

CITY OF OSHKOSH - 12th Ward
"The Orchards"

Smead

No. 2-151C

HASTINGS, MN

LOS ANGELES-CHICAGO-LOGAN, OH
MCOREGOR, TX-LOCUST GROVE, GA
U.S.A.

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 coordinate 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 tracts 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, 1976, No. 234, eff. 7-1-75; am. (1) (b), Register, January, 1982, No. 313, eff. 2-1-82; am. (1) (b) and c. and rec. (2), Register, August, 1982, No. 320, eff. 9-1-82.

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

H PLAT OF SURVEY

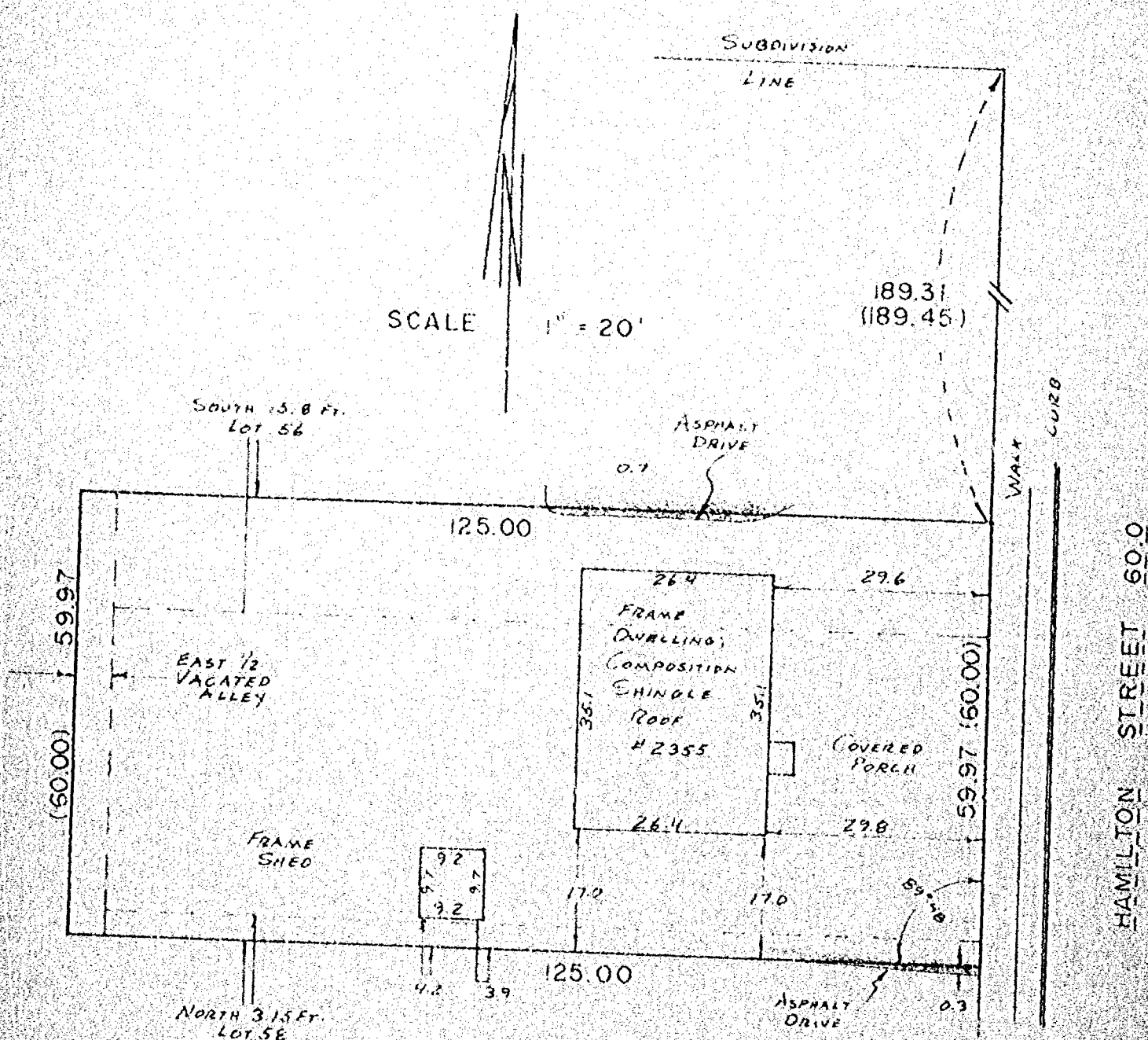
KNOWN AS 2355 HAMILTON STREET, BEING THE SOUTH 15.80 FT. FRONT AND REAR OF LOT 56, ALL OF LOT 57 AND THE NORTH 3.15 FT. FRONT AND REAR OF LOT 58 TOGETHER WITH THE EAST 5.0 FT. OF VACATED ALLEY ADJOINING THERETO, IN THE ORCHARDS PLAT, IN THE 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

JUNE 13, 1984

SURVEY FOR OSHKOSH SAVINGS
APPLICANT: RICHARD KINDERMAN
MONUMENT WAIVER ON FILE

SURVEY NO. 1458-M

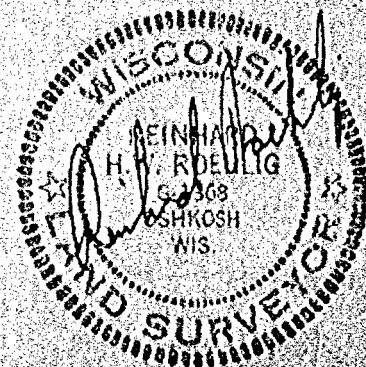
() = PLAT DIMENSIONS WHERE DIFFERENT FROM ACTUAL FIELD MEASUREMENTS.



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

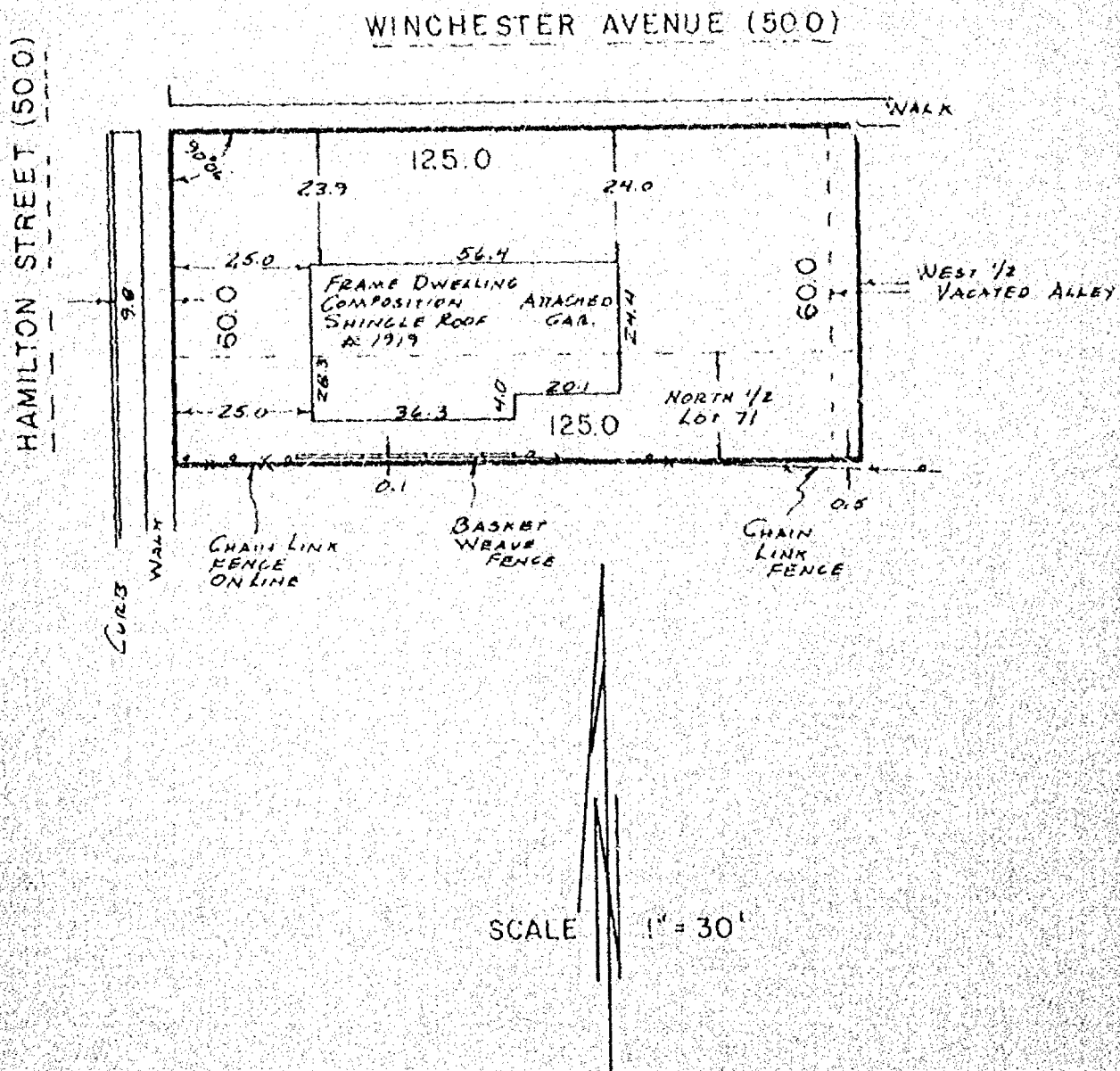


PLAT OF SURVEY

KNOWN AS 1919 WINCHESTER AVENUE, BEING LOT 72 AND THE NORTH 1/2 OF LOT 71 AND THE WEST 1/2 OF THAT PART OF AN ALLEY LYING EAST OF AND ADJACENT TO SAID LOTS 71 AND 72 AND BETWEEN THE EXTENDED NORTH LINE OF LOT 72 AND THE EXTENDED SOUTH LINE OF LOT 71, ALL IN THE PLAT OF THE ORCHARDS, IN THE 12th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

DECEMBER 5, 1983

SURVEY FOR OSHKOSH SAVINGS SURVEY #1370-M
APPLICANT: DEBRA HOEFT
EQUIMENT WAIVER ON FILE



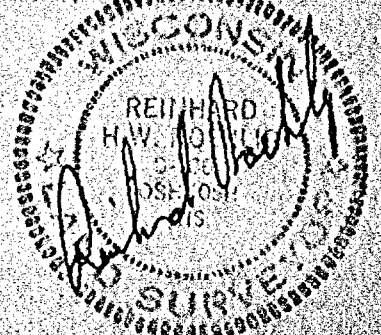
I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and 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

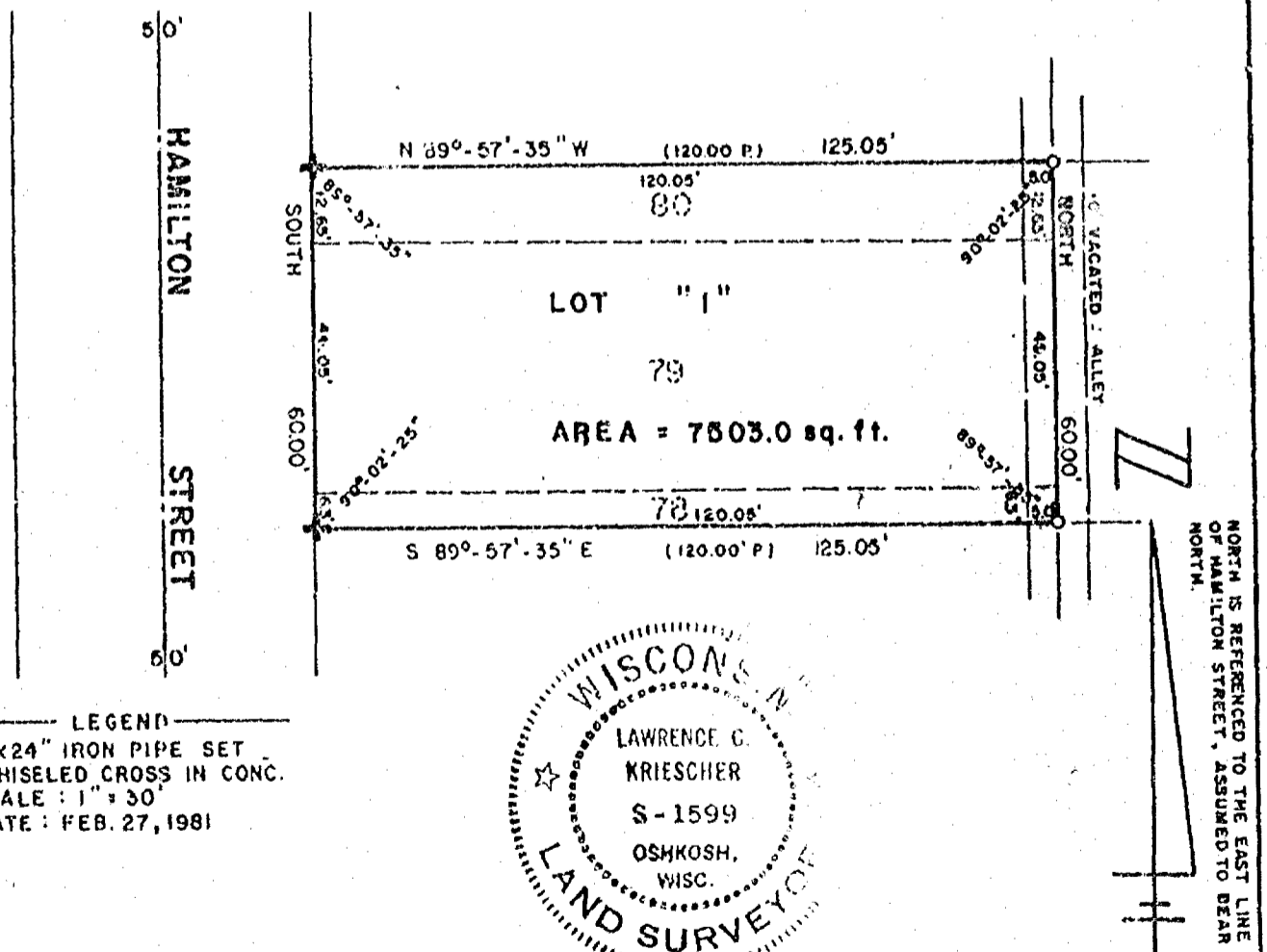
417 NORTH SAWYER STREET / P.O. BOX 2963
OSHKOSH, WISCONSIN 54903
(414) 426-2800



SURVEY FOR JAMES DEBRUIN

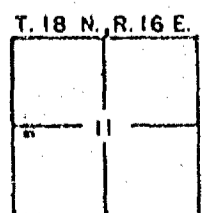
OF

The North 6.3 feet of Lot 78, all of Lot 79, the South 12.65 feet of Lot 80 and the West Half (W 1/2) of the vacated alley lying East of and adjacent to the afore described property, being in the Plat of The Orchards, 12th Ward, City of Oshkosh, Winnebago County, Wisconsin.



AERO-METRIC ENGINEERING, INC.
 PHOTOGRAMMETRIC ENGINEERS
 LAND SURVEYORS
 OSHKOSH, WISCONSIN

Lawrence C. Kriescher
 WIS. REGISTERED LAND SURVEYOR S-1599
 NOTEBOOK 58 PAGE 32 & 33



L-996

THE WEST 60 FT. OF LOTS 41 & 42 AND THE SOUTH 1/2 OF VACATED
WOODIN AVE., NORTH OF AND ADJACENT TO THE WEST 60 FT. OF
LOT 42, THE ORCHARDS SUBDIVISION IN PART OF SEC. 10-11, T.18N,
R.18E., CITY OF OSHKOSH, WINNEBAGO CO., WI.

CLIENT: MARY A. HESSEFORT
2018 WINCHESTER AVE.
OSHKOSH, WI. 54901

- 2-1/2" BRACED IRON FENCE CORNER
 - EXISTING IRONS FOUND
 - EXISTING FK NAIL
 - 1" x 30" IRON PIPE SET
 - - - CYCLONE FENCE
 - - - FLAGGED LATH SET ON LINE
- SCALE: 1 IN. = 40 FT.

C.S.M. DATED 9-6-88
(SCHULER & ASS.)

ALGOMA BLVD.

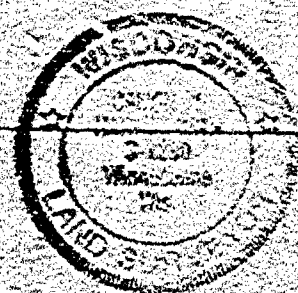
CLOVER ST.

WINCHESTER

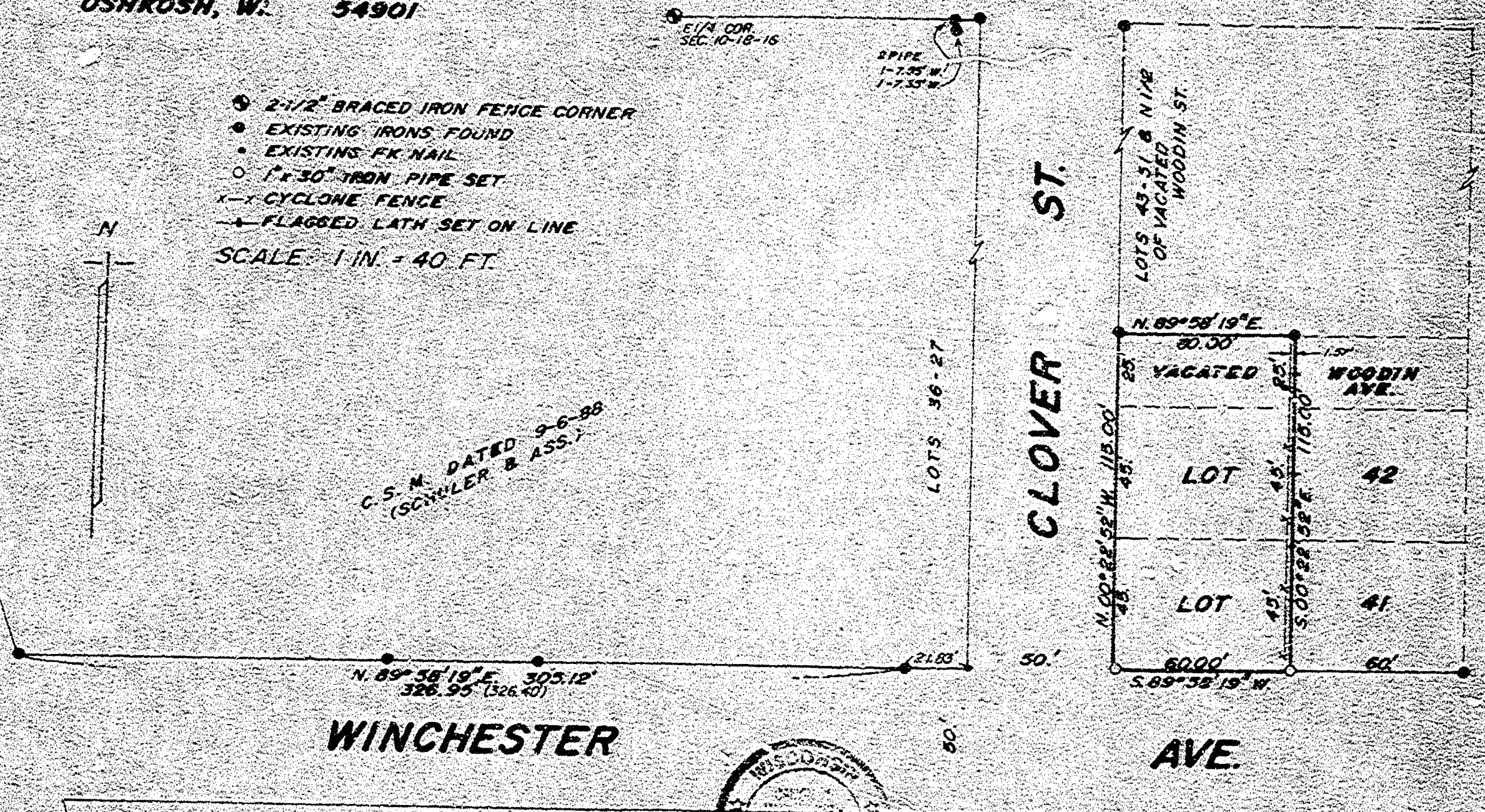
AVE.

SAYLER SURVEY INC.

S-002130
LAND SURVEYORS WINNECONNE, WI.



Calvin W. Hawksworth
CALVIN W. HAWKSWORTH
WI. REG. LAND SURVEYOR
AUGUST 14, 1989 S-1290



Stock No. 26273

08-1314

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35 AND 36 AND PART OF MARTHA STREET (NOW VACATED) AND PART OF AN ALLEY (NOW VACATED), ALL IN THE PLAT OF "THE ORCHARDS", IN THE S.E. 1/4 OF SECTION 10 AND THE S.W. 1/4 OF SECTION 11, T18N, R16E IN THE TOWN OF OSHKOSH AND THE 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

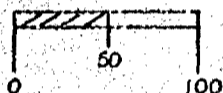
○ — DENOTES 1 INCH DIAMETER IRON PIPE FOUND.

● — DENOTES 3/4 INCH DIAMETER IRON ROD, 24" LONG, WEIGHING NOT LESS THAN 1.13 LBS. PER LINEAL FOOT SET.

() — DENOTES RECORD DIMENSIONS WHERE DIFFERENT FROM FIELD MEASUREMENTS.

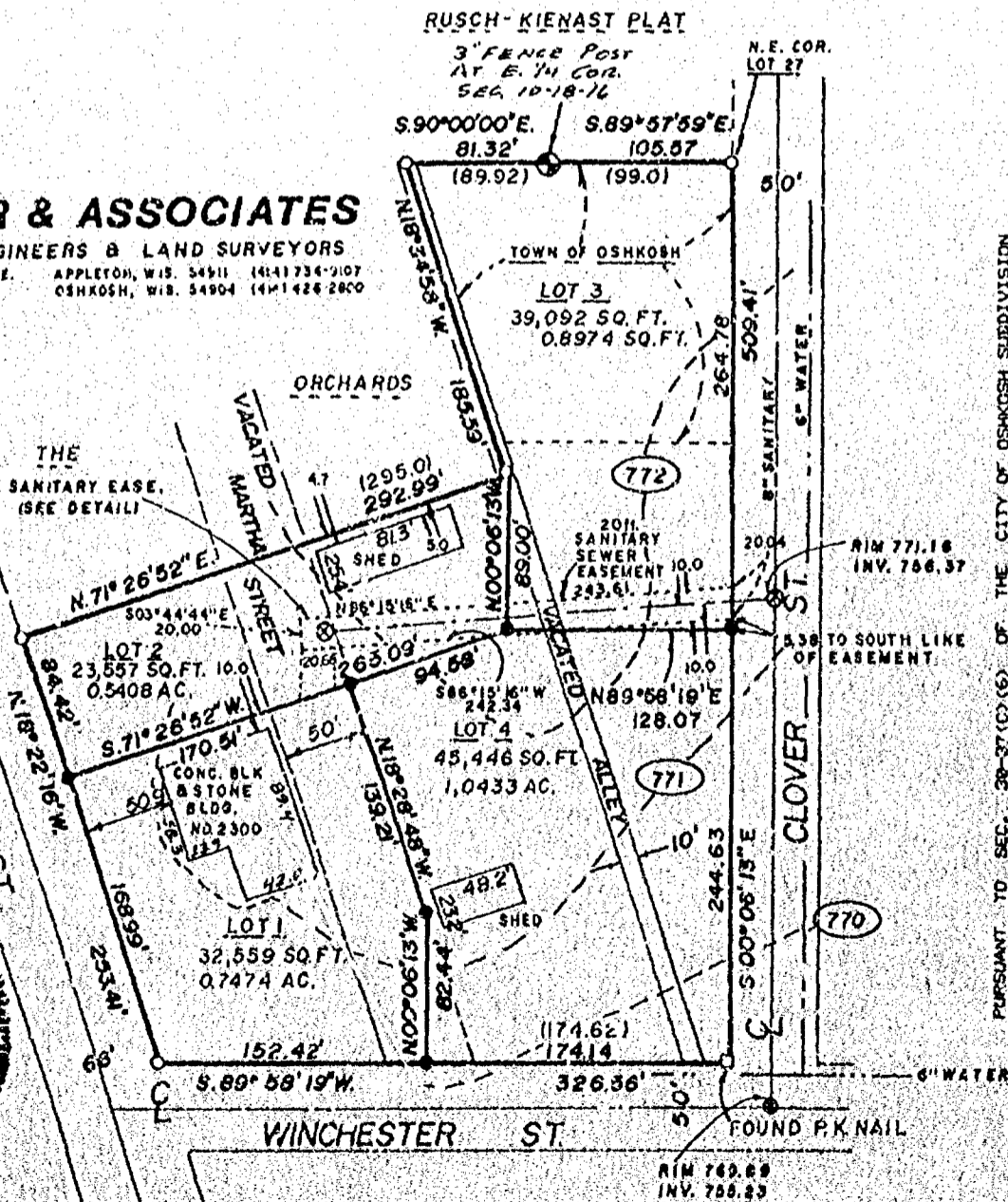
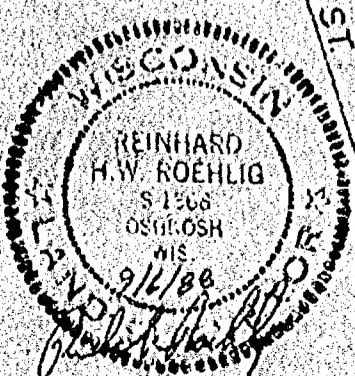
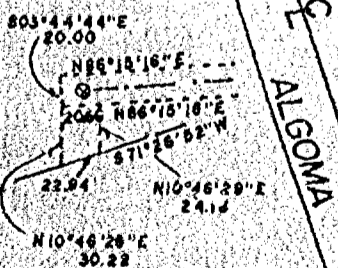
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE WEST LINE OF CLOVER STREET WHICH HAS AN ASSUMED BEARING OF NORTH 00-06-13 WEST.

**SCHULER & ASSOCIATES**

CONSULTING ENGINEERS & LAND SURVEYORS
320 W. NORTHLAND AVE. APPLETON, WIS. 54911 (414) 734-2107
2530 W. 20TH AVE. OSHKOSH, WIS. 54904 (414) 226-2800

SCALE 1"=100'

DETAIL

PURSUANT TO SEC. 38-37(3)(c) OF THE CITY OF OSHKOSH SUBDIVISION ORDINANCE, IN LIEU OF DEDICATION, A PROPORTIONATE PAYMENT OF \$100.00 PER UNIT SHALL BE PAID BY THE OWNER/AGENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE FEE WILL BE USED FOR NEIGHBORHOOD PARK AND

08-1314

Stock No. 26273

88-1314

SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 7, 8, 9, 10, 11, 12, 13 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35 AND 36 AND PART OF MARTHA STREET (NOW VACATED) AND PART OF AN ALLEY (NOW VACATED), ALL IN THE PLAT OF "THE ORCHARDS", IN THE S.E. 1/4 OF SECTION 10 AND THE S.W. 1/4 OF SECTION 11, T18N, R16E IN THE TOWN OF OSHKOSH AND THE 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

I, REINHARD ROEHLIG, Wisconsin Land Surveyor do hereby certify;

THAT I have surveyed and mapped LOTS 7, 8, 9, 10, 11, 12, 13 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35 AND 36 AND PART OF MARTHA STREET (NOW VACATED) AND PART OF AN ALLEY (NOW VACATED), ALL IN THE PLAT OF "THE ORCHARDS", IN THE S.E. 1/4 OF SECTION 10 AND THE S.W. 1/4 OF SECTION 11, T18N, R16E IN THE TOWN OF OSHKOSH AND THE 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN which is bounded and described as follows;

Commencing at the N.E. corner of said lot 27, thence South 00-06-13 East along the West line of Clover Street 509.41 ft. to a point on the North line of Winchester Street, thence South 89-58-19 West along said North line 326.54 ft. to a point on the Northeasterly line of Algoma Street, thence North 18-22-16 West along said line 253.41 ft., thence North 71-26-52 East 292.99 ft., to a point on the centerline of a vacated alley, thence North 18-34-58 West along said centerline 185.59 ft. to a point on the North line of the plat of "The Orchards", thence East along the North line of said plat and the North line of said Lot 27 aforesaid 81.32 ft. to the East 1/4 corner of said Section 10, thence South 89-57-59 East along the North line of said Lot 27, to the point of beginning. 105.57 ft.

THAT I have made this survey and land division by the direction of Robert Albright, owner 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.

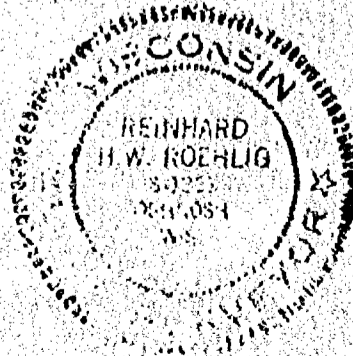
THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinances of the City of Oshkosh and Winnebago County.

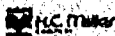
Date

9/6/88

Reinhard Roehlig
Reinhard Roehlig, Registered
Land Surveyor S-1368

(SEAL)





Stock No. 26173

88-1314

SHEET 3 OF 3

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35 AND 36 AND PART OF MARTHA STREET (NOW VACATED) AND PART OF AN ALLEY (NOW VACATED), ALL IN THE PLAT OF "THE ORCHARDS", IN THE S.E. 1/4 OF SECTION 10 AND THE S.W. 1/4 OF SECTION 11, T18N, R16E IN THE TOWN OF OSHKOSH AND THE 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER I hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the City of Oshkosh and Winnebago County Subdivision Ordinances.

WITNESS the hand and seal of said owner this _____ day of _____ 1988.

In The Presence Of:

Robert Albright
Robert Albright

STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

PERSONALLY came before me this 16th day of Sept. 1988 the above named Robert Albright, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sandra M. Vorada
Notary Public, Winnebago County,
State of Wisconsin

My Commission Expires 5-14-89

CITY OF OSHKOSH AND WINNEBAGO COUNTY PLANNING COMMISSION CERTIFICATES

THIS Certified Survey Map of LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35 AND 36 AND PART OF MARTHA STREET (NOW VACATED) AND PART OF AN ALLEY (NOW VACATED), ALL IN THE PLAT OF "THE ORCHARDS", IN THE S.E. 1/4 OF SECTION 10 AND THE S.W. 1/4 OF SECTION 11, T18N, R16E IN THE TOWN OF OSHKOSH AND THE 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, Robert Albright owner, is hereby approved.

Date

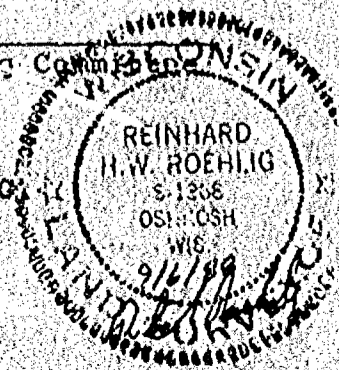
Dec. 2, 1988

Date

City of Oshkosh Planning Committee Representative

Jeanette De. Jeff
Winnebago County Planning Commission Representative

THIS INSTRUMENT WAS DRAFTED BY REINHARD ROEHLIG



STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

OWNER'S CERTIFICATE:

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Dated this _____ day of _____, 1990.

In the Presence of:

Kurt A. Koeppler

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1990, the above named Kurt A. Koeppler to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wisconsin
My Commission Expires _____

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE:

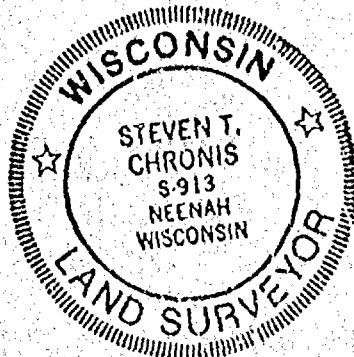
This Certified Survey Map of All of Lot 4 of Certified Survey Map No. 1949 being a part of "The Orchards", Kurt A. Koeppler, owner, is hereby approved.

Date: _____

By: Bruce Roskom

Dated this 28th day of August, 1990.

Steven T. Chronis
Wisconsin Registered Land Surveyor, S-0913
Steven T. Chronis



SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Kurt A. Koeppler All of Lot 4 of Certified Survey Map No. 1949 as recorded in Volume 1 on Page 1949 of Certified Survey Maps, Document No. 714336 in the Winnebago County Registry and being All of Lots 34, 35, 36, 14, 15, 16, 17 and 18; part of Lots 32 and 19; part of Vacated Martha Street and part of the Vacated alley all in "The Orchards" located in the SE $\frac{1}{4}$ of Section 10 and the SW $\frac{1}{4}$ of Section 11, T.18N., R.16E., 12th Ward, City of Oshkosh, Winnebago County, Wisconsin containing 45,446 square feet of land.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 28th day of August, 1990.

Steven T. Chronis
Wisconsin Registered Land Surveyor, S-0913
Steven T. Chronis

--EASEMENT DATA--

A-B = N. 00°-06'-13"W. 5.38'

A-C = S. 86°-15'-16"W. 83.13'

$$B-C = N. 89^{\circ}-57'-55''E. \quad 82.96'$$

C-D = S. 86°-15'-16"W, 31.11'

C-F = $8.89^{\circ}-58'-19''$ W, $31.04'$

F-D = S. 09°-06'-13"E. 2.03'

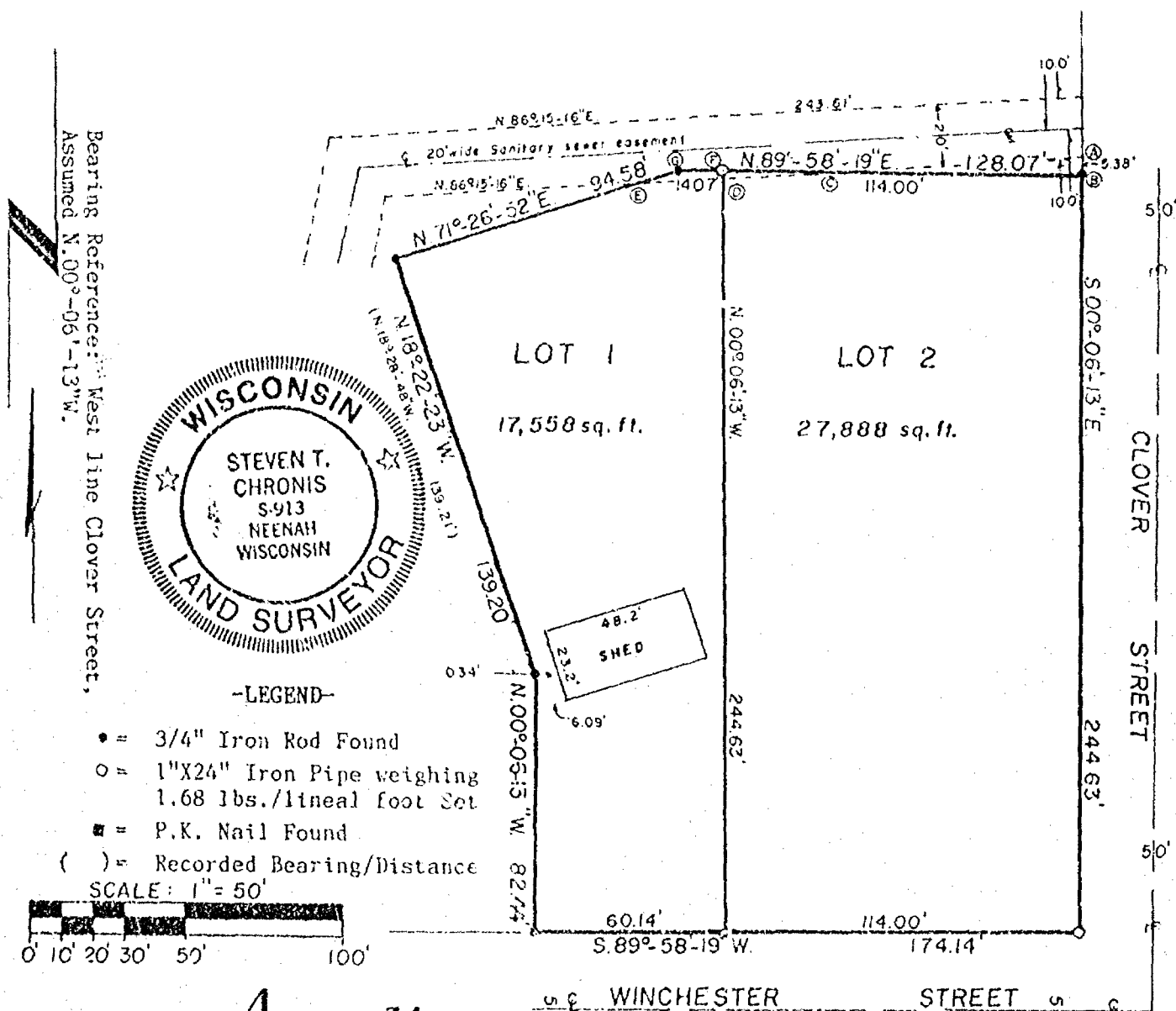
C-E = S.86°-15'-16"E. 56.09'

D-E = S. 86°-15'-16"W, 24.98'

E-G = N. 71°-26'-52"E. 11.46'

G-C = N.89°-58'-19"E, 45.11'

G-F = N, 89°-58'-19"E, 14.07'



-LEGEND-

- = 3/4" Iron Rod Found
- = 1"X24" Iron Pipe weighing 1.68 lbs./lineal foot Set
- = P.K. Nail Found
-) = Recorded Bearing/Distance

SCALE: 1" = 50'

WINCHESTER

STREET

THIS INSTRUMENT DRAFTED BY:

Steven T. Chronis

NOTE BOOK 117

PAGE 28/29

L. 1891