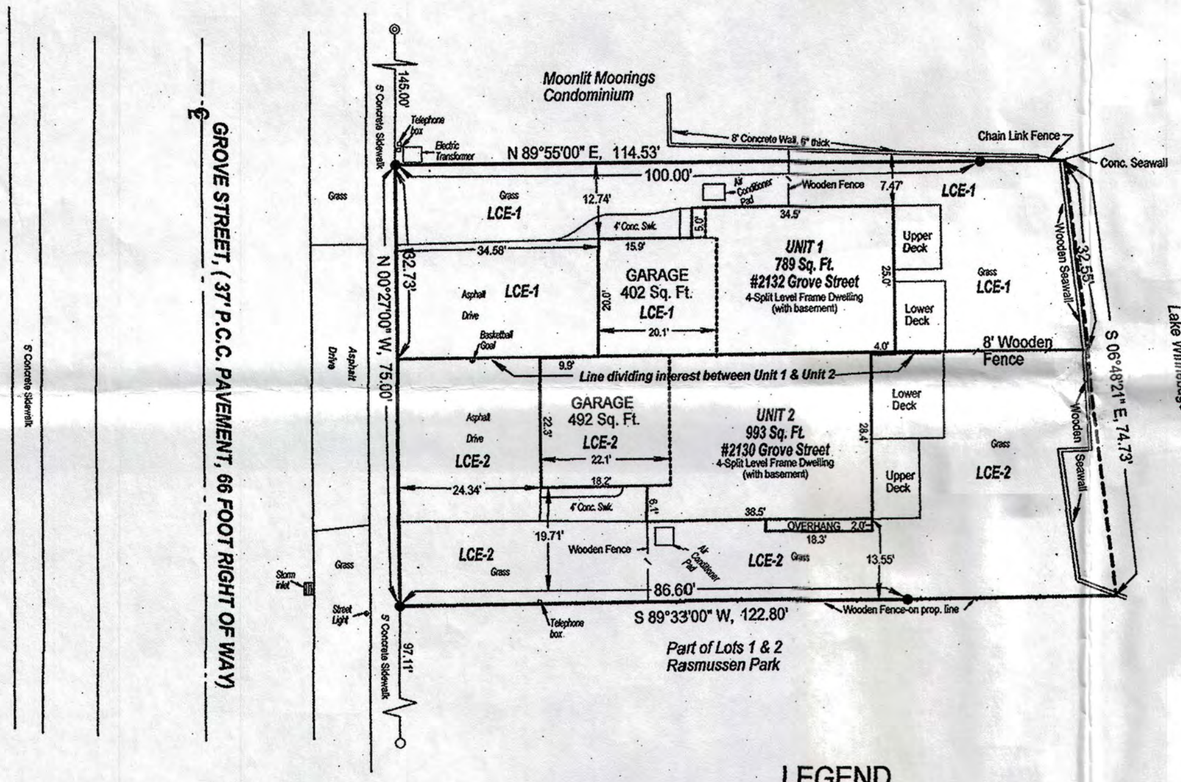
2130 & 2132 GROVE STREET CONDOMINIUM

BEING TRACT ONE, CERTIFIED SURVEY MAP NUMBER 232, FIFTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



LEGEND

- ○ - 3/4" STEEL REBAR, FOUND
- ◎ - 1" DIAMETER IRON ROD, FOUND
- ● - 3/4" DIAMETER BY 18" LONG, STEEL REBAR, WEIGHING 1.50 LBS./FT., SET

BEARINGS ARE REFERENCED TO THE EAST LINE OF GROVE STREET, WHICH HAS AN ASSUMED BEARING OF NORTH 00 DEGREES 27 MINUTES WEST WHICH IS IN ACCORDANCE WITH CERTIFIED SURVEY MAP NUMBER 232.

SCALE 1" = 20'

20 15 10 5 0 20 40

LEGAL DESCRIPTION:

TRACT ONE, CERTIFIED SURVEY MAP NUMBER 232, FIFTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN. SAID PARCEL CONTAINS, 8,855 SQUARE FEET, (0.2033 ACRES), OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

COMMON ELEMENTS INCLUDE THE WALLS AND FENCE WHICH DIVIDE UNIT 1 AND UNIT 2.

STOOPS, SIDEWALKS, DRIVEWAYS AND DECKS ARE LIMITED COMMON ELEMENTS. AREAS NORTHERLY OF THE DIVIDING LINE ARE LIMITED COMMON ELEMENTS FOR UNIT 1 AND AREAS SOUTHERLY OF THE DIVIDING LINE ARE LIMITED COMMEN ELEMENTS FOR UNIT 2.

LIMITED COMMON ELEMENTS ARE SHOWN THUS: LCE WITH UNIT TO WHICH IT IS ASSOCIATED.

THERE SHALL BE SUCH PERMANENT EASEMENTS THROUGH AND OVER THE PROPERTY AND EACH OF THE UNITS AS MAY BE NECESSARY FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF THE COMMON ELEMENTS, UTILITIES, SEWERS AND OTHER UNITS.

CITY OF OSHKOSH APPROVAL

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF OSHKOSH, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CONDOMINIUM PLAT WAS APPROVED BY THE CITY OF OSHKOSH ON THE ___DAY OF _____, 2017.

_____
Jeffrey Nau, ASSOCIATE PLANNER

PREPARED FOR:
BEST DAY EVER
INVESTMENTS, LLC
613 S. RAILROAD STREET
KIMBERLY, WISCONSIN 54136
Parcel Number: 1522670000
Document Number: 648535

SURVEYOR'S CERTIFICATE

I, William D. Frueh, Registered Land Surveyor No. S-1926, do hereby certify that this plat is a correct representation of the condominium described. The identification and location of each unit and the common elements can be determined from this plat and exhibits.

The property described is subject to all easements of record and undefined underground utility easements such as, but not limited to sanitary sewer laterals, water laterals, electrical, telephone and television cables.

Date: 6/15/2017

William D. Frueh
William D. Frueh, Registered Land Surveyor S-1926

WISCONSIN
WILLIAM D. FRUEH
S-1926
OSHKOSH
WIS.
LAND SURVEYOR

FRUEH CONSULTING SERVICES, LLC
LAND SURVEYING
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