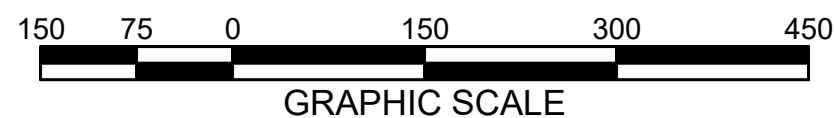


BLACK WALNUT ACRES

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T26N-R18E,
TOWN OF ANGELICA, SHAWANO COUNTY, WISCONSIN.



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / OUT
C1	25.64'	65.00'	22°36'02"	S12°28'17"W	25.47'	S01°10'16"W / S23°46'18"W
C2	56.93'	135.00'	24°09'43"	S11°41'26.5"W	56.51'	S23°46'18"W / S00°23'25"E
C3	34.31'	37.00'	53°07'48"	S26°10'29"W	33.09'	S00°23'25"E / S52°44'23"W
C4	414.68'	83.00'	286°15'37"	N89°36'35.5"E	99.60'	S52°44'23"W / N53°31'13"W
C5	34.31'	37.00'	53°07'48"	N26°57'19"W	33.09'	N53°31'13"W / N00°23'25"W
C6	27.41'	65.00'	24°09'43"	N11°41'26.5"E	27.21'	N00°23'25"W / N23°46'18"E
C7	53.25'	135.00'	22°36'02"	N12°28'17"E	52.91'	N23°46'18"E / N01°10'16"E

APPROVING / OBJECTING AGENCIES:
TOWN OF ANGELICA
SHAWANO COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

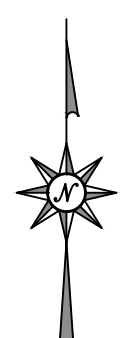
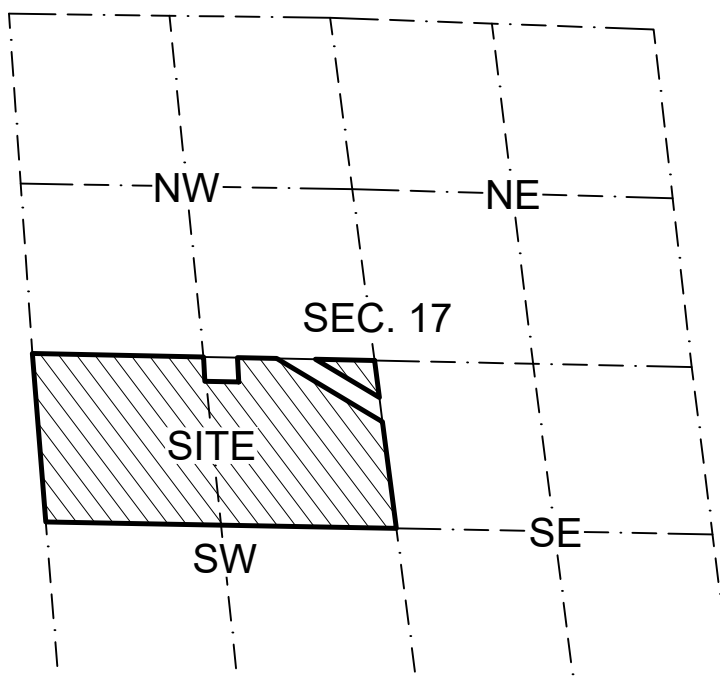
DEVELOPER:
KARL C & CASSIE A. SCHUH LIVING TRUST.
PH. (920) 833-6465
N8351 ISAAR ROAD
SEYMOUR, WI 54165

PARCEL # 004173200000 & 004173100000
CURRENT ZONING: A-1 AGRICULTURAL

SETBACKS
(PRINCIPAL STRUCTURE):
FRONT 17' (OR AS SHOWN)
SIDE 10'
REAR 25'
CORNER SIDE 17'

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

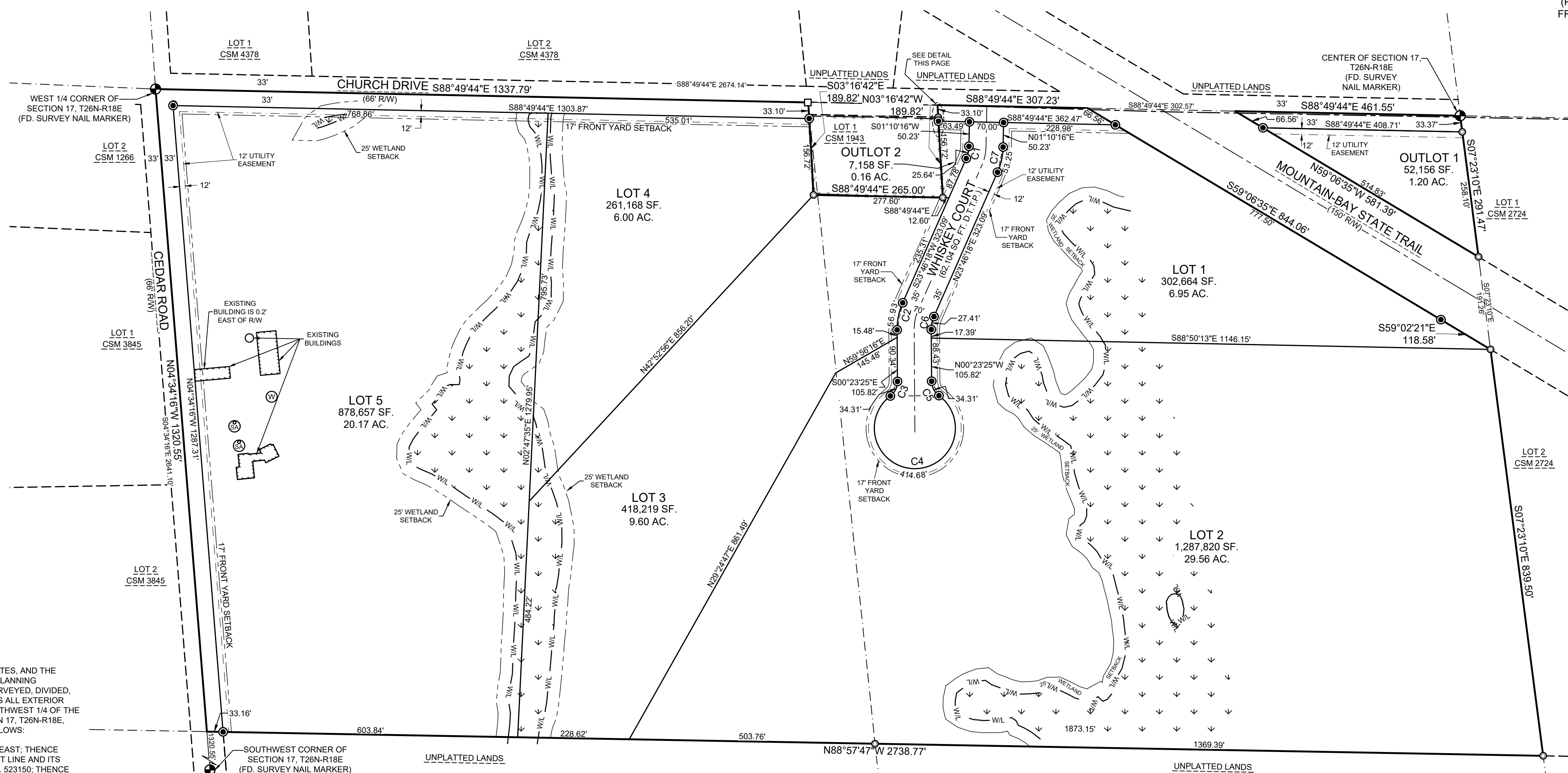
2260 Salschneider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com



NORTH IS REFERENCED TO
THE WISCONSIN COUNTY
COORDINATE SYSTEM
(SHAWANO COUNTY)

LEGEND

- 1" IRON PIPE FOUND
- 2" IRON PIPE SET
- ⊙ MONUMENT FOUND, TYPE NOTED
- ⊙ SEPTIC TANK
- ⊙ WELL
- FENCE
- WETLAND LINE
- ▭ BUILDING
- ▭ WETLAND



SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE
SUBDIVISION REGULATIONS OF THE TOWN OF ANGELICA AND THE SHAWANO COUNTY PLANNING
COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED,
AND MAPPED "BLACK WALNUT ACRES", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR
BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS PART OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T26N-R18E,
TOWN OF ANGELICA, SHAWANO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 18 EAST; THENCE
S88°49'44"E, 1337.79 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 TO THE WEST LINE AND ITS
NORTHERLY EXTENSION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1943, DOCUMENT NO. 523150; THENCE
S03°16'42"E, 189.82 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP;
THENCE S88°49'44"E, 265.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID CERTIFIED SURVEY
MAP; THENCE N03°16'42"W, 189.82 FEET ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION TO THE
NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S88°49'44"E, 307.23 FEET ALONG SAID
NORTH LINE TO THE SOUTHWEST LINE OF MOUNTAIN BAY STATE TRAIL; THENCE S59°06'35"E, 844.06 FEET
ALONG SAID SOUTHWEST LINE; THENCE S59°02'21"E, 118.58' ALONG SAID SOUTHWEST LINE TO THE EAST
LINE OF THE SOUTHWEST 1/4; THENCE N07°23'10"E, 191.26 FEET ALONG SAID EAST LINE TO THE
NORTHEAST LINE OF MOUNTAIN BAY STATE TRAIL; THENCE N59°06'35"W, 581.39 FEET ALONG SAID
NORTHEAST LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4; THENCE S88°49'44"E, 461.55 FEET ALONG
SAID NORTH LINE TO THE CENTER OF SECTION 17 AND THE EAST LINE OF THE SOUTHWEST 1/4; THENCE
S07°23'10"E, 291.47 FEET ALONG SAID EAST LINE TO THE NORTHEAST LINE OF MOUNTAIN BAY STATE TRAIL;
THENCE CONTINUING S07°23'10"E, 191.26 FEET ALONG SAID EAST LINE TO THE SOUTHWEST LINE OF
MOUNTAIN BAY STATE TRAIL; THENCE CONTINUING S07°23'10"E, 839.50 FEET ALONG SAID EAST LINE TO THE
EAST-WEST 1/16 LINE OF THE SOUTHWEST 1/4; THENCE N88°57'47"W, 2738.77 FEET ALONG SAID EAST-WEST
1/16 LINE TO THE WEST LINE OF THE SOUTHWEST 1/4; THENCE N04°34'16"W, 1320.55 FEET ALONG SAID
WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,381,971 SQUARE FEET/ 77.64 ACRES, MORE OR LESS.
ROAD DEDICATION CONTAINS 62,104 SQUARE FEET/ 1.43 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ANDREW S. CLEVELAND PLS-2787
JANUARY 21, 2025

OWNER'S CERTIFICATE

AS OWNER, KARL C. AND CASSIE A. SCHUH LIVING TRUST OF 2006 DOES HEREBY
CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY
MAP TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED
HEREON. IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12
TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF ANGELICA
SHAWANO COUNTY PLANNING AND DEVELOPMENT
WISCONSIN DEPARTMENT OF ADMINISTRATION

KARL C. SCHUH TRUSTEE DATE

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

STATE OF WISCONSIN] SS
COUNTY OF]

CERTIFICATE FOR THE TOWN OF ANGELICA

APPROVED FOR THE TOWN OF ANGELICA THIS DAY OF 20

JASON PRZYBYLSKI
CHAIRPERSON

SHAWANO COUNTY PLANNING AND DEVELOPMENT

APPROVED FOR THE SHAWANO COUNTY PLANNING AND DEVELOPMENT THIS DAY OF 20

KIMBERLY GIERACH
ZONING ADMINISTRATOR

TREASURER'S CERTIFICATE

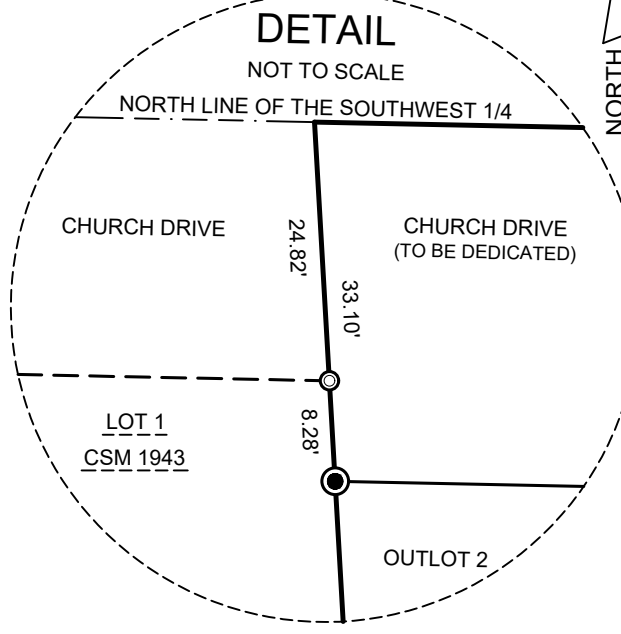
AS TOWN OF ANGELICA TREASURER AND AS SHAWANOCOUNTY TREASURER, WE HEREBY CERTIFY THAT THE RECORDS IN OUR
OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED
IN THIS PLAT AS OF THE DATES LISTED BELOW.

KAY MAGYAR VILLAGE TREASURER DATE

CHARLES MAHLIK DEPUTY BROWN COUNTY TREASURER DATE

NOTES:

- 1) THIS PLAT IS ALL OF TAX PARCEL NO(S): 004173100000 & 004173200000.
- 2) THE PROPERTY OWNER OF RECORD IS: KARL C. AND CASSIE A. SCHUH LIVING TRUST OF 2006.
- 3) THE PLAT IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING
RECORDED INSTRUMENTS: DOCUMENT #780904.
- 4) ALL ROADS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC (D.T.T.P.).
- 5) LOT(S) 1 - 5 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN
DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, SHAWANO COUNTY
PLANNING AND DEVELOPMENT, OR THE LOCAL MUNICIPALITY'S ZONING ADMINISTRATOR'S
OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.
- 6) THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE
APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION
SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE
WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF
AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL
ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY
GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.
- 7) ELEVATIONS ARE REFERENCED TO NAVD 88 (GEOID MODEL 18)

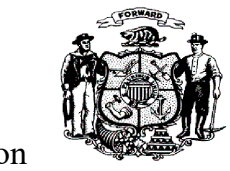


RESTRICTIVE COVENANTS:

- 1) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY
OWNER AND MAINTAINED BY THE ADJUTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE
DRAINAGE OF SURFACE WATER.
- 2) NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY
STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINE. A DISTURBANCE OF A
SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified , 20



Department of Administration

SCHUH
BLACK WALNUT ACRES
FINAL PLAT

NO.	REVISION DESCRIPTION

DATE: APRIL 2025
DRAFTED BY: JSH
CHECKED BY: ASC/BRW
PROJECT NO.: 2174-01-24
DRAWING NUMBER 1924
SHEET NUMBER

C1