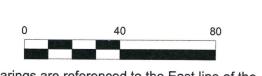
Plat of Survey

The South line of Lot 3 Gregor Court Replat , located on the Southwest 1/4 and the Northeast 1/4 of Section 02, Township 20 North, Range 17 East. Village of Fox Crossing, Winnebago County, Wisconsin



Bearings are referenced to the East line of the Northeast 1/4, Section 02, T20N, R17E, assumed to bear N00°28'45"E, base on the Winnebago County Coordinate System.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify that in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code, and under the direction and control of Neil Verboncouer, the property owner, that this survey is correct to the best of my knowledge and belief, and that this land is the South line of Lot 3 Gregor Court Replat, located on the Southwest 1/4 and the Northeast 1/4 of Section 02, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin, subject to all easements and restrictions of record.

The field work was completed on 23May2023.

Given under my hand this 24 day of May

James R. Sehloff, Wisconsin Professional

jim@davel.pro

LEGEND

 3" x 18" Steel Rebar @ 1.50lbs/LF SET

△ 1 ½" Rebar Found O 3" Rebar Found

□ 1.3" O.D. Iron Pipe Found

Government Corner Recorded As

Overhead Electric Lines Storm Sewer Fence - Wood

Catch Basin

Utility Pole

Telephone Pedestal

Deciduous Tree

Coniferous Tree

Power line no easement found Northeast 1/4 Corner Section 02, T20N, R17E Berntsen Monument Found Gregor Court Replat Lot 2 Lot 3 Lot 4 SE Corner 30' Storm Sewer Easement Per CSM 2882 Lot 1 (S89°56'00"W) .00' 218.94 Planter N89° 38' 49"W° S89°38'49"E 1984.80 Monument set 1.00' (\$89°56'00"W) (S89°56'00"W) East of Actual Corner 3rd Addendum to Palisades Estates due to fence post A Condominium East 1/4 Corner

DAVEL ENGINEERING & ENVIRONMENTAL, INC. Civil Engineers and Land Surveyors

> 1164 Province Terrace, Menasha, WI 54952 Ph: 920-991-1866 Fax: 920-441-0804 www.davel.pro

Survey for: Neil Verboncouer 120 Gregor Ct. Appleton, WI 54915

Section 02, T20N, R17E Masonry Nail Found



File: 7480POS.dwa Date: 05/24/2023 Drafted By: Jim Sheet: 1 of 1