PLAT OF SURVEY

PARCEL "A" DESCRIPTION:

PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3617 AS RECORDED IN DOCUMENT NO. 959242, LOCATED IN THE NORTHEAST ¼ OF THE FRACTIONAL SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE FRACTIONAL SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 6; THENCE S89°50'59"W, 1290.04 FEET ALONG THE SOUTH LINE OF THE FRACTIONAL SOUTHWEST ¼ OF SECTION 6 TO THE WEST LINE OF SAID LOT 1; THENCE N00°46'53"W, 2257.61 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF BISON ROAD; THENCE N88°10'26"E, 307.24 FEET ALONG SAID SOUTH LINE; THENCE S89°55'47"E, 991.15 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE FRACTIONAL SOUTHWEST ¼ OF SECTION 6; THENCES00°34'19"E, 2262.68 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CLIENT:
JOELL OBERSTADT
7261 MARSH RD.
FREMONT, WI 54940

U.S.H. "10" (WIDTH VARIES)

BISON ROAD (WIDTH VARIES)

CENTER OF SECTION 6-20-15

(S00°56'03"E) S00°34'19"E 360.47'

N88°10'26"E 14.77' 66.01' 388.02' 307.24' S89°55'47"E 991.15' 801.20' 189.95' 1501.18' 510.03'

N00°46'53"W 351.65'

(N01°08'35"W) N00°46'53"W 431.38'

NAIL ON CONCRETE MONUMENT FOUND 1.25' WEST OF PROPERTY LINE

LANDS PREVIOUSLY SURVEYED BY ROBERT F. REIDER, DATED 5/25/1984, JOB NO. C825.65-84

UNPLATTED LANDS

929.67'

577.99'

422.56'

UNPLATTED LANDS

UNPLATTED LANDS

PIN: 028018602

PARCEL "A"
AREA:
2,929,938 SQ. FT.
[67.2621 ACRES]
DOCUMENT NO.
1837448

PIN: 0280189

799.69'

UNPLATTED LANDS

E/L OF THE FRACTIONAL SW 1/4 OF SECTION 6-20-15

LOT 1 CSM# 3617

N/L OF THE SE 1/4 OF THE FRACTIONAL SW 1/4 OF SECTION 6-20-15

LOT 2 CSM# 3617

LANDS PREVIOUSLY SURVEYED BY R.F. WOLVERTON DATED 8/21/1954

DOCUMENT NO. 1814031

396.52'

LANDS PREVIOUSLY SURVEYED BY C. PALMER, COUNTY SURVEY NO. 361, DATED 6/15/1877

2262.68'

731.37'

WEST LINE OF LANDS DESCRIBED IN JUDEMENT IN DOCUMENT NO. 567122 AND EAST LINE OF WOLVERTON SURVEY

IRON REBAR FOUND 0.42' EAST OF PROPERTY LINE

48.41'

UNPLATTED LANDS

UNPLATTED LANDS

PIN: 028018602

PIN: 0280189

LOT 1 CSM# 8224

AS CORRECTED BY AFFIDAVIT AS RECORDED IN DOCUMENT NO. 196158

427.80'

1312.60'

1326.01'

WEST LINE OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 6-20-15

NORTH IS REFERENCED TO THE SOUTH LINE OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 6, T20N, R15E, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S89°50'59"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

DETAIL SCALE : 1" = 10'

FOUND BERNSTEN MONUMENT S62°12'01"W 0.38' OF WINNEBAGO COUNTY CORNER PUBLISHED COORDINATES FOR THE SOUTH 1/4 CORNER OF SECTION 6-20-15

9.10' 3.45' 9.00'

731.62'

LEGEND

- ◉ = 1¼" X 18" O.D. IRON PIPE SET, WEIGHING 1.68 LBS PER LIN. FT.
- ◎ = EXISTING 1¼" O.D. IRON PIPE
- ○ = EXISTING ¾" IRON REBAR
- ⊕ = EXISTING BERNTSEN MONUMENT
- □ = EXISTING CONCRETE MONUMENT
- ( ) = RECORDED AS BEARING/DIMENSION
- ● = EXISTING ALUMINUM WITNESS MONUMENT
- △ = WINNEBAGO COUNTY CORNER COORDINATES

530.95'

2257.61'

SOUTHWEST CORNER OF SECTION 6-20-15

2255.68'

13.41'

66.01'

1321.45'

1387.46' (1387.62')
S89°50'59"W (S89°29'31"W)

(663.37')
663.27'

1290.04'

(626.67')
626.77'

SOUTH 1/4 CORNER OF SECTION 6-20-15 SEE DETAIL

2623.15'

2677.50'
(2677.66')

S/L OF THE FRACTIONAL SW 1/4 OF SECTION 6-20-15

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

NOTES:
- NO IMPROVEMENTS SHOWN PER CLIENT'S INSTRUCTIONS
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF WINCHESTER AND WINNEBAGO COUNTY
- FIELD WORK COMPLETED: 11/19/2025
- WETLANDS, FLOODPLAIN, NAVIGABLE WATERWAYS, ETC. THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN PER CLIENT'S INSTRUCTIONS

0 200 400 600
SCALE: 1" = 200'

WISCONSIN
FRANK N. ZORNOW
S-4082
APPLETON, WI
LAND SURVEYOR

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Francis Zornow
FRANK N. ZORNOW, PLS-4082

2/5/2026
DATED

A2511.15

CAROW LAND SURVEYING & ENVIRONMENTAL
615 NORTH LYNNDALE DRIVE
APPLETON, WI 54914

DATE: 2/10/2026	SCALE: 1" = 200'	DRAWN BY: FNZ