CLIENT:
TIM NEUBAUER - CENTURY 21
303 WASHINGTON AVE.
OSHKOSH, WI 54901

PIN:
91405040000

PLAT OF SURVEY

PARCEL "A" DESCRIPTION:

PART OF LOT 51 OF LOIS SMITH'S ADDITION TO OSHKOSH, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE N89°26'03"W, 692.27 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 26 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF MINNESOTA STREET; THENCE N00°02'48"E, 994.31 FEET ALONG SAID SOUTHERLY EXTENSION AND SAID WEST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1384262 AND THE POINT OF BEGINNING; THENCE N89°22'10"W, 300.50 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 51; THENCE N00°02'51"W, 60.50 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 51; THENCE S89°22'55"E, 300.60 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF MINNESOTA STREET; THENCE S00°02'48"W, 60.56 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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 ¾" IRON REBAR
- ⊗ = EXISTING CUT CROSS
- × = EXISTING CHISEL CROSS
- ( ) = RECORDED AS BEARING/DIMENSION
- ▲ = WOOD LATH SET ON LINE

W. EIGHTEENTH AVE. (60')

30'

30'

S89°22'14"E 90.94' (CRIMP TOP)

150.52' 59.58' (2" O.D.)

N00°02'51"W 145.00'

S00°00'33"E (S00°00'32"W)

IRON PIPE FOUND 0.24'E & 0.21'S OF TRUE CORNER

242.00'

144.94' (145.07')

S89°23'41"E

150.37'

58 LOIS 49 TRACT "1" CSM# 322 TRACT "2" CSM# 322

57 SMITH'S 50

97.00'

30' 30'

(300')

S89°22'55"E 300.60'

3.1'± N 1.4'± N

GRAVEL DRIVEWAY

IRON PIPE FOUND LEANING S25°37'55"E 0.57' OF TRUE CORNER

AREA: 18,192 SQ. FT. [0.4176 ACRES]

DOCUMENT NO. 1384262

PARCEL "A" 51

1" SMOOTH IRON ROD FOUND LEANING 0.32' WEST OF TRUE CORNER ALONG LINE

N00°02'48"E 60.56'

60.50'

0.62'

N89°22'10"W

PAVEMENT 1.3'± SOUTH OF LINE

300.50' (300')

ADDITION 51

60.50'

60.57'

38 37 36 35

SMITH GROVE LAND COMPANY'S REPLAT

APPARENT GAP BETWEEN FOLLOWING PLATS EXAGGERATED TO SHOW DETAIL:
-LOIS SMITH'S ADDITION TO OSHKOSH
-SMITH GROVE LAND COMPANY'S REPLAT

182.32'

181.70'

(121') 121.82'

(121') 121.13'

52 TO OSHKOSH

(484') 484.82'

(300') 300.19'

(1" O.D.)

0.69'

60.19' 60.00' 180.00'

N89°29'16"W

300.88'

MINNESOTA ST. (60')

994.31'

29-34 28 27 26 25

30'

30'

W. NINEEENTH AVE. (60')

1054.87'

SOUTHEAST CORNER OF SECTION 26-18-16

1950.55' N89°26'03"W 692.27' 2642.82'

S/L OF THE SE 1/4 OF SECTION 26-18-16

SOUTH 1/4 CORNER OF SECTION 26-18-16

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°26'03"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

0 60 120 180

SCALE: 1" = 60'

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

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: 3/5/2026

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 3/12/2026

FRANK N. ZORNOW, PLS-4082 DATED

A2602.58

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

DATE: 3/12/2026	SCALE: 1" = 60'	DRAWN BY: FNZ