

CITY OF OSHKOSH - 13th Ward

"Flora Kuhn Krueger - 1st Addition"

*Speed.*

No. 2-150C

HASTINGS, MN

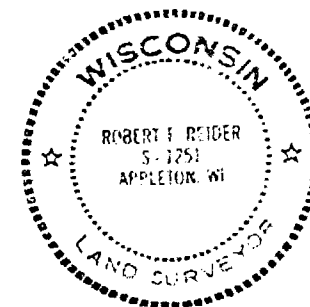
LOS ANGELES, CHICAGO, LOS ANGELES

MCGREGOR, TX, LOCUST GROVE, GA

U.S.A.

Lot Thirty-seven (37) in FIRST ADDITION TO FLORA KUHN KRUEGER PLAT,  
in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

RUMLOW & JIRICKA  
1815 ORCHARD LANE, OSHKOSH  
ONE STORY HOUSE WITH ATTACHED GARAGE  
NO BUILDING ENCROACHMENTS PRESENT

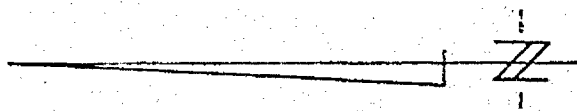
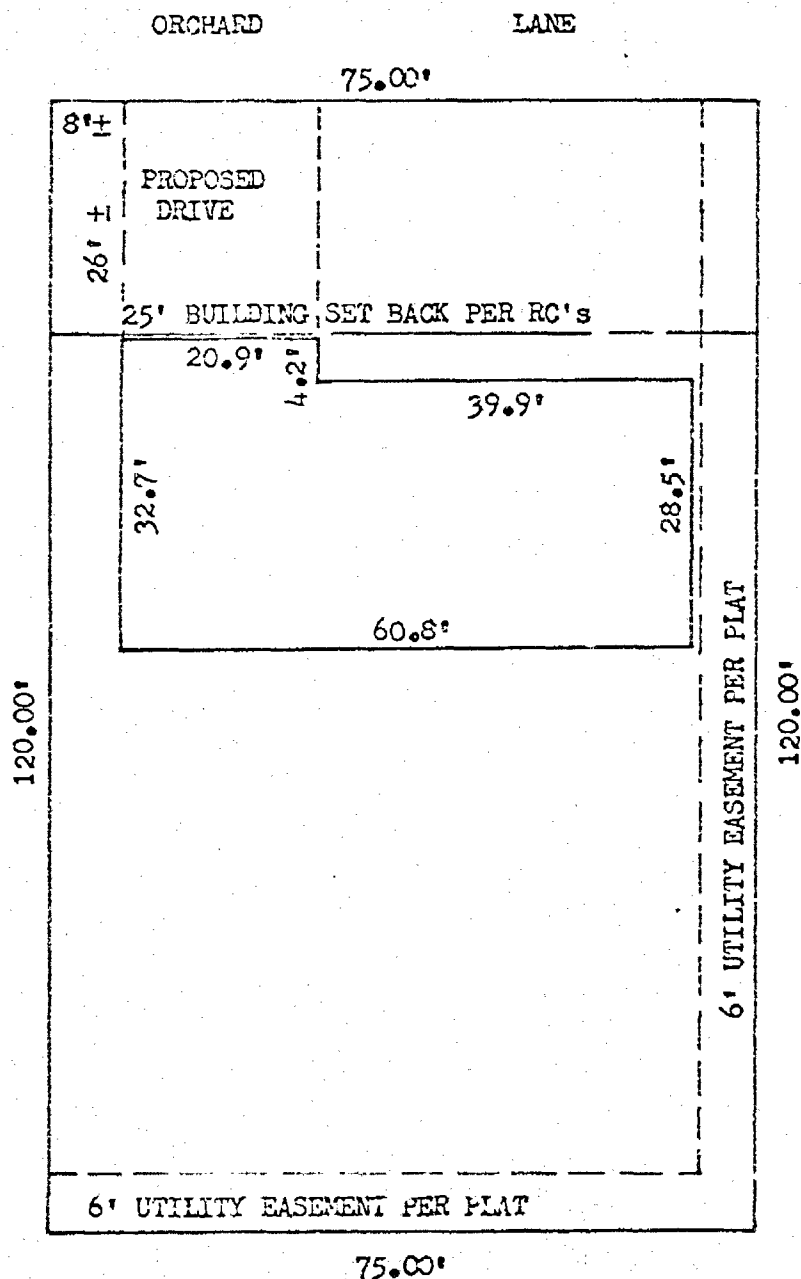


*Robert F. Reider*

I, ROBERT F. REIDER

certify that this mortgage inspection was made by me or  
under my direction and control of the described property on,  
JANUARY 5, 1988, 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. Oshkosh Savings & Loan  
in agreement with Carow Land Surveying Co., Inc. has  
waivered 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:  
Oshkosh Savings & Loan.

REVISIONS	Oshkosh Savings & Loan		
	P.O. Box 80, Oshkosh, Wis. 54902		
	CAROW LAND SURVEYING CO., INC., P.O. BOX 1297		
	1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
DRAWN BY	ec ko	DEW	SCALE 1"=20'
DATE	1-5-88		DRAWING NO. 881.3
APPD	/		



## 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 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, definite and unequivocal identification of lines or boundaries. The description must contain necessary ties to adjoining tracts together 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 6

(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. 7-1-76; 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



# EXTERIOR BOUNDARY DESCRIPTION

"ITEMS TO

A part of Lot 16 in the Subdivision of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-Seven (27), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh per Leach's Map of 1894, Winnebago County, Wisconsin containing 6.6862 Acres of land and being described by: Commencing at the Southeast Corner of said Section 27; thence N. 00°-00'-10"E, 698.62 feet, along the East Line of the SE 1/4 of said Section 27; thence N. 89°-47'-23"W, 1037.84 feet, along the North Line of West 19th Avenue; thence N. 00°-01'-36"W, 125.00 feet, along the West Line of Lot 12 in Assessor's Plat No. 11, 13th Ward, City of Oshkosh; the True Point of Beginning; Running thence N. 00°-01'-36"W, 133.00 feet; thence N. 03°-47'-09"E, 60.08 feet; thence N. 00°-01'-36"W, 131.14 feet; thence S. 89°-23'-40"E, 883.83 feet; thence South 333.51 feet; thence N. 88°-47'-23"W, 887.83 feet to the True Point of Beginning.

1. Pursuant to Section of Dedication of City per unit for shall be of a Building Permit Park and Recreation Area
2. Pursuant to Section of the City of Oshkosh the Developer and/or drainage and grading work.

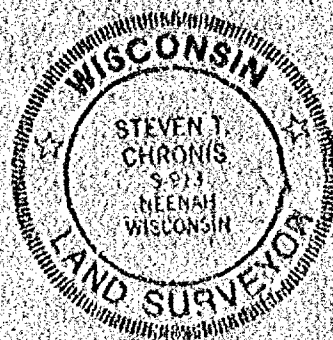
Elevations are based on C. Abrams Topographical Map of

## SURVEYOR'S AFFIDAVIT:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have prepared the Preliminary Plat of the Second Addition to Flora Kuhn Krueger Plat and that it is a correct representation of all existing land divisions and features, and that I have fully complied with Section 30.67 of the Land Subdivision Ordinance of the City of Oshkosh.

Date: this 9th day of September 1988.

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



## FIRST ADDITION TO FLORA KUHN

## KRUEGER PLAT

30

FLORA KUHN KRUEGER

24	25	26	27	28	29	30
78.51'	80.00'	80.00'	83.93'	80.00'	80.00'	81.42'
78.51'	80.00'	80.00'	83.98'	80.00'	80.00'	81.42'
778'						
39	40	41	42	43	44	45
10,179 sq. ft.	10,526 sq. ft.	10,551 sq. ft.	11,108 sq. ft.	10,601 sq. ft.	10,625 sq. ft.	10,839 sq. ft.
76.37'	80.00'	80.00'	83.98'	80.00'	80.00'	81.42'

N. 89°-10'-34"W

OUTLOT

## LAAGER

20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
79.67'	80.00'	80.00'	83.98'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	81.42'
79.67'	80.00'	80.00'	83.98'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	81.42'
60	59	58	57	56	55	54									
10,484 sq. ft.	10,702 sq. ft.	10,745 sq. ft.	11,326 sq. ft.	10,833 sq. ft.	10,877 sq. ft.	11,149 sq. ft.									
77.70'	80.00'	80.00'	83.98'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	81.42'
74.00'	73.83'	70.00'	75.00'	76.00'	75.00'	70.00'	75.00'	70.00'	75.00'	70.00'	75.00'	70.00'	75.00'	70.00'	75.00'
12	11	10	9	8	7	6	5								

N. 89°-47'-23"W

1037.84'

NORTH LINE WEST 19th AVENUE

East 1/4 of Section 27, T. 18 N., R. 16 E.

East 1/4 of Section 27, T. 18 N., R. 16 E.

ASSESSOR'S PLAT NO. 11, 13th WARD, C.

TOTAL ACREAGE = 6

SCALE: 1" = 60'





BE PLACED IN FINAL PLAT

0-63(e)(6) Proportionate Payment in Lieu of Oshkosh Subdivision Ordinance, a \$100.00 fee shall be paid by the Owner/Agent prior to issuance. The fee shall be used for neighborhood purposes.

00-69(H) Storm Drainage and Grading Plan Subdivision Ordinance, upon final grading, Owner shall comply with the approved storm plan as submitted to the Department of Public

City of Oshkosh datum. Contours taken from December 1960.

SURVEY BY:

STEVEN T. CHROMIS  
AERO-METRIC ENGINEERING, INC.  
539 N. MADISON STREET  
CHILTON, WI 53016  
800/472/5313

OWNERS &  
SUBDIVIDER:

ELVA IDA HUNTZ  
1044 MT. VERNON STREET  
OSHKOSH, WI 54901  
SHIRLEY MAE JUDESS  
1041 MT. VERNON STREET  
OSHKOSH, WI 54901

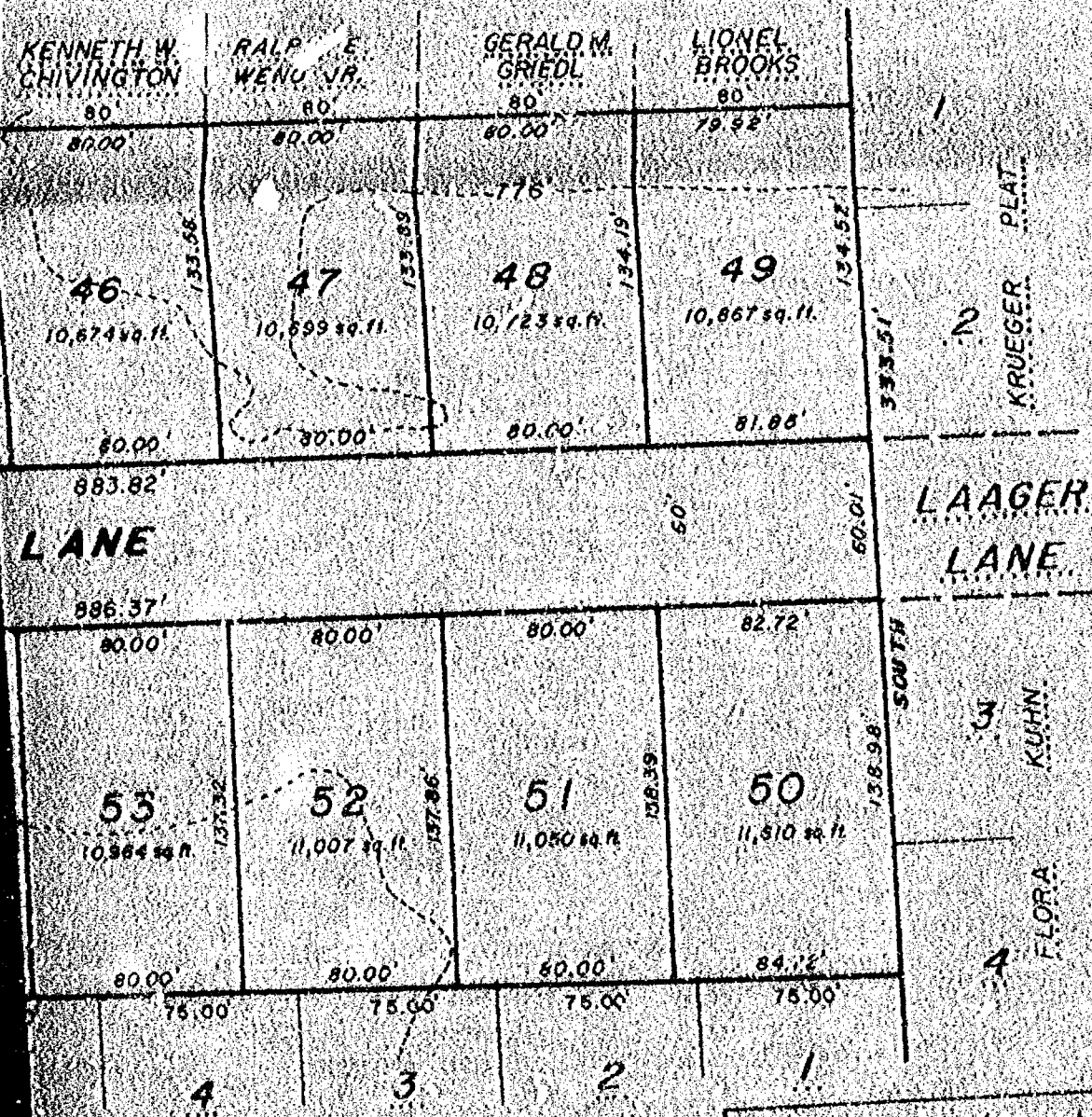
APPROVING  
AUTHORITY:

CITY OF OSHKOSH

OBJECTING  
AGENCIES:

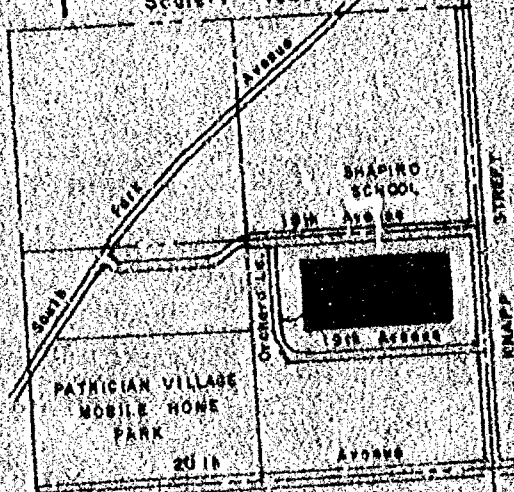
DEPARTMENT OF AGRICULTURE,  
TRADE AND CONSUMER  
PROTECTION  
AND THE WINNEBAGO COUNTY  
PLANNING & ZONING COMMITTEE

LOT 16 IN THE SUB'D OF THE SE 1/4 OF THE SE 1/4, SECTION 27,  
T18N, R16E, 13th WARD, CITY OF OSHKOSH, PER LEACH'S MAP 1894



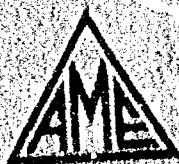
BEARING: N 00° 00' 00" E  
DISTANCE: 100.00' ±

LOCATION MAP  
SE 1/4, SEC 17, T18N, R16E  
Scale: 1" = 100'



CITY OF OSHKOSH

6862 ACRES



AERO-METRIC ENGINEERING, INC.

539 N. MADISON ST. CHILTON, WISCONSIN 53016  
DATE: 7/22/88 NOTEBOOK: PAGE: SCALE: 1" = 60'

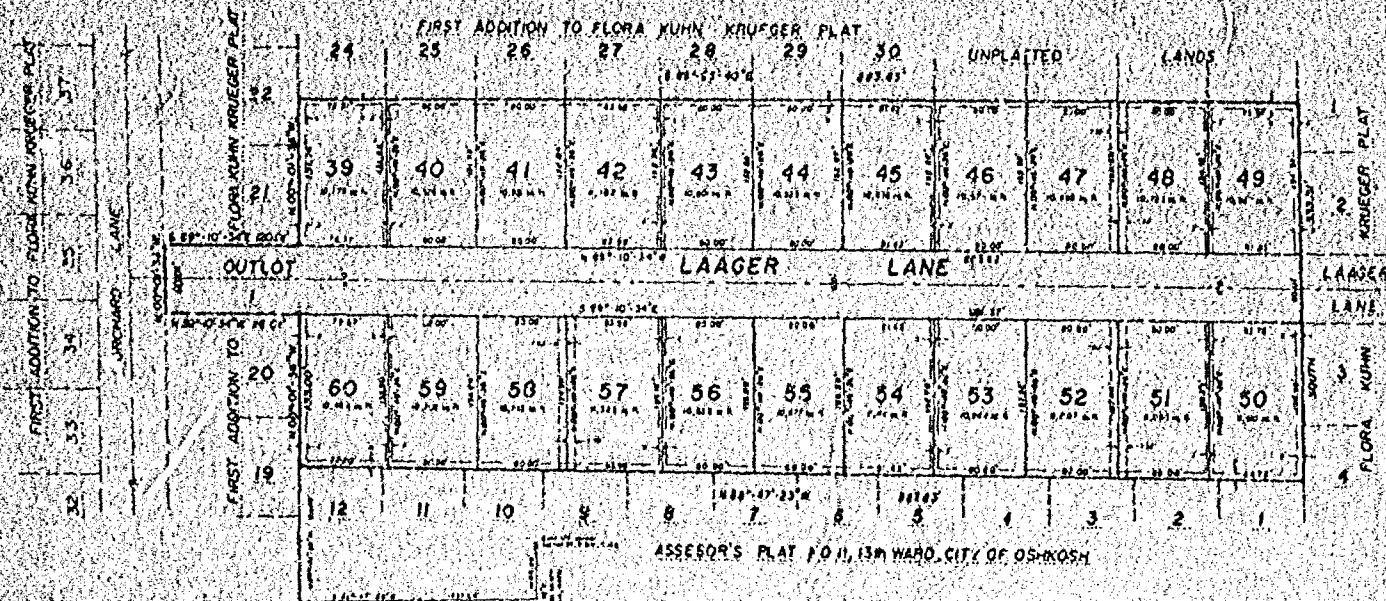
PRELIMINARY PLAT OF "THE SECOND  
ADDITION TO FLORA KUHN KRUER PLAT" being  
a part of lot 16 in the subdivision of the SE 1/4 of the  
SE 1/4, Section 27, T18N, R16E, 13th Ward, City of Oshkosh  
per Leach's map of 1894, Winnebago County, WI. 0-282



A PART OF LOT 16 IN THE SUBDIVISION OF THE SE 1/4 OF THE SE 1/4, SECTION 27, T18N, R16E, 13th WARD, CITY OF OSHKOSH, PER LEACH'S MAP OF 1894, WINNEBAGO COUNTY, WISCONSIN AND ALL OF OUTLOT 1 FIRST ADDITION TO FLORA KUHN KRUEGER PLAT

Permitted in Section 20-47 (a) of the City of Cambridge  
Sanitation Ordinance. Upon final grading, the sur-  
face water shall comply with the approved  
storm drainage and grading plan as submitted to the  
Department of Public Works.

Paragraph 10 Section 20-43 (c) (b) Registration Fee  
 "For the use of the facilities of the City of Cambridge  
 for the purpose of holding a public meeting, a fee shall  
 be paid by the Owner/Agent prior to the opening of a  
 public hearing. The fee shall be used for the purpose of  
 conducting the public hearing and for the purpose of the  
 public hearing and for the purpose of the public hearing."



As witness, we hereby certify that we caused the facts described in this plat to be surveyed, divided, mapped and indicated on a plat as shown on the plat. We also certify that this plat is required by § 134-10 to be submitted to the following for approval or objection: City of Chicago, Department of Agriculture, Trade and Commerce, Department of Public Works, Department of Public Health, Department of Fire and Police, Department of Public Safety and the Chicago County Planning and Zoning Commission.

WITNESS the hand and seal of said officers this \_\_\_\_\_ day of \_\_\_\_\_, 1908.

**五、**

Personally came before me this 1st of \_\_\_\_\_, 1960,  
the above named Elva Lee Williams and Shirley Mae Sanders to me known to  
be the persons who executed the foregoing instrument and acknowledged  
the same.

1998

[illegible][illegible]

of the Virgin Islands and the Subdivision thereof made.

Filed this 16th day of December, 1906

*Steven T. Johnson*  
Minnesota Registered Land Surveyor 3-0913  
Section 3, Sheet 16

APPROVED COURT

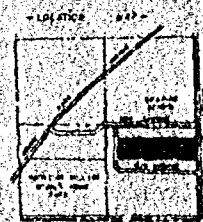
1. In Notes, listing the duly appointed qualified and acting City Finance Director of the City of Oakland, he hereby certifies that in accordance with the powers in effect, there are no unpaid taxes or unpaid special assessments as of 1969, on  
421 of the last included in the Second Addition to Flora Kahn Campor Plot.

2021-2022

VERIFIED COPY

1. J. B. H. Bradley, being the only member, qualified and acting member of the Court of Wards, do hereby certify that the records in its office show no correspondence and no other act as would have or should have been taken in connection with the said matter.

Serial Transfer - Arch. E. 1001



SEC. 42, SECTION 2