# PLAT OF SURVEY

## LEGEND

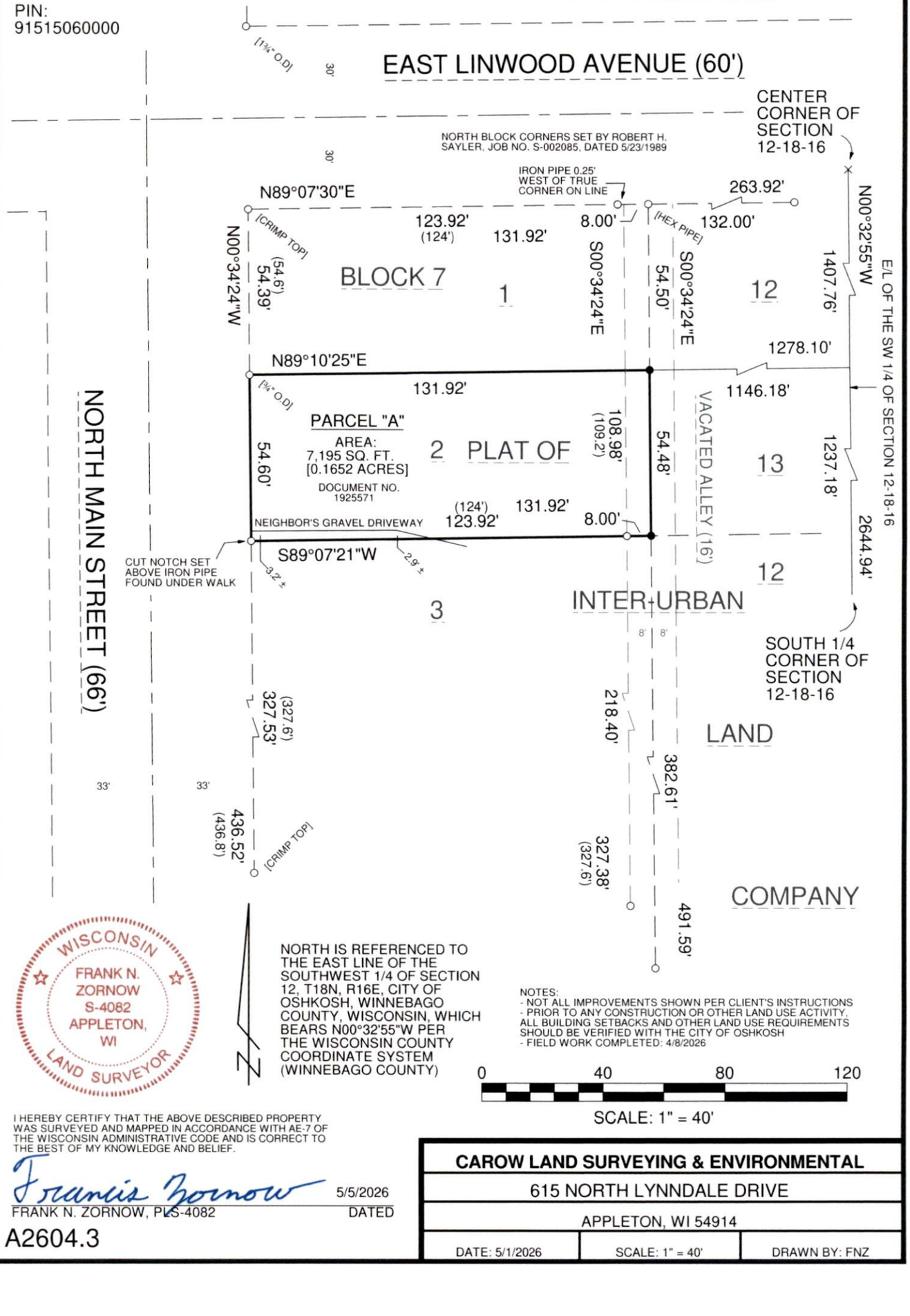
- ● = 1¼" X 18" O.D. IRON PIPE SET, WEIGHING 1.68 LBS PER LIN. FT. WITH CAROW LAND SURVEYING CAP
- ○ = EXISTING 1¼" O.D. IRON PIPE [AS NOTED]
- × = EXISTING CHISEL CROSS
- ◒ = EXISTING BERNTSEN MONUMENT
- ( ) = RECORDED AS BEARING/DIMENSION

CLIENT:
DUSTIN AULER
2020 N. MAIN ST.
OSHKOSH, WI 54901

PIN:
91515060000

## PARCEL "A" DESCRIPTION:

ALL OF LOT 2 AND PART OF VACATED ALLEY IN BLOCK 7 OF INTER-URBAN LAND COMPANY, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 12; THENCE N00°32'55"W, 1237.18 FEET ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 12 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2; THENCE S89°10'25"W, 1146.18 FEET ALONG SAID EXTENSION TO THE CENTERLINE OF A VACATED ALLEY AND THE POINT OF BEGINNING; THENCE S00°34'24"E, 54.48 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2; THENCE S89°07'21"W, 131.92 FEET ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF NORTH MAIN STREET; THENCE N00°34'24"W, 54.60 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 2; THENCE N89°10'25"E, 131.92 FEET ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.




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

NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 12, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°32'55"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

NOTES:
- NOT ALL 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 CITY OF OSHKOSH
- FIELD WORK COMPLETED: 4/8/2026

0 40 80 120

SCALE: 1" = 40'

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 5/5/2026

FRANK N. ZORNOW, PLS-4082 DATED

A2604.3


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


| DATE: 5/1/2026 | SCALE: 1" = 40' | DRAWN BY: FNZ |
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