

# PLAT OF SURVEY

SITUATED ALONG WITZEL AVENUE AND SOUTH KOELLER STREET. BEING PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF ~~(SECTION 22, T18N, R16E)~~ 6TH WARD, ~~(CITY OF OSHKOSH, WINNEBAGO COUNTY,~~ WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 22, THENCE SOUTH 89°13'00" EAST ALONG THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 746.68 FT., THENCE SOUTH 00°42'32" WEST 33.48 FT. TO A POINT ON THE SOUTH LINE OF WITZEL AVENUE AND THE N.E. CORNER OF LOT 1 IN CERTIFIED SURVEY MAP NO. 3225, THENCE SOUTH 89°13'00" EAST ALONG THE NORTH LINE OF LOT 1 IN CERTIFIED SURVEY MAP NO. 3225 AND SAID SOUTH LINE OF WITZEL AVENUE 20.66 FT., THENCE SOUTH 82°10'23" WEST ALONG SAID LINE 135.84 FT. TO THE N.W. CORNER OF LOT 1 IN CERTIFIED SURVEY MAP NO. 3225 AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE SOUTH 00°42'32" WEST ALONG THE WEST LINE OF SAID LOT 256.00 FT., THENCE SOUTH 89°07'37" EAST ALONG THE SOUTH LINE OF SAID LOT 155.00 FT., THENCE SOUTH 00°42'32" WEST 51.06 FT., THENCE NORTH 89°07'37" WEST 416.30 FT. TO A POINT ON THE EAST LINE OF SOUTH KOELLER STREET, THENCE NORTH 38°02'45" EAST ALONG SAID LINE 24.99 FT., THENCE NORTHEASTERLY 277.21 FT. ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 647.96 FT. AND WHOSE CHORD BEARS NORTH 18°25'35" EAST 275.10 FT., THENCE NORTH 82°10'23" EAST ALONG THE SOUTH LINE OF SAID WITZEL AVENUE 164.35 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.5124 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

JULY 11, 2001

SURVEY FOR RONALD DETJEN

NO. 2662H

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE S.W. 1/4 OF SECTION 22, WHICH HAS HAS AN ASSUMED BEARING OF SOUTH 89° 13'00" EAST.  
ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

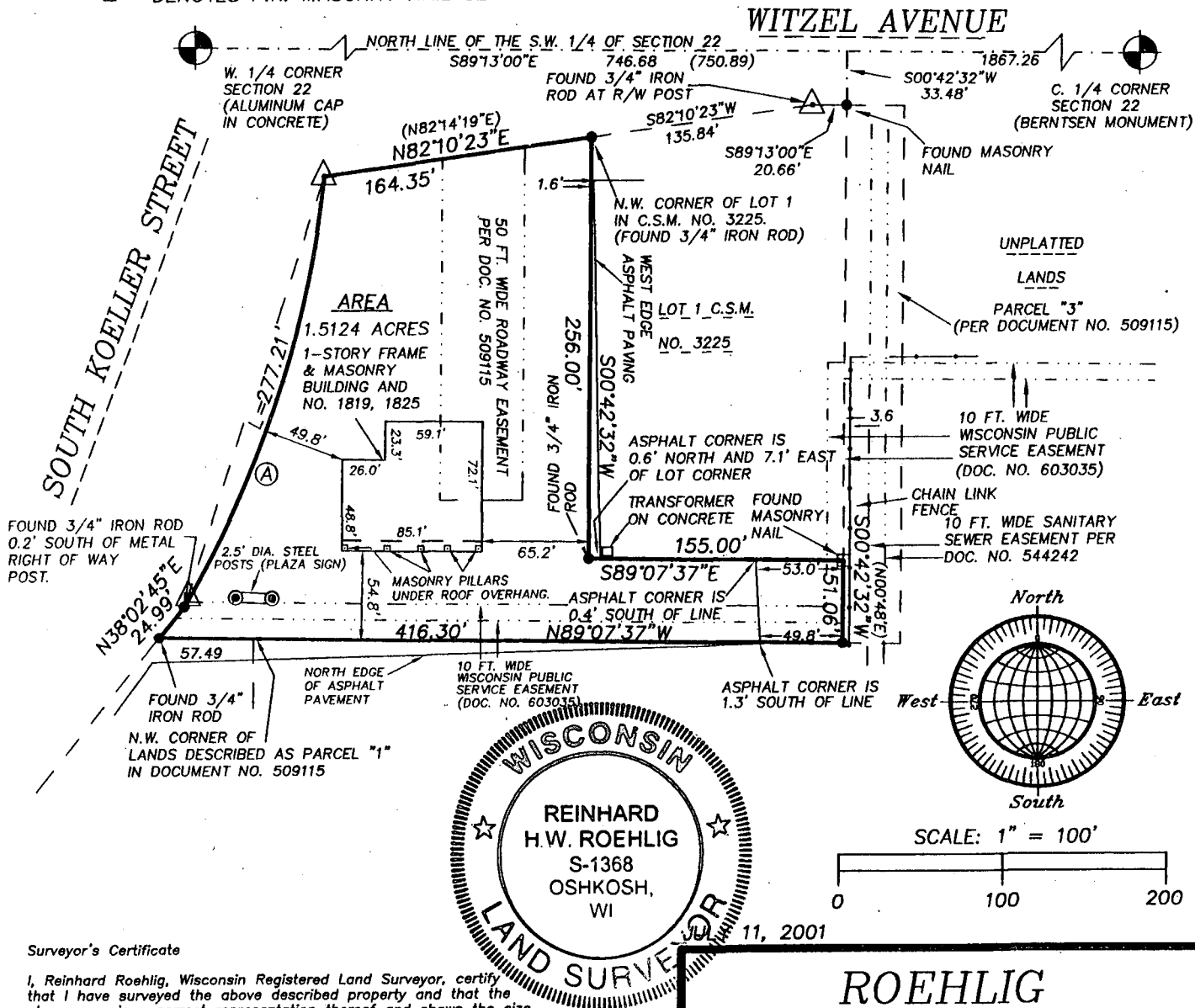
○ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT SET.

( ) DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

△ DENOTES METAL RIGHT OF WAY POST.

□ DENOTES P.K. MASONRY NAIL SET.

CURVE DATA (A)  
DELTA ANGLE=24°30'44"  
RADIUS=647.96'  
ARC LENGTH=277.21'  
CHORD LENGTH=275.10'  
CHORD BEARING=N18°25'35"E



## Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage, or guarantee title thereto, within one (1) year from the date hereof.

7-16-01

Date

Reinhard Roehlig, Registered  
Land Surveyor S-1368

NO. 2662H

**ROEHLIG**  
**LAND SURVEYING**  
&  
**CONSULTING LTD.**

A Division of R.A. Smith and Associates

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