

PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 2754 AS RECORDED IN VOLUME 1 PAGE 2754 OF MAPS AS DOCUMENT NUMBER 845110, BEING PART OF THE N.W. 1/4 OF THE S.W. 1/4, SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

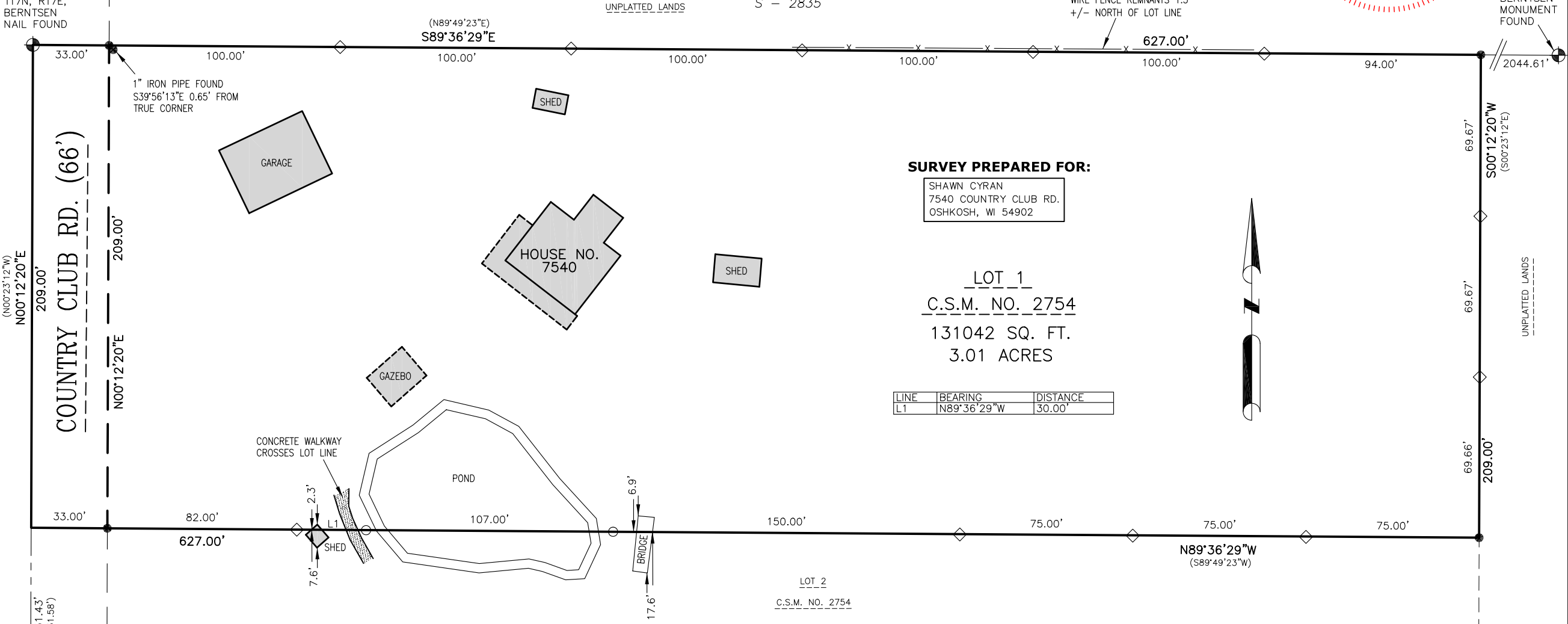
I Andrew Hunter, Wisconsin Professional Land Surveyor, certify that I have surveyed the above described property and that, to the best of my knowledge and belief, the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, and visible encroachments, if any. I further certify that I have complied with Chapter AE7 of WI Administrative Code.
February 16, 2026

Andrew Hunter
Andrew Hunter,
Professional Land Surveyor
S - 2835



WEST 1/4 CORNER OF SECTION 31, T17N, R17E, BERNTSEN NAIL FOUND

CENTER OF SECTION 31, T17N, R17E, BERNTSEN MONUMENT FOUND



SURVEY PREPARED FOR:

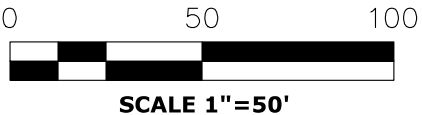
SHAWN CYRAN
7540 COUNTRY CLUB RD.
OSHKOSH, WI 54902

LOT 1
C.S.M. NO. 2754
131042 SQ. FT.
3.01 ACRES

LINE	BEARING	DISTANCE
L1	N89°36'29"W	30.00'

LEGEND

- () DENOTES RECORD DIMENSION, WHERE DIFFERENT THAN ACTUAL MEASUREMENT
- DENOTES 3/4" REBAR FOUND, UNLESS NOTED
- DENOTES 1" X 18" IRON PIPE SET
- ◇ DENOTES WOOD LATH SET ON LOT LINE



NOTES

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY (NAD 83, 1991) WHERE THE WEST LINE OF THE S.W. 1/4 OF SECTION 31, T17N, R17E IS RECORDED TO BEAR NORTH 00°12'20" EAST.

02/16/2026
PROJECT 6281
SHEET 1 OF 1
3552 GLEN OAKS PASS
www.wisconsinlandsurveying.com (920) 410-7744



WISCONSIN
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