

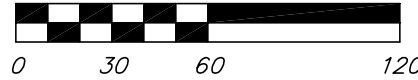
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BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 5, T20N-R17E, WHICH BEARS S00°07'13"W.

PLAT OF SURVEY

ALL OF LOT 1 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 158 (DOCUMENT #488421-MAP #158), WINNEBAGO COUNTY RECORDS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, T20N-R17E, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.

GRAPHIC SCALE: 1" = 60'



Notes from Knight Barry Title Group Commitment File #2401544, dated May 6, 2026

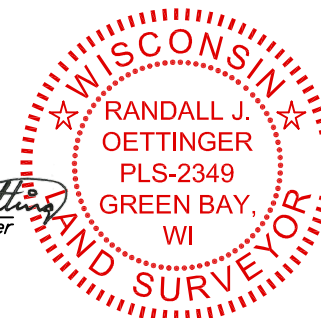
1) Schedule B-2 Item 12: There were no easements or restrictions recorded on Certified Survey Map #158 (Document #488421, Winnebago County Records).

2) Schedule B-2 Item 13: The 20' ingress-egress easement as recorded in Document #567846, Winnebago County Records, is shown on the map, although there is no evidence of the strip being used for ingress-egress.

3) Schedule B-2 Item 14: The parcel is subject to the terms of a Holding Tank Agreement recorded as Document #1414087, Winnebago County Records.

SURVEYOR'S CERTIFICATE

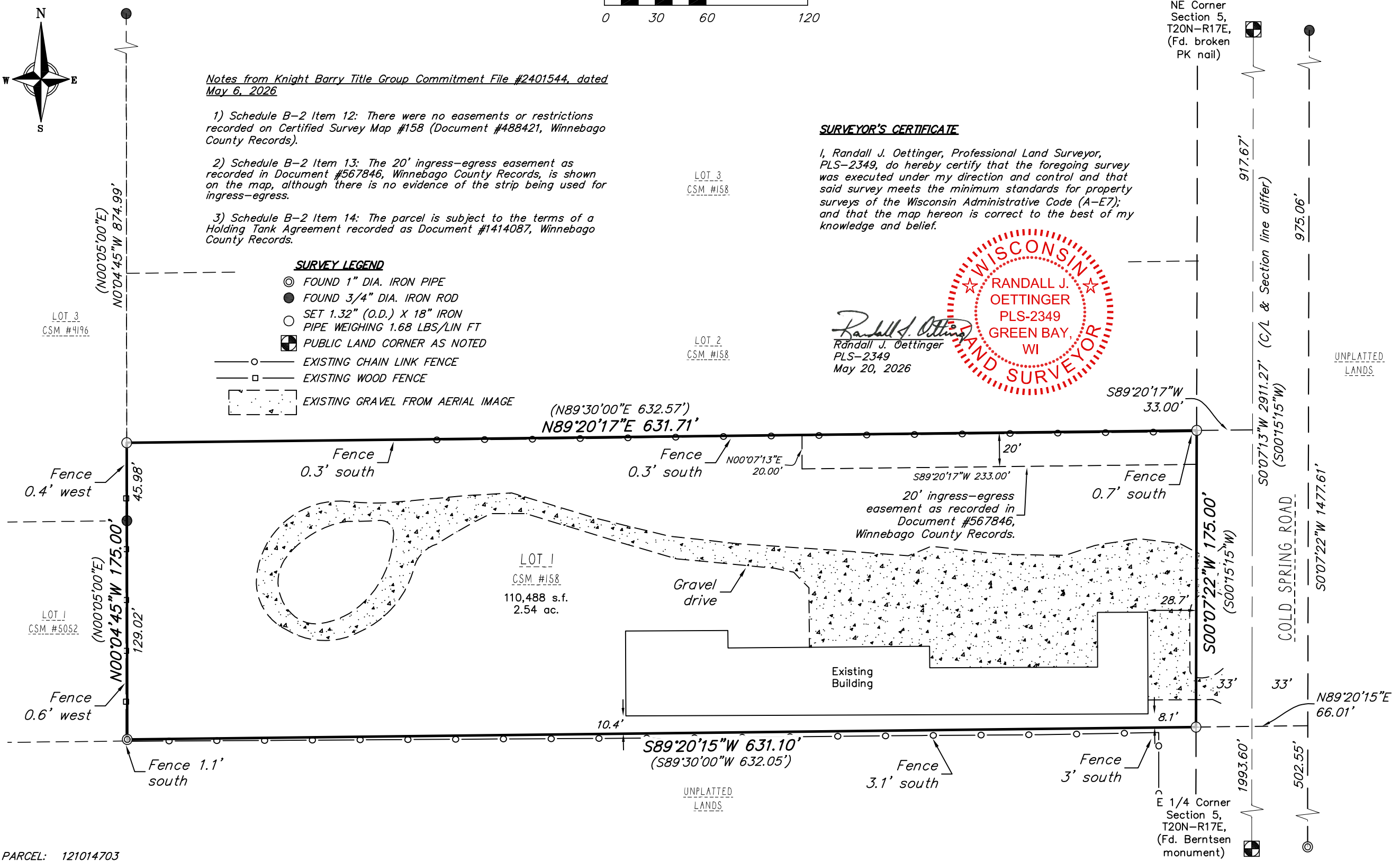
I, Randall J. Oettinger, Professional Land Surveyor, PLS-2349, do hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7); and that the map hereon is correct to the best of my knowledge and belief.



Randall J. Oettinger
Randall J. Oettinger
PLS-2349
May 20, 2026

SURVEY LEGEND

- FOUND 1" DIA. IRON PIPE
- FOUND 3/4" DIA. IRON ROD
- SET 1.32" (O.D.) X 18" IRON PIPE WEIGHING 1.68 LBS/LIN FT
- PUBLIC LAND CORNER AS NOTED
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- ▨ EXISTING GRAVEL FROM AERIAL IMAGE



NE Corner Section 5, T20N-R17E, (Fd. broken PK nail)

UNPLATTED LANDS

E 1/4 Corner Section 5, T20N-R17E, (Fd. Berntsen monument)

SHEET 1 OF 1

SURVEYED BY:
Vierblicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
YALE FRASER PROPERTIES
DRAWING # X-2557

Job #: 260352
Date: 05/19/2026
Rev:
Drafted By: ROET
Checked By: MLON

vierblicher
advisors / engineers / surveyors

20 May 2026 - 7:51a C:\Yale Fraser Properties\260352 Cold Spring Rd Winnebago Co\CADD\260352_POS.dwg by: roet

TAX PARCEL: 121014703
FIELDWORK COMPLETED: 05/18/2026