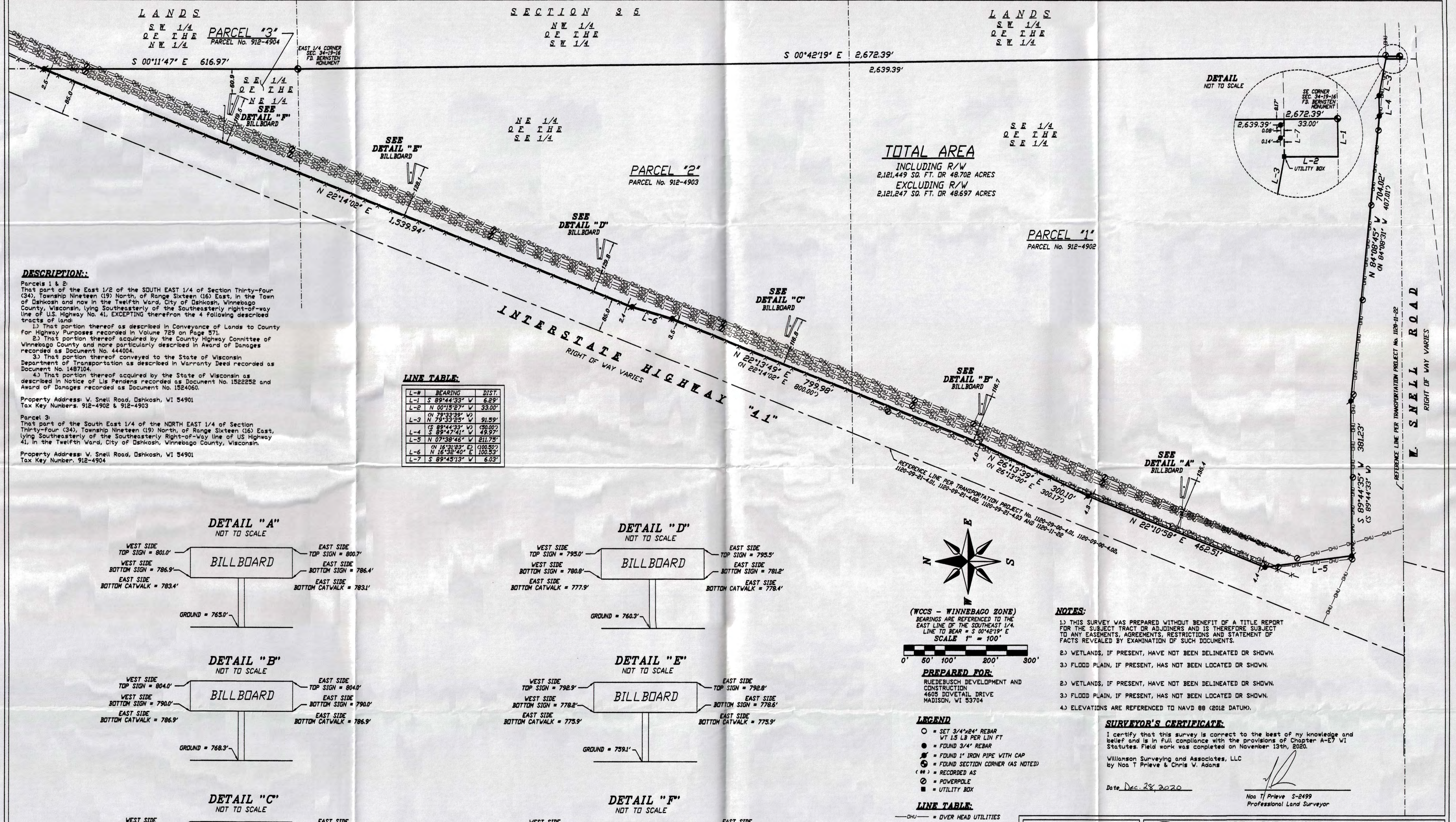


DESCRIPTION::

Parcels 1 & 2:
That part of the East 1/2 of the SOUTH EAST 1/4 of Section Thirty-four (34), Township Nineteen (19) North, of Range Sixteen (16) East, in the Town of Oshkosh and now in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin, lying Southeasterly of the Southeasterly right-of-way line of U.S. Highway No. 41, EXCEPTING therefrom the 4 following described tracts of land:

1.) That portion thereof as described in Conveyance of Lands to County for Highway Purposes recorded in Volume 729 on Page 571.

2.) That portion thereof acquired by the County Highway Committee of Winnebago County and more particularly described in Award of Damages recorded as Document No. 444004.

3.) That portion thereof conveyed to the State of Wisconsin Department of Transportation as described in Warranty Deed recorded as Document No. 1487104.

4.) That portion thereof acquired by the State of Wisconsin as described in Notice of Lis Pendens recorded as Document No. 1522252 and Award of Damages recorded as Document No. 1524060.

Property Address: W. Snell Road, Oshkosh, WI 54901
Tax Key Numbers: 912-4902 & 912-4903

Parcel 3:
That part of the South East 1/4 of the NORTH EAST 1/4 of Section Thirty-four (34), Township Nineteen (19) North, of Range Sixteen (16) East, lying Southeasterly of the Southeasterly Right-of-Way line of US Highway 41, in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin.

Property Address: W. Snell Road, Oshkosh, WI 54901
Tax Key Number: 912-4904

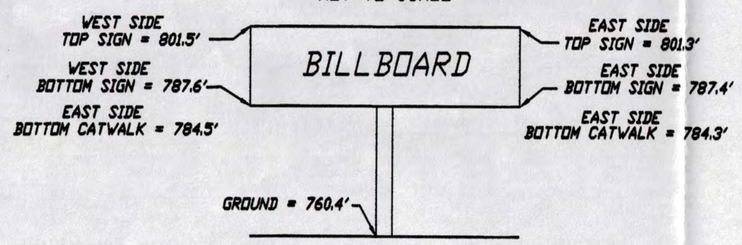
LINE TABLE:

L-#	BEARING	DIST.
L-1	S 89°44'33" W	6.29'
L-2	N 00°15'27" W	33.00'
L-3	N 79°33'25" W	91.59'
L-4	(S 89°44'33" W) S 89°47'41" W	(50.00') 49.97'
L-5	N 07°38'46" W	211.78'
L-6	(N 16°31'03" E) N 16°32'40" E	(100.50') 100.53'
L-7	S 89°45'13" W	6.03'

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

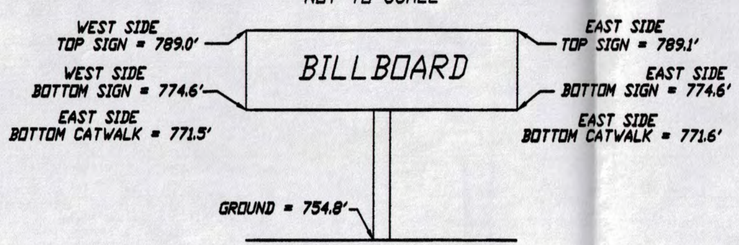
DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

DETAIL "E"
NOT TO SCALE

DETAIL "F"
NOT TO SCALE



(WCCS – WINNEBAGO ZONE)
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4. LINE TO BEAR = S 00°42'19" E
SCALE 1" = 100'

0' 50' 100' 200' 300'

PREPARED FOR:

RUEDEBUSCH DEVELOPMENT AND CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

LEGEND

- ○ = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ● = FOUND 3/4" REBAR
- ◪ = FOUND 1" IRON PIPE WITH CAP
- ◉ = FOUND SECTION CORNER (AS NOTED)
- (M) = RECORDED AS
- ⊘ = POWERPOLE
- ■ = UTILITY BOX

LINE TABLE:

- —OHU— = OVER HEAD UTILITIES
- —X—X— = FENCE

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

4.) ELEVATIONS ARE REFERENCED TO NAVD 88 (2012 DATUM).

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on November 13th, 2020.

Williamson Surveying and Associates, LLC
by Noa T Prieve & Chris W. Adams

Date Dec 28, 2020

Noa T. Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL

WISCONSIN NOA PRIEVE S-2499 LODI, WI LAND SURVEYOR 12-28-20

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY

A parcel of land located in part of the Southeast 1/4 and Northeast 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 34, T19N, R16E, City of Oshkosh, Winnebago, Wisconsin.

DATE	DECEMBER 16TH, 2020	REVISION DATE:	CHECK BY N.T.P.
SCALE	1" = 100'		DRAWING NO. BDV-431
DRAWN BY	NEIL BORTZ		SHEET 1 OF 1