

CITY OF OSHKOSH - 10th Ward
"Baldwin, Heath & Chittenden's"

20.

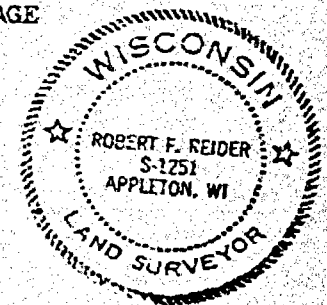
DESCRIPTION: LOTS TEN AND ELEVEN (10 & 11), BLOCK "S", BALDWIN, HEATH AND CHITTENDENS ADDITION, TENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

BUYERS: VILLEGAS, FRANCISCO & IRMA C.

ADDRESS: 1125 GRAND STREET

NO BUILDING ENCROACHMENTS PRESENT.

2-STORY HOUSE WITH ATTACHED GARAGE



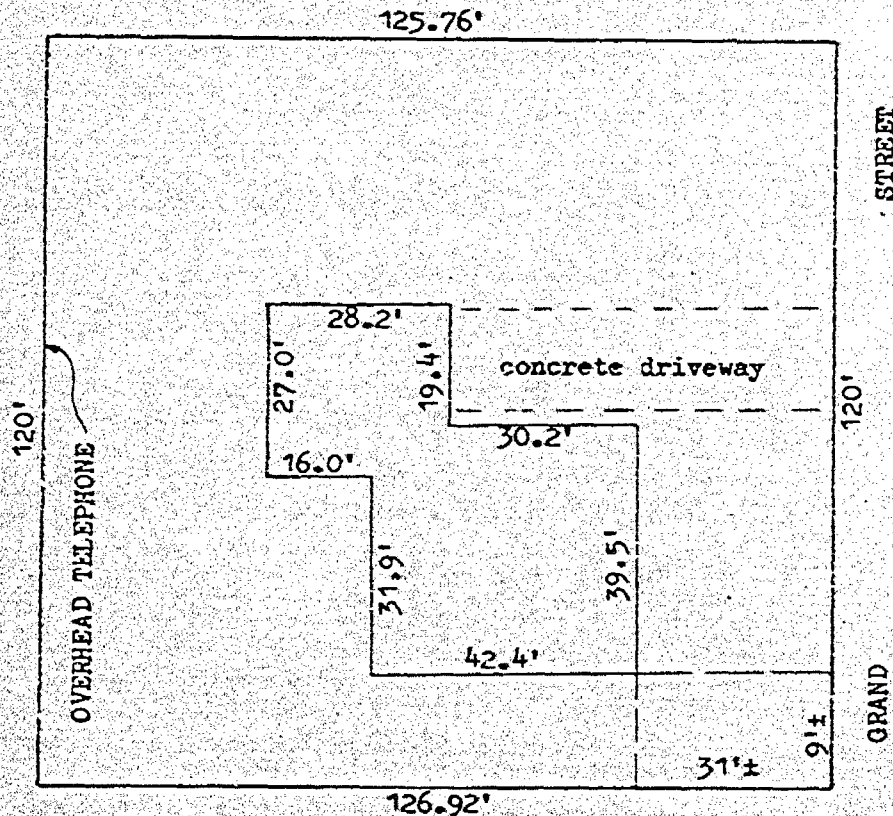
I, ROBERT F. REIDER

certify that this mortgage inspection was made by me or under my direction and control of the described property on, FEBRUARY 6, 1984, according to the official records and that this drawing is a true representation of the principal building lines thereon and is accurate to the best of my knowledge and belief. Knutson Mortgage Corp., in agreement with Carow Land Surveying Co., Inc. has waived parts of Administrative Code A-E 5.01 (3 through 7). THIS IS NOT A BOUNDARY SURVEY NOR INTENDED TO BE. THIS MORTGAGE INSPECTION IS MADE FOR THE EXCLUSIVE USE OF: Knutson Mortgage & Financial Corp.

Robert F. Reider 2-7-84

LEC

REVISIONS	Knutson Mortgage & Financial Corp. P.O. Box 1893, Appleton, Wis. 54913-1893		
	CAROW LAND SURVEYING CO., INC. P.O. BOX 1297 1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
DRAWN BY	th-mw KJV	SCALE	1"=30'
APPRO	✓	DATE	2-7-84
		DRAWING NO.	842.26



Chapter A-E 5

MINIMUM STANDARDS FOR PROPERTY SURVEYS

A-E 5.01 Minimum standards for property surveys. A-E 5.02 U.S. public land survey monument record.

A-E 5.01 Minimum standards for property surveys. (1) SCOPE. The minimum standards of this section apply to every property survey performed in this state except that:

(a) Where other standards for property surveys are prescribed by statute, administrative rule or ordinance, then such standards shall govern; and

(b) The land surveyor and his or her client or employer may agree in a signed statement to exclude any land surveying work from the requirements of this section except the preparation of a U.S. Public Land Survey Monument Record, providing any map prepared by the land surveyor for the client or employer includes a note which states that an agreement to exclude work from the requirements of this section has been made, the names of the parties making the agreement and a description in plain language of the requirements not complied with.

(2) PROPERTY SURVEY. DEFINITION. In this section, "property survey" means any land surveying which includes as one of its principal purposes describing, monumenting, locating the boundary lines of or mapping one or more parcels of land. The term includes the restoration, perpetuation or reestablishment of a U.S. public survey corner.

(3) BOUNDARY LOCATION. Every property survey should be made in accordance with the records of the register of deeds as nearly as is practicable. The surveyor shall acquire data necessary to retrace record title boundaries such as deeds, maps, certificates of title, and center line and other boundary line locations. The surveyor shall analyze the data and make a careful determination of the position of the boundaries of the parcel being surveyed. The surveyor shall make a field survey, traversing and connecting monuments necessary for location of the parcel and co-ordinate the facts of such survey with the analysis. The surveyor shall set monuments marking the corners of such parcel unless monuments already exist at such corners.

(4) DESCRIPTIONS. Descriptions defining land boundaries written for conveyance or other purposes shall be complete, providing definite and unequivocal identification of lines or boundaries. The description must contain necessary ties to adjoining lands with data of dimensions sufficient to enable the description to be mapped and retraced and shall describe the land surveyed by government lot, recorded private claim, quarter-quarter section, section, township, range and county, and by metes and bounds commencing with some corner marked and established by the U.S. public land survey; or if such land is located in a recorded subdivision or recorded addition thereto, then by the number or other description of the lot, block or subdivision thereof which has been previously tied to a corner marked and established by the U.S. public land survey.

Register, August, 1982, No. 320

Note: Items not underlined have been waived.

WISCONSIN ADMINISTRATIVE CODE

A-E 5

(5) MAPS. A map shall be drawn for every property survey showing information developed by the survey and including the following elements:

(a) The map shall be drawn to a convenient scale;

(b) The map shall be referenced as provided in s. 59.61, Stats.;

(c) The map shall show the exact length and bearing of the boundaries of the parcels surveyed. Where the boundary lines show bearings, lengths or locations which vary from those recorded in deeds, abutting plats, or other instruments there shall be the following note placed along such lines, "recorded as (show recorded bearing, length or location)";

(d) The map shall show and describe all monuments necessary for the location of the parcel and shall indicate whether such monuments were found or placed;

(e) The map shall identify the person for whom the survey was made, the date of the survey, and shall describe the parcel as provided in (4), above;

(f) The map shall bear the stamp or seal and signature of the land surveyor under whose direction and control the survey was made with a statement certifying that the survey is correct to the best of his knowledge and belief.

(6) MEASUREMENTS. (a) Measurements shall be made with instruments and methods capable of attaining the required accuracy for the particular problem involved.

(b) The minimum accuracy of linear measurements between points shall be 1 part in 3,000 on all property lines of boundary or interior survey.

(c) In a closed traverse the sum of the measured angles shall agree with the theoretical sum by a difference not greater than 30 seconds per angle, or the sum of the total angles shall not differ from the theoretical sum by more than 120 seconds, whichever is smaller.

(d) Any closed traverse depicted on a property survey map shall have a latitude and departure closure ratio of less than 1 in 3,000.

(e) Bearings or angles on any property survey map shall be shown to the nearest minute; distances shall be shown to the nearest 1/100th foot.

(7) MONUMENTS. The type and position of monuments to be set on any survey shall be determined by the nature of the survey, the permanency required, the nature of the terrain, the cadastral features involved, and the availability of material.

History: Cr. Register, June, 1974, No. 222, eff. 7-1-74; am. (5) (e) and (6) (e), Register, June, 1975, No. 234, eff. 7-1-75; am. (1) (b), Register, January, 1982, No. 313, eff. 2-1-82; am. (1) (b) and e. and recr. (2), Register, August, 1982, No. 320, eff. 8-1-82.

A-E 5.02 U.S. public land survey monument record. (1) WHEN MONUMENT RECORD REQUIRED. A U.S. public land survey monument record shall be prepared as part of any land survey which includes or requires the perpetuation, restoration or reestablishment of a U.S. public land survey corner, and, either,

Register, August, 1982, No. 320

PLAT OF SURVEY

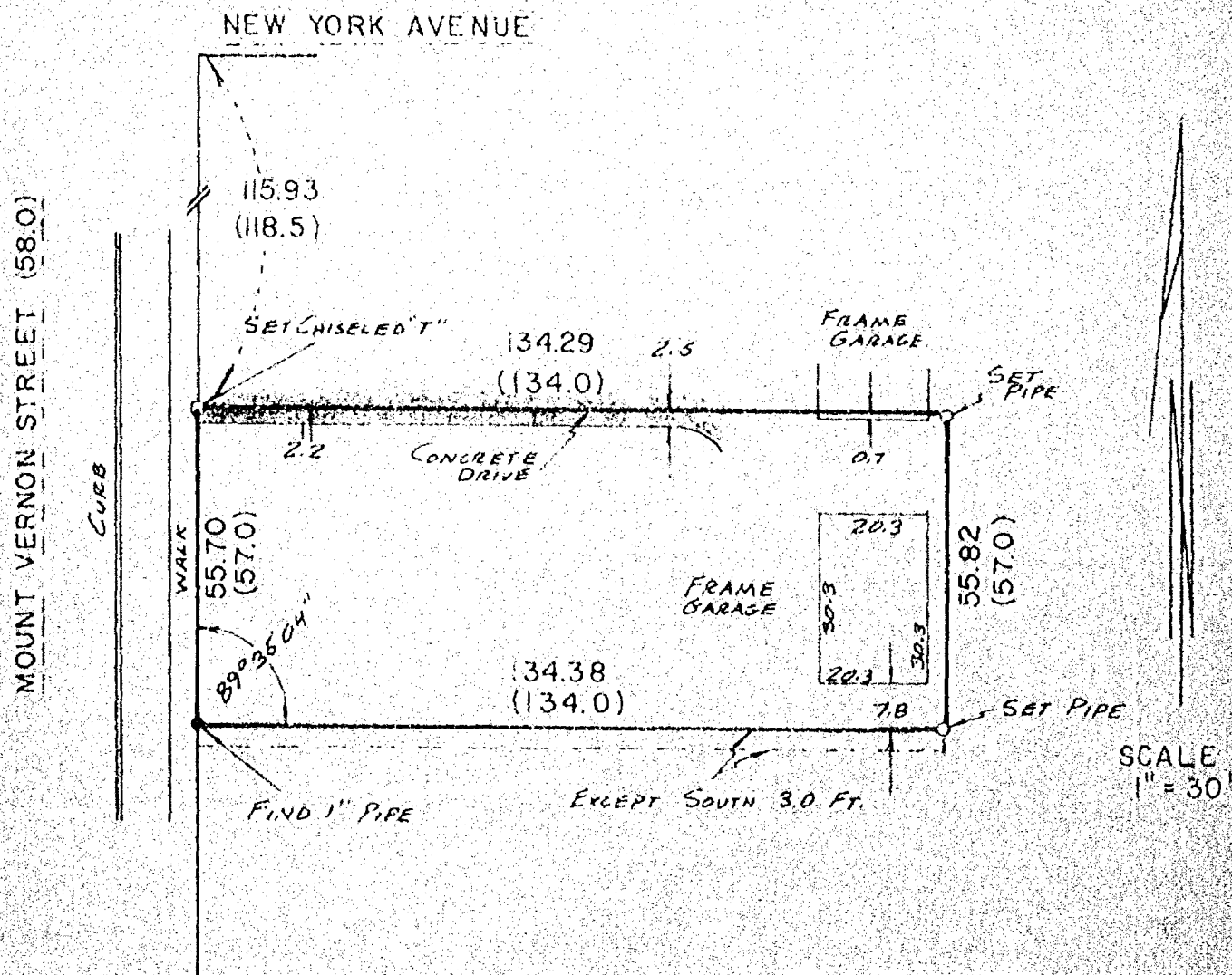
KNOWN AS 1126 MOUNT VERNON STREET, BEING LOT 3 IN BLOCK "R" OF BALDWIN-HEATH AND CHITTENDEN'S ADDITION, IN THE 10TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, EXCEPTING THEREFROM THE SOUTH 3.0 FT. THEREOF.

MARCH 20, 1985

SURVEY FOR RICK VERHOEVEN

SURVEY NO 1598-S

() = RECORD DIMENSIONS WHERE DIFFERENT FROM FIELD MEASUREMENTS.

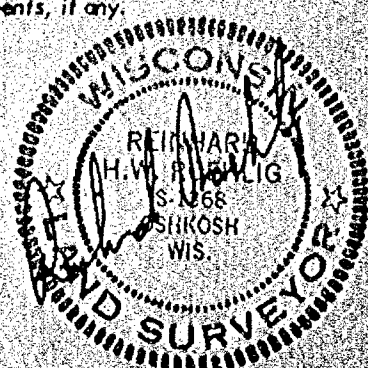


I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.



national survey & engineering

417 NORTH SAWYER STREET / P.O. BOX 2963
OSHKOSH, WISCONSIN 54903
(414) 426-2800



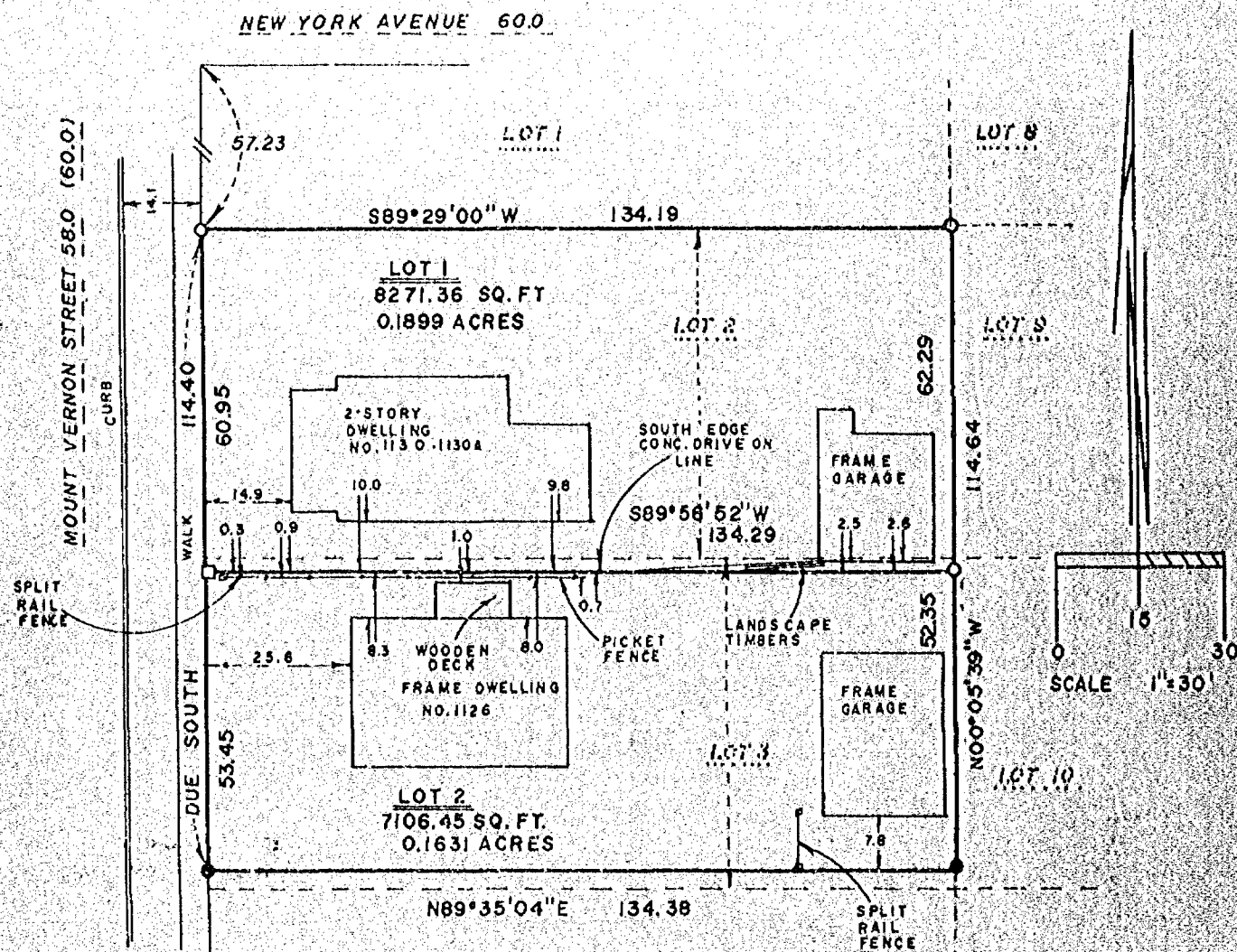
CERTIFIED SURVEY MAP NO. 1203

BEING A REDIVISION OF LOTS 2 AND 3 IN BLOCK "R" OF BALDWIN HEATH AND CHITTENDEN'S ADDITION, IN THE 10TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

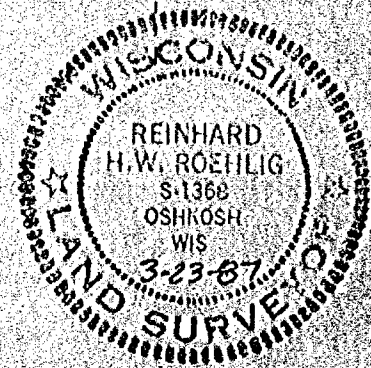
- ——— DENOTES IRON ROD OR PIPE FOUND.
- ——— DENOTES 1 INCH DIAMETER IRON PIPE, 24 " LONG, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT SET.
- ——— DENOTES CHISELED "T" OR CROSS SET IN CONCRETE.
- () ——— DENOTES RECORD DIMENSIONS WHERE DIFFERENT FROM FIELD MEASUREMENTS.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE WEST LINE OF BLOCK "R", WHICH HAS AN ASSUMED BEARING OF DUE NORTH.



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SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

I, REINHARD ROEHLIG, Wisconsin land surveyor do hereby certify:

THAT I have surveyed, mapped and redivided lots 2 and 3 in Block "R" of Baldwin Heath and Chittenden's Addition, in the 10th Ward, City of Oshkosh, Winnebago County, Wisconsin, said land being bounded and described as follows:

Commencing at the point of intersection of the South line of New York Avenue with the East line of Mount Vernon Avenue, thence Due South along the East line of Mount Vernon Avenue 57.23 ft. to the N.W. corner of said Lot 2 and the point of beginning of the land to be described, thence continuing Due South 114.40 ft., thence North 89-35-04 East 134.38 ft., thence North 00-05-39 West 114.64 ft., thence South 89-29-00 West 134.19 ft. to the point of beginning.

THAT I have made this survey, land re-division and map by the direction of RICHARD D. VERHOEVEN, JR. and PAUL J. NEBEL, JR., City of Oshkosh, Winnebago County, Wisconsin, owners of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of The City of Oshkosh.

3-23-87

Date

Reinhard Roehlig (SEAL)
Reinhard Roehlig, Registered
Land Surveyor S-1368



CERTIFIED SURVEY MAP NO. 1203

BEING A REDIVISION OF LOTS 2 AND 3 IN BLOCK "R" OF BALDWIN HEATH AND CHITTENDEN'S ADDITION, IN THE 10TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE.

AS OWNERS we hereby certify that we caused the land described on this map to be surveyed, re-divided and mapped as represented on this map in accordance with the City of Oshkosh Subdivision Ordinance.

WITNESS the hands and seals of said owners this 27....day of
..March....., 1987.

In The Presence Of:

Charles E. Williams

Richard D. Verhoeven Jr.
RICHARD D. VERHOEVEN, JR.

Paula J. Kohlman

Paul J. Nebel, Jr.

STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

PERSONALLY came before me this 27....day of March....1987 the above named Richard D. Verhoeven, Jr. and Paul J. Nebel, Jr., to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Charles E. Williams
Notary Public,
County, State of Wisconsin

My Commission Expires *is permanent*

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE

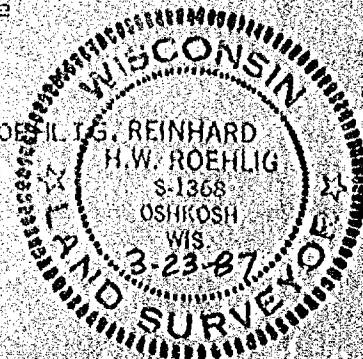
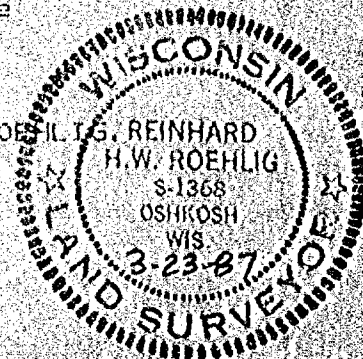
This Certified Survey Map re-dividing lots 2 and 3 on Block "R" of Baldwin Heath and Chittenden's Addition, Richard D. Verhoeven Jr., and Paul J. Nebel, Jr., owners, is hereby approved.

Date

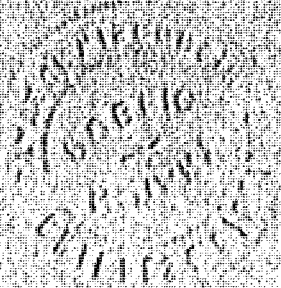
5/5/87

Planning Committee
Representative

THIS INSTRUMENT WAS DRAFTED BY REINHARD ROEHLIG



679604



Register's Office
Winnebago County, Wis.
Received for record this 8th
day of May.... A.D., 1987
at 3:00... o'clock P. M. and
recorded in Vol. 1... of C.S.M.
on page 1203...

Gregory J. Anderson
Register of Deeds

Chy
8.00
Li Rango & Bonner