

nd part of Lot 20, All of Block 21, in the Plat of the Original Third Ward,
Map of 1894, formally in the Third Ward, now in the 26th Ward,
Section 25, Township 18 North, Range 16 East, — — —
City of Oshkosh, Winnebago County, Wisconsin.

W. 10th Ave. (60')

Concrete

S 89°11'16" E 130.11'

Lot 10

Asphalt Lot 11

Concrete

Lot Area

27,995 Sq. Feet
0.6427 Acres

Existing Building
"5th Ward Brewery"

S. Main Street (60')

(Originally known as Kansas St.)

Lot 1
Block 22

Lot 1 CSM 1790

Lot 1 CSM 1790

- ¾" x 18" Steel Rebar
@ 1.50lbs/LF SET
- 1" x 18" Steel Pipe
@ 1.68lbs/LF SET
- ⊗ Chiseled "X" SET
- ¾" Rebar Found
- 1" Iron Pipe Found
- ⊗ Chiseled "X" Found
- ⊙ Government Corner
() Recorded As
- 🌳 Deciduous Tree
- Fence - Steel
- Fence - Wood

Surveyor's Certificate

I, Scott R. Andersen, Professional land surveyor, hereby certify that in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code, and under the direction and control of Brewers Point, LLC, the property owner, that this survey is correct to the best of my knowledge and belief, and that this land is All of Lots 9, 10, 11 and part of Lot 20, All of Block 21, in the Plat of the Original Third Ward, per Leach's Map of 1894, formally in the Third Ward, now in the 26th Ward, Section 25, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin, containing 27,995 Square Feet (0.6427 Acres) of land described as follows:

Commencing at the Northwest 1/4 Corner of Section 25, Township 18 North, Range 16 East; thence S00°03'53"W along the west line of the Northwest 1/4 of said Section 25, 389.98 feet to the intersection of said west line and the extension of the north line of Block 21 of the Plat of the Original Third Ward, per Leach's Map of 1894; thence S89°11'16"E along said extension and along the north line of said Block 21, 991.18 feet to the Northwest corner of Lot 9 in said Block 21 and to the Point of Beginning of the Parcel to be described. Thence continuing along said north line, S89°11'16"E, 130.11 feet to the east line of said Block 21, thence S00°01'27"E along said east line, 215.13 feet to the south line of the north 65 feet of Lot 20 in said Block 21; thence N89°13'10"W along said south line, 130.13 feet to the west line of said Lot 20; thence N00°01'00"W along said west line and along the west line of Lot 9 in said Block 21, 215.20 feet to the point of beginning, subject to all easements and restrictions of record.

W. 11th Ave. (60')



Bearings are referenced to the West line of the Northwest 1/4, Section 25, T18N, R16E, assumed to bear S00°03'53"W, base on the Winnebago County Coordinate System.

Survey for:
Brewers Point LLC
4711 Plummers Point Rd.
Oshkosh, WI 54904

Drafted by: scott
09/21/2022
Sheet : 1 of 1



**DAVEL ENGINEERING &
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