOCIATED WITH THE PREPARATION AND AND SUBSEQUENT RECORDING OF SAID WAIVER ARE TO BE BORN BY THE OWNER(S) OF OUTLOTS 1 & 2.

SURVEY FOR:

STEVE BASTIAN
7193 CLARK'S POINT RD
WINNECONNE, WI 54986



LEGEND

- 1-1/4" IRON PIPE SET, 24" LONG, WEIGHING 1.135 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- △ 1-1/4" REBAR FOUND
- ▣ 2" IRON PIPE FOUND
- ⊕ CHISELED "X" FOUND
- ⊙ GOVERNMENT CORNER
- FENCE LINE
- () RECORDED AS

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 4, T19N-R15E RECORDED TO BEAR S 89°01'02" W

