PLAT OF SURVEY PART OF LOT 24 IN CITY'S REPLAT NO. 3 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 23; THENCE S88°43'46"W, 775.99 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 24 IN CITY'S REPLAT NO. 3; THENCE N00°14'22"E, 30.15 FEET ALONG SAID EXTENSION TO THE NORTH LINE OF NINTH STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N00°14'22"E, 90.24 FEET ALONG THE WEST LINE OF SAID LOT 24 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 624198; THENCE S88°45'15"E, 51.19 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 24; THENCE S00°49'44"W, 90.23 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF NINTH STREET; THENCE N88°45'27"W, 50.26 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. LEGEND CLIENT: DALE SCHROEDER © = EXISTING 1¼" O.D. IRON PIPE Ø = EXISTING 1¼" O.D. CRIMP TOP IRON PIPE ○ = EXISTING 1" O.D. IRON PIPE 22 LOT 22 672 W. 9TH AVE **LOT 24** OSHKOSH, WI 54902 90.08 ■ = EXISTING BERNTSEN MONUMENT DILAPIDATED × = EXISTING CUT CROSS CHAIN LINK FENCE 90601290000 ⊗ = CUT CROSS SET 0.3'± NORTH OF PROPERTY LINE () = RECORDED AS BEARING/DIMENSION S88°36'52"E 99.04 S88°45'15"E 151.01 49.95 49.09 **√**0__ 51.19' 99.82' DILAPIDATED CHAIN LINK FENCE DILAPIDATED CHAIN LINK FENCE 0.6'± NORTH CORNER 0.8'± SOUTH OF PROPERTY LINE OF PROPERTY LINE GARAGE 1.2'± EAST OF PROPERTY LINE LOT **GARAGE GARAGE** 26 25 DECK CHAIN LINK FENCE 2.6'± 0.1'± EAST OF DILAPIDATED PROPERTY LINE CHAIN LINK FENCE 1.2'± EAST OF S00°49'44"W PROPERTY LINE REPLAT 23 NORTH IS REFERENCED TO 90 THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION .24 23, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N88°43'46"W PER THE HOUSE LOT 24 WISCONSIN COUNTY COORDINATE SYSTEM CHAIN LINK FENCE 0.2'± WEST OF PROPERTY LINE (WINNEBAGO COUNTY) 24 **LOT 25** NO. 3 DOC. NO: 624198 4.577 SQ. FT. [0.1051 ACRES] SUMP DRAIN 23 5.7'± WEST OF LOT 16 PROPERTY LINE LOT 18 PAVEMENT 6 CHAIN LINK FENCE **CUT CROSS SET** 0.2'± EAST OF **OVER IRON PIPE** 32 PROPERTY LINE (233.60')N88°45'27"W 233.20' N88°45'27"W 50.26 (50.13')N00°14'22' SOUTHWEST 1/4 OF SECTION **NINTH ST. (60')** SOUTH 1/4 15 23-18-16 CORNER OF SECTION 23-18-16 1857.77' 775.99 SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23-18-16 2633.76 NISCONS -PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY 10 20 30 ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS CHRISTOPHER E. APPLE WIS WIS 1 85 SHOULD BE VERIFIED WITH THE CITY OF OSHKOSH -FIELD SURVEY WORK COMPLETED 5/10/2024 SCALE 1' = 10' Ammin 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. CAROW LAND SURVEYING & ENVIRONMENTAL NO SURVE 615 NORTH LYNNDALE DRIVE 5/20/2024 APPLETON, WI 54914 CHRISTOPHER E. PERREAULT, PLS-2249 DATE DATE: 5/10/2024 SCALE: 1" = 10" DRAWN BY: FNZ