SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property as shown, according to official records and that the plat above drawn is an accurate and correct representation of said survey.

James E. Smith July 10, 2015

Wisconsin Professional Land Surveyor — Date

WISCONSIN — JAMES E. SMITH S-1803 OSHKOSH, WI — LAND SURVEYOR

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	17445.00'	00°16'01"	81.28'	S 03°36'45.5" E	81.28'
2	17445.00'	00°29'51"	151.48'	S 02°34'30.5" E	151.47'

Scale: 1 inch = 60 feet (0, 30, 60, 120)

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE EAST LINE OF THE SOUTHEAST 1/4, OF SECTION 16, BEARS N00°29'00"W

LEGEND

- ■ 1-1/4" O.D. IRON PIPE SET, 24" LONG, WEIGHING 1.680 LBS. PER LIN. FOOT
- ▲ "MAG" NAIL SET
- ○ 3/4" REBAR FOUND
- □ 1-1/4" O.D. IRON PIPE FOUND
- △ MAG NAIL FOUND
- ◪ 2" IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER
- -x-x- FENCE LINE
- ( ) RECORDED AS
- —OH— OVERHEAD POWER LINES
- ⌀ POWER POLE
- —G— UNDERGROUND GAS MAIN

THE HOMES OF WESTOWNE HEIGHTS III, A CONDOMINIUM COMMUNITY

LOT 1 OF CERTIFIED SURVEY MAP 6170

3/4" REBAR FOUND 5.5' NORTH

167.50'

4.8' GAP

N 00°13'14" W 1163.68'

1-1/4" IP FOUND 1.9' NORTH 2.9' EAST OF TRUE

TOWN OF ALGOMA
CITY OF OSHKOSH

S 89°43'23" E 685.21'

SOUTH LINE OF THE NORTH 167.5' OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4

S 89°44'40" E 880.85'

SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6092

N 89°44'40" W 1357.99'

NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4

1.5' SHED 0.75'

NOTE: THIS LINE IS SURVEYED AS BEING 585.8' WEST OF THE RIGHT-OF-WAY LINE AS ESTABLISHED PER VOLUME 1311 PAGE 411.

TOTAL AREA
1,060,577 SQ.FT./24.347 AC.

CITY OF OSHKOSH
TOWN OF ALGOMA

CITY OF OSHKOSH
TOWN OF ALGOMA

N 89°39'31" W 2728.25'

UNPLATTED LANDS

GARAGE
GARAGE
HOUSE
8' UTILITY EASEMENT PER DOC. 1485804
HOUSE
GARAGE
HOUSE
GARAGE

60' ROAD WAY EASEMENT PER VOL. 1310 PG. 215

LINWAY CT.

N 89°39'31" W 578.92'

S 00°13'14" E 188.43' (190')

S 65°17'45" W 110.00'

100.11'

N 00°13'14" W 235.00'

50' PIPE LINE EASEMENT PER VOL. 1093 PG. 428

60' ROAD WAY EASEMENT PER VOL. 1310 PG. 215

226.43'

100 YEAR FLOOD PLAIN LIMITS PER GIS MAPPING

N 89°39'31" W 592.35'

158.07'

599.41'
785.21'

FLOOD WAY LIMITS PER GIS MAPPING

SHED
GARAGE
SHED
IN-GROUND POOL AREA
HOUSE

THE WEST LINE OF THE ANR PIPELINE EASEMENT AS SURVEYED BY AERO-METRIC ENGINEERING SURVEY DATED 10-2-84

S01°54'37"E 37.47'

S 04°00'01" E 191.16'

S11°17'11"W 91.14'

S04°00'01"E 15.57'

50' PIPE LINE EASEMENT PER DOC. 624452

CENTERLINE OF ANR UNDERGROUND GAS MAIN

S 89°43'23" E 88.46'

69.14'

64.17'

CELLULAR TOWER LEASE AREA

PAVEMENT

S00°29'00"E 333.11'

THE WEST LINE OF THE EAST 585.8 FEET OF THE SE1/4 OF THE SE 1/4 AND THE PROPERTY LINE AS SHOWN ON AERO-METRIC ENGINEERING SURVEY DATED 10-2-84

N 89°43'23" W 181.83'

83.90'

33.76'

THE NORTH LINE OF THE NORTH 10 ACRES OF THE SOUTH 30 ACRES AND THE NORTH 135 FEET OF THE SOUTH 165 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AS SURVEYED AND MONUMENTED BY OTHERS

S 89°43'23" E 240.09'

(167.6')
S 03°50'27" E 166.04'
96.04'
(97.6')
70.00'

OLD BUILDING

THE "BAR"

TOWN OF ALGOMA

CITY OF OSHKOSH SOUTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP 6092

UNPLATTED LANDS

13' INGRESS/EGRESS EASEMENT PER DOCUMENT 532424

UNPLATTED LANDS

UNPLATTED LANDS

33' ROAD WAY EASEMENT PER VOL. 1310 PG. 215

TOWN OF ALGOMA

CITY OF OSHKOSH

S 89°42'05" E 544.08'

474.94'

66' JOINT ROAD WAY EASEMENT PER VOL. 1108 PG. 544

LINWAY CT.

ENTRANCE GATE 7.3' 7.4'

PAVEMENT

PAVEMENT

SAWYER CREEK

207.85'

FOUND

LIMITED EASEMENT PER DOC. 1484221 & 1488326 PERMANENT TO CONSTRUCT AND MAINTAIN SANITARY SEWER, WATERMAIN, & STORM SEWER INLETS

S03°09'06"E 99.71'

S07°56'28"W 50.86'

S14°14'39"E 50.86'

C-1

C-2

RIGHT-OF-WAY WIDTH VARIES

RIGHT-OF-WAY LINE OF WASHBURN STREET PER VOL. 1311 PG. 411 DATED JUNE 25TH 1971 AND D.O.T. PROJECT T-03-2(63)/1120-1-22

NORTH WASHBURN STREET

100 YEAR FLOOD PLAIN LIMITS PER GIS MAPPING

FLOOD WAY LIMITS PER GIS MAPPING

SOUTHEAST CORNER SECTION 16, T18N-R16E ALUMINUM MONUMENT FOUND

1333.30'

N 00°29'00" W 2666.59'

5.0' GAP

EAST 1/4 CORNER SECTION 16, T18N-R16E ALUMINUM MONUMENT FOUND

SOUTH 1/4 CORNER SECTION 16, T18N-R16E ALUMINUM MONUMENT FOUND

1364.12'

PLAT OF SURVEY

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 16 EAST, BEING IN THE TOWN OF ALGOMA AND THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
TOM SPANBAUER
1387 WILLOW BEND LANE
OSHKOSH, WI 54904

DRAWN BY	CHECKED	APPROVED
DSL	JES	JES

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING NO. 0-1953-001

COMPUTER FILE 1953001POS.DWG

SCALE 1"=60'

DATE 5-15-15

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