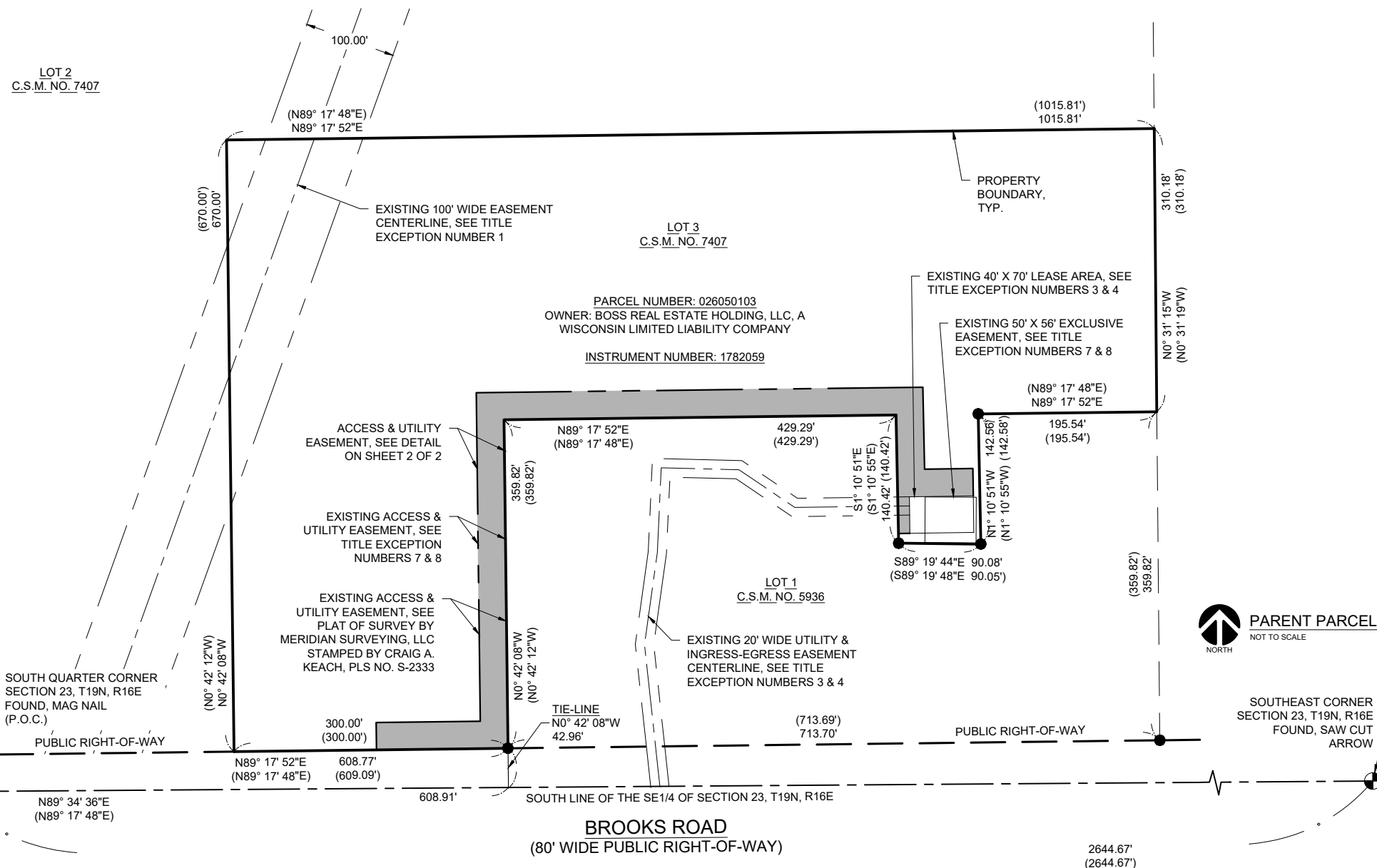




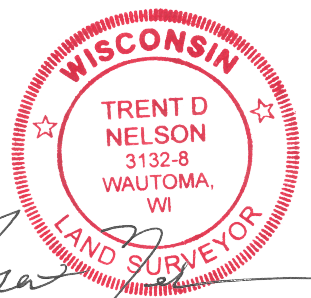
C.S.M. 3/4" IRON ROD WITH CAP, FOUND
 P.O.B. CERTIFIED SURVEY MAP
 P.O.C. POINT OF BEGINNING
 () POINT OF COMMENCEMENT
 _____ RECORDED DATA
 _____ PARENT PARCEL BOUNDARY
 _____ EXISTING RIGHT-OF-WAY
 _____ EXISTING LOT LINE
 _____ EXISTING EASEMENT SIDELINE
 _____ EXISTING EASEMENT CENTERLINE
 _____ EXISTING LEASE AREA
 _____ LEASE AREA
 _____ EASEMENT SIDELINE
 _____ EASEMENT CENTERLINE
 _____ SECTION LINE

COMMENCING AT A FOUND MAG NAIL LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE N89°17'52"E, 608.91 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 23; THENCE N0°42'08"W, 42.96 FEET TO THE NORTHERLY PUBLIC RIGHT-OF-WAY OF BROOKS ROAD (ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF C.S.M. NO. 5936) AND THE POINT OF BEGINNING; THENCE CONTINUING N0°42'08"W, 359.82 FEET TO THE NORTHWEST CORNER OF LOT 1 OF C.S.M. NO. 5936; THENCE N89°17'52"E, 429.29 FEET ALONG THE NORTH LINE OF LOT 1 OF C.S.M. NO. 5936; THENCE S1°10'51"E, 129.84 FEET; THENCE N88°49'04"E, 12.47 FEET TO THE SOUTHWEST CORNER OF THE EXISTING 40'X70' LEASE AREA; THENCE N0°47'29"W, 40.00 FEET TO THE NORTHWEST CORNER OF THE EXISTING 40'X70' LEASE AREA; THENCE N89°12'31"E, 70.00 FEET TO THE NORTHEAST CORNER OF THE EXISTING 40'X70' LEASE AREA; THENCE N0°47'29"W, 30.00 FEET; THENCE S89°12'31"W, 52.95 FEET; THENCE N1°05'56"W, 89.72 FEET; THENCE S89°17'47"W, 489.04 FEET; THENCE S0°42'13"E, 359.82 FEET; THENCE S89°17'52"W, 114.00 FEET; THENCE S0°42'13"E, 30.00 FEET TO THE NORTHERLY PUBLIC RIGHT-OF-WAY OF BROOKS ROAD; THENCE N89°17'52"E, 144.00 FEET ALONG THE NORTH LINE OF PUBLIC RIGHT-OF-WAY OF BROOKS ROAD TO THE POINT OF BEGINNING. SAID ACCESS & UTILITY CONTAINS 33,675 SQUARE FEET (0.77 ACRES), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. THE SIDELINES OF SAID EASEMENT SHALL BEING AT THE NORTHERLY PUBLIC RIGHT-OF-WAY OF BROOKS ROAD.

8. RESOLUTION AND CONSENT AFFIDAVIT RECORDED APRIL 5, 2021 AS DOCUMENT NO. 1847627. EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES AFFECT THE ACCESS & UTILITY EASEMENT.)



I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.



Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
ISSUE PHASE	FINAL	DATE ISSUED 04/08/2025

PROJECT TITLE:

INDIAN POINT X-MKT
21-MCR

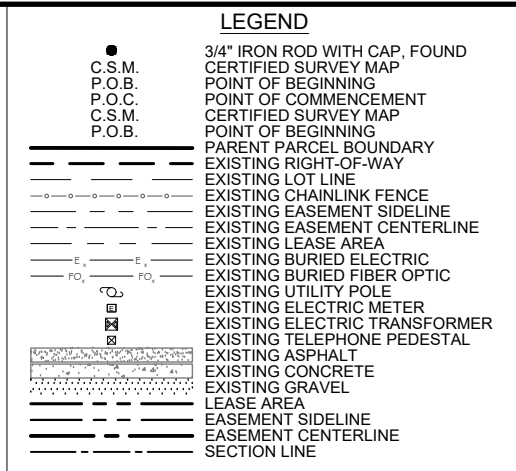
3028 BROOKS ROAD
OSHKOSH, WI 54904
WINNEBAGO COUNTY

EASEMENT SURVEY

NONE

PROJECT NUMBER	61905
SHEET NUMBER	1 OF 2

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBERS 20250305045 & 20250305046 .
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 31322-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. SETTING MISSING PROPERTY CORNER MONUMENTS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE 'VERTICAL BRIDGE DEVELOPMENT, LLC' LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE 'VERTICAL BRIDGE DEVELOPMENT, LLC' LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE 'VERTICAL BRIDGE DEVELOPMENT, LLC' 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE PUBLIC RIGHT-OF-WAY OF BROOKS ROAD.
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY CHICAGO TITLE COMPANY , FILE NUMBER: CO-15845M, DOCUMENT DATE: 01/17/2025.
- 12) AN EXTENSIVE SEARCH WAS PERFORMED TO PROVIDE ALL EXISTING LEASE AREAS AND ASSOCIATED EASEMENTS ON THE SURVEY. IN THE EVENT THAT NO DOCUMENTATION WAS FOUND, ONLY THE EXISTING EQUIPMENT AREA WAS DEPICTED ON THE SURVEY.
- 13) BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE1/4 OF SECTION 23, T19N, R16E, MEASURED TO BEAR N89°34'36"E BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY, U.S. FOOT.
- 14) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 15) F.E.M.A. FLOOD PANEL MAP NUMBER 55139C0225E, ZONE X (AREA OF MINIMAL FLOOD HAZARD).



REV	DATE	DESCRIPTION
ISSUE PHASE	FINAL	DATE ISSUED 04/08/2025
PROJECT TITLE:		

PROJECT ADDRESS:
3028 BROOKS ROAD
OSHKOSH, WI 54904
WINNEBAGO COUNTY

SHEET TITLE:

SCALE: 0 30' 60' 120'

11" x 17" - 1" = 60'
22" x 34" - 1" = 30'

PROJECT NUMBER	61905
SHEET NUMBER	2 OF 2