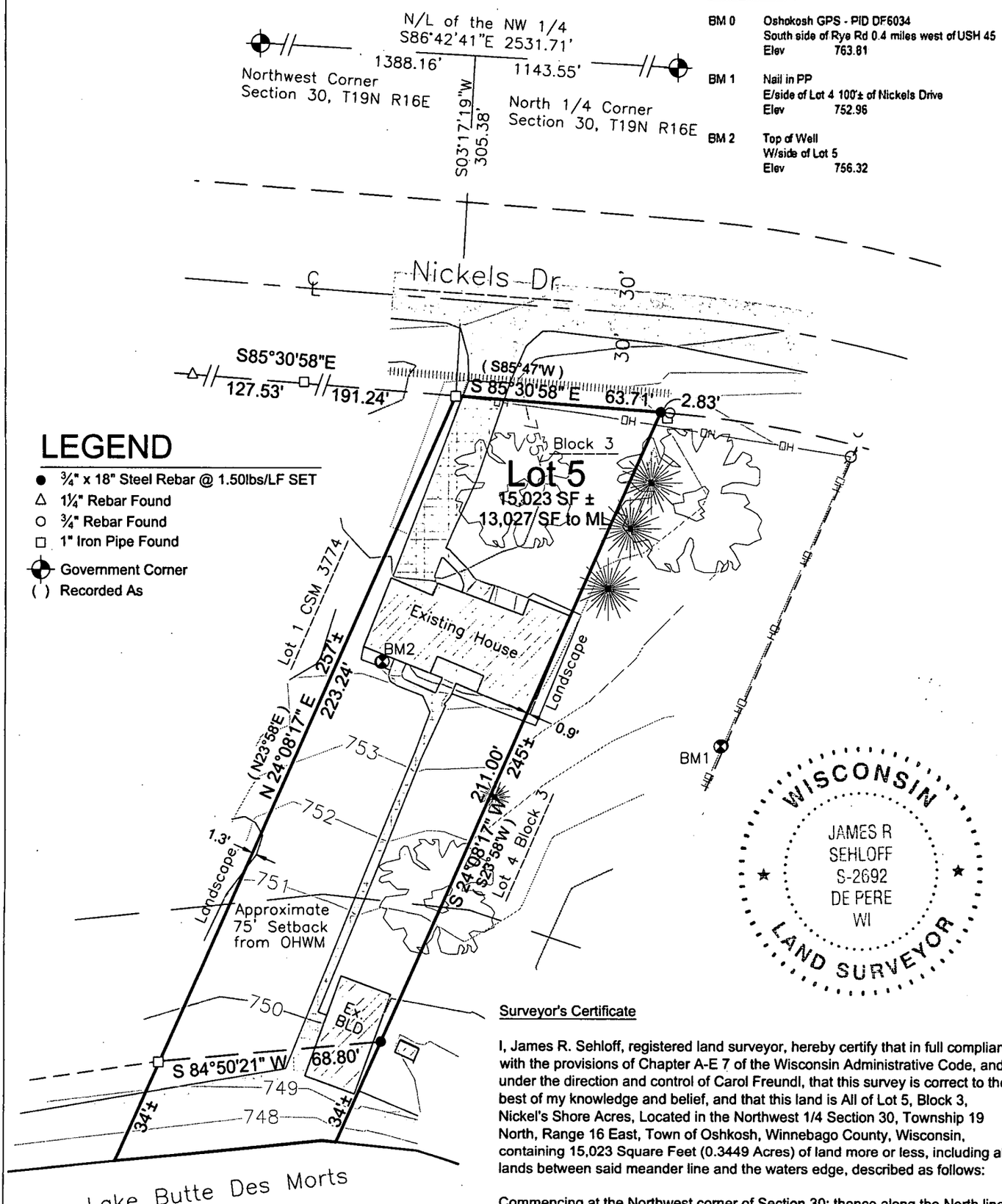
018-2291

Plat of Survey

All of Lot 5, Block 3, Nickel's Shore Acres, Located in the Northwest 1/4 Section 30, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin

BENCHMARKS (NAVD88)

BM 0	Oshokosh GPS - PID DF6034 South side of Rye Rd 0.4 miles west of USH 45 Elev 763.81
BM 1	Nail in PP E/side of Lot 4 100'± of Nickels Drive Elev 752.96
BM 2	Top of Well W/side of Lot 5 Elev 756.32



0 40 80

Bearings are referenced to the NL of the NW 1/4 Section 30 Assumed to bear S86°42'41"E based on the Winnebago Conunty Coordinate System

Surveyor's Certificate

I, James R. Sehloff, registered 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 Carol Freundl, that this survey is correct to the best of my knowledge and belief, and that this land is All of Lot 5, Block 3, Nickel's Shore Acres, Located in the Northwest 1/4 Section 30, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin, containing 15,023 Square Feet (0.3449 Acres) of land more or less, including all lands between said meander line and the waters edge, described as follows:

Commencing at the Northwest corner of Section 30; thence along the North line of said Section 30, S86°42'41"E, 1388.16 feet; thence S03°17'19"W, 305.38 feet to a point on the Southerly right of way of Nickels Drive also being the point of beginning; thence along said Southerly right of way line S85°30'58"E, 63.71 feet to the West line of Lot 4 of said block 3; thence along said West line, S24°08'17"W, 211.00 feet to a meander corner being N24°08'17"E, 34 feet more or less from the waters edge; thence along a meander line S84°50'21"W, 68.80 feet to a meander corner on the East line of Lot 1, Certified Survey Map 3774, being N24°08'17"E, 34 feet more or less from the waters edge; thence along said East line of Lot 1, N24°08'17"E, 223.24 feet the point of beginning, subject to all easements and restrictions of record.

Given under my hand this 31 day of MAY, 20 13.

James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692

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Survey for:
Carol Freundl
5445 Nickels Drive
Oshkosh WI, 54904

File: 4050 POS.dwg
Date: 05/31/2013
Drafted By: Jim
Sheet: POS

May 31, 2013 – 11:21 AM J:\Projects\4050fre\dwg\Civil 3D\4050 POS.dwg Printed by: jim