

NORTHWEST CORNER
SECTION 34-18-16
BERNTSEN MONUMENT
FOUND



(EAST)
N88°36'28"W

W. 20TH AVENUE
(R/W WIDTH VARIES)

NORTH 1/4 CORNER
SECTION 34-18-16
BERNTSEN MONUMENT
FOUND

SCALE - FEET



271.69' (270') NORTH LINE NW1/4 SEC 34-18-16

(EAST)
S88°36'28"E 131.16'

(SOUTH)
S00°10'10"W 29.82'
33.00'
(S88°46'18"E)
(149.92' PER CSM #600)
171.25'
2653.44'

150.05'

SOUTH PARK AVE.
S.T.H. "44"

PARCEL 1
44366 S.F.
1.018 ACRES

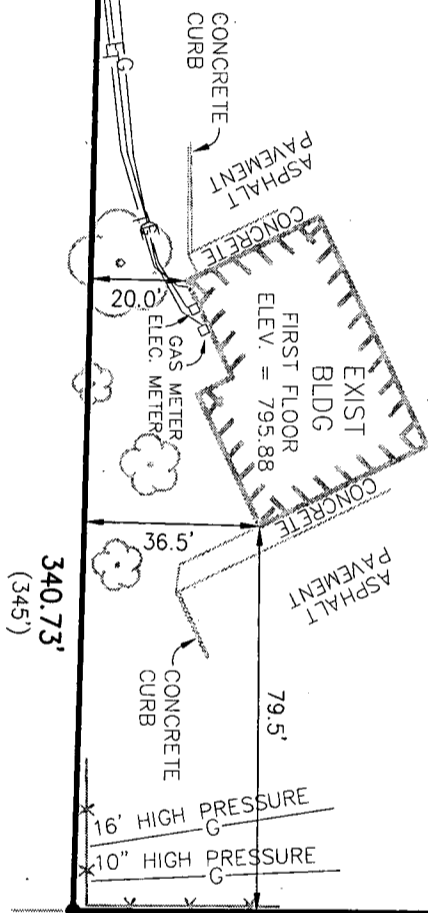
NOTE:
PROPERTY IS SUBJECT TO A HIGH
PRESSURE GAS LINE EASEMENT
TRANS CANADA f.k.a. ANR PIPELINE
f.k.a. MICHIGAN WISCONSIN PIPELINE
CO. PER VOL. 623 PG. 531-532 AS
DOC. NO. 168657.

BENCHMARK:
TOP OF SOUTHWEST BOLT OF
LIGHT POLE BASE LOCATED ON THE
WEST SIDE OF ACCESS DRIVEWAY
TO 20TH STREET, ELEV. = 795.27
(29 & 88 DATUM)

WEST LINE OF CSM 600 AS
EVIDENCED BY EXISTING
SURVEY MONUMENTS

170.02'
(170.00')

LOT 1
CSM #600



N88°36'28"W
(WEST)

340.73'
(345')

PARCEL 2
INGRESS/EGRESS
EASEMENT PER DOC.
NO. 782710
112.56'

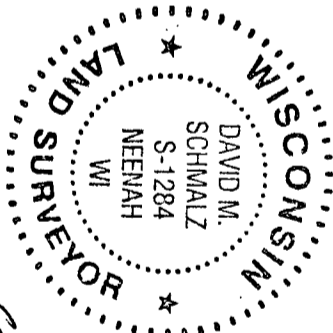
LEGEND

- 3/4" IRON REBAR FOUND
- 1" PIPE FOUND
- CERTIFIED LAND CORNER
WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- SQUARE FEET
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- EXISTING FENCE
- EXISTING TREE

SURVEY FOR:
ROBERT H. GRAPENTIN, ARCHITECT
29 E. JULE STREET
APPLETON, WI 54915

UTILITY STATEMENT

The underground utilities shown have been located from markings by Diggers Hotline, field survey information and/or existing as-built drawings. The surveyor does not warrant that all public and private utilities which may exist within or near the subject property have been shown on this map. The surveyor further does not warrant that the utilities as shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.



PARCEL I:
That part of the Northeast 1/4 of the Northwest 1/4 of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz: Commencing at the intersection of the center line of said State Trunk Highway No. 44 with the North line of said Section; thence East, along the North line of said Section; thence East, along the North line of said Section, 270 feet; thence South 30 feet, to the South line of West 20th Avenue, the place of beginning; thence South 170 feet; thence West parallel with the North line of said Section, 345 feet to the Easterly right of way line of said Highway; thence North 37° 16' East along the Easterly right of way line of said Highway, 130.4 feet; thence North 62° 10' East, along the Easterly right of way line of said Highway, 147.5 feet to point of intersection with the South line of said West 20th Avenue; thence East along the South line of said West 20th Avenue, 130 feet, to the place of beginning.

PARCEL II:
Easement for the benefit of Parcel I created by Easement Agreement executed by and between Edmund J. Parada and Joan I. Parada, Richard Kohloff, Jeffrey Sandelman and Susan Sandelman as Trustee of the Mascot Trust dated December 5, 1991 and recorded on December 17, 1991 as Document No. 782710 for ingress and egress purposes

BEARINGS ARE REFERENCED TO THE NORTH LINE
OF THE NORTHWEST 1/4 OF SECTION 34, T18N,
R16E, WHICH BEARS N88°36'28"W PER WINNEBAGO
COUNTY COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

February 21, 2012 David M. Schmalz
date Registered Land Surveyor

Revised Client Address 04-09-12 DEW

PROPERTY SURVEY MAP
NE1/4 OF THE NW1/4. SEC. 34-18-16
CITY OF OSHKOSH, WINNEBAGO CO., WI

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DESIGNED DRAWN

MJA

PROJECT NO.
G1000-920157.02

DATE
FEB., 2012

SHEET NO.

1