

PREPARED FOR:

CURRENT OWNER:
JACKSONPORT SALOON, LLC
6259 S.T.H. "42"
STURGEON BAY, WI 54235

PREPARED BY:

BRIAN FRISQUE SURVEYS INC.
BRIAN D. FRISQUE
PROFESSIONAL LAND SURVEYOR
3121 MATHEY ROAD
STURGEON BAY, WI 54235
(920) 743-7183

LEGEND

- ⊙ = U.S. PUBLIC LAND SURVEY CORNER (EXISTING DOOR COUNTY ALUMINUM MONUMENT)
- = EXISTING 1" IRON PIPE (UNLESS NOTED)
- = SET 1" IRON PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT
- △ = SET MAG NAIL
- ∅ = UTILITY POLE
- — — = OVERHEAD UTILITIES
- ⊞ = TELEPHONE PEDESTAL
- ⊙ = SEPTIC TANK COVER
- ⊗ = SEPTIC VENT
- ⊙ = SEPTIC OBSERVATION PIPE
- ⊙ = SEPTIC INSPECTION PLUG
- ⊙ = SEPTIC CLEANOUT

SURVEYOR'S NOTES:

BEARINGS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 23-29-27 BEARING N 03°25'23" W BASED FROM THE CONTROL SURVEY SUMMARY DIAGRAM FOR THE TOWN OF JACKSONPORT.

RECONFIGURING TAX PARCEL NO. 016-00-23292723I & 23J.

PROPERTY ADDRESS 6259, 6263 & 6269 S.T.H. "57".

DESCRIPTION: TAX PARCEL NO. 016-00-23292723I

A tract of land located in Government Lot 2 of Section 23, Township 29 North, Range 27 East, Town of Jacksonport, Door County, Wisconsin and described as follows:

Commencing at the West one-quarter corner of said Section 23, thence N 03°25'23" W along the west line of the Northwest one-quarter of said Section 23, 1263.90 feet, thence N 86°34'37" E 1668.58 feet to the intersection with the westerly right-of-way of S.T.H. "57", thence S 23°15'29" W along said westerly right-of-way 633.97 feet to an existing 1" iron pipe and also being the point of beginning, thence S 24°04'15" W continuing along said westerly right-of-way 89.00 feet, thence N 66°01'33" W 153.00 feet, thence S 28°07'21" W 46.00 feet, thence N 65°56'38" W 177.00 feet to an existing 1" iron pipe, thence N 25°31'16" E 127.58 feet, thence S 67°15'27" E 330.11 feet to the point of beginning.

Said tract contains 0.836 acres of land.

Including a 15 foot wide access easement.

DESCRIPTION: TAX PARCEL NO. 016-00-23292723J

A tract of land located in Government Lot 2 of Section 23, Township 29 North, Range 27 East, Town of Jacksonport, Door County, Wisconsin and described as follows:

Commencing at the West one-quarter corner of said Section 23, thence N 03°25'23" W along the west line of the Northwest one-quarter of said Section 23, 1263.90 feet, thence N 86°34'37" E 1668.58 feet to the intersection with the westerly right-of-way of S.T.H. "57", thence along said westerly right-of-way as follows; S 23°15'29" W 633.97 feet to an existing 1" iron pipe, thence S 24°04'15" W 89.00 feet to the point of beginning, thence continue S 24°04'15" W 46.10 feet and thence S 25°42'34" W 131.57 feet to an existing 1" iron pipe, thence N 66°22'33" W 328.22 feet to an existing 1-1/4" iron pipe, thence N 23°31'27" E 134.00 feet to an existing 1" iron pipe, thence S 65°56'38" E 177.00 feet, thence N 28°07'21" E 46.00 feet, thence S 66°01'33" E 153.00 feet to the point of beginning.

Said tract contains 1.171 acres of land.

Subject to a 15 foot wide access easement.

SURVEYOR'S CERTIFICATE:

I, Brian D. Frisque, Professional Land Surveyor for Brian Frisque Surveys Inc., do hereby certify that I have surveyed the property described herein and to the best of my knowledge and belief the adjacent map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures, boundary fences, apparent easements, roadways and visible encroachments, if any. I further certify that this map complies with Chapter A-E 7 of the Wisconsin Administrative Code.

This survey is made for the use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto.

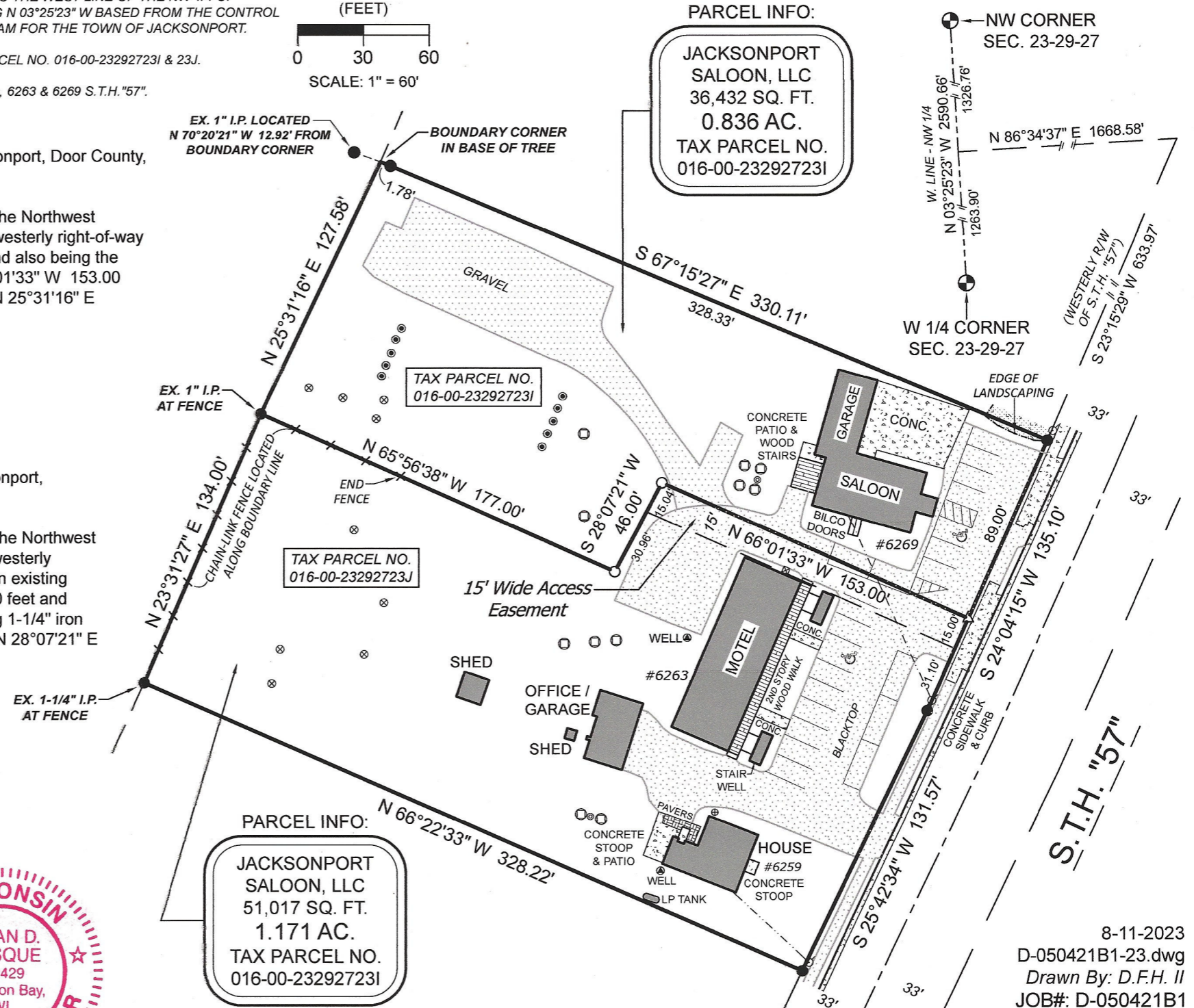
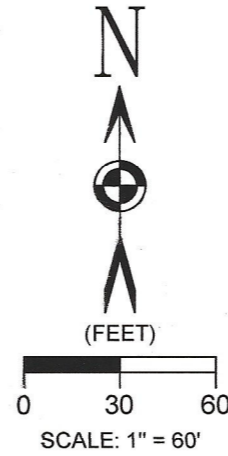
Dated 8-11-2023

Brian D. Frisque
Brian D. Frisque
P.L.S. S-2429



Plat of Survey

LOCATED IN:
GOV'T LOT 2, SECTION 23, T. 29 N., R. 27 E.,
TOWN OF JACKSONPORT, DOOR COUNTY, WISCONSIN



PARCEL INFO:
JACKSONPORT SALOON, LLC
36,432 SQ. FT.
0.836 AC.
TAX PARCEL NO. 016-00-23292723I

PARCEL INFO:
JACKSONPORT SALOON, LLC
51,017 SQ. FT.
1.171 AC.
TAX PARCEL NO. 016-00-23292723I

8-11-2023
D-050421B1-23.dwg
Drawn By: D.F.H. II
JOB#: D-050421B1