

# PLAT OF SURVEY

PARCEL "A" DESCRIPTION:

PART OF LOT 62 IN BLOCK 30 OF LEACH'S MAP OF 1894, PART OF LOT 1 OF REEDER SMITH'S ADDITION, AND PART OF LOT 1 OF CHARLES NOE'S REPLAT, ALL LOCATED IN GOVERNMENT LOT 4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 17 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 19; THENCE S00°28'48"E, 1185.68 FEET ALONG THE WEST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 19 TO THE SOUTH LINE OF WAUGOO STREET; THENCE S76°44'45"E, 848.07' ALONG SAID SOUTH LINE TO THE WEST LINE LOF SAID LOT 62 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°28'48"E, 63.17 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1737936; THENCE S08°57'45"W, 132.26 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LANDS; THENCE N89°47'57"W, 48.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LANDS; THENCE N00°30'04"E, 50.57 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 62; THENCE S89°41'24"W, 0.38 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 62; THENCE N04°16'19"E, 94.65 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**PLAT OF SURVEY**

PARCEL

WEST 1/4 CORNER OF SECTION 19-18-17

1185.68' 2646.73'

CUT CROSS FOUND 1.71' NORTHEASTERLY ON LINE FROM TRUE BLOCK CORNER

(S75°E) S76°44'45"E

WAUGOO AVE. (62') (PLATTED WIDTHS VARY)

ROSIE ST. (60')

BLOCK 30

MENTZEN'S

SUBDIVISION

CHARLES

NOE'S

REPLAT

LEACH'S

LOT 2

LEWIS TAN ANDRAEA'S

MAP OF

MAP OF

ADDITION

NOTES:

- NOT ALL IMPROVEMENTS SHOWN PER CLIENTS 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: 10/15/2025

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.

11/5/2025

CHRISTOPHER E. PERREAULT, PLS 2240, DATED

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NORTH IS REFERENCED TO THE WEST LINE OF  
THE SOUTHWEST 1/4 OF SECTION 19,  
TOWNSHIP 18 NORTH, RANGE 17 EAST, CITY  
OF OSHKOSH, WINNEBAGO COUNTY,  
WISCONSIN, WHICH BEARS S00°28'46"E PER  
THE WISCONSIN COUNTY COORDINATE SYSTEM  
(WINNEBAGO COUNTY)

A horizontal scale bar with markings at 50, 100, and 150 inches. The markings are represented by black and white squares, with a longer black segment between 100 and 150.

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