

CITY OF OSHKOSH - 13th Ward

"Osborn's, D.W."

Speed.

No. 2-150C

HASTINGS, MN

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

125'

GRAVEL DRIVE

19'±

18.3'

7'

30.4'

7'

26.3'

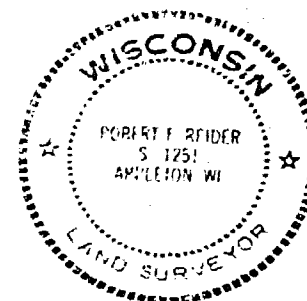
22.3'

OVERHEAD TELEPHONE

50'

ORIGINALLY a part of the West 1/2 of the North West 1/4 of Section Twenty-six (26) Township Eighteen (18) North, of Range Sixteen (16) East.

-BARTELS



Robert F. Reicher

APRIL 10, 1985 , 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 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: 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 mv EC	SCALE 1"=20'	DRAWING NO. 854.46
	APP'D ✓	DATE 1-11-85	

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 parcels 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 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.

(G) 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) (c), 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 s. and recr. (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

County

Plat of Survey

of a part of Lot 25 of Block 110 in Plat of Osborn's Addition to Oshkosh, in the 13th Ward, City Of Oshkosh, Winnebago County, Wisconsin and being described by :
Commencing at the Southwest corner of said Lot 25; thence N.00°-01'-00" W. 45.00 feet, to the true point of beginning; thence N.00°-01'-00" W. 55.27 feet to a point that is 211.6 feet south of the Northwest corner of Lot 42 in said block 110; thence S.89°-50'-08" E. 301.69 feet, recorded East 330 feet, parallel with the south line of said Lot 25 to the East line of said Lot 25; thence S.00°-00'-53" E. 55.27 feet, along the East line of said Lot 25, to a point that is 45.00 feet North of the Southeast corner thereof; thence N.89°-50'-08" W. 301.69 feet, recorded West 330 feet; parallel with the South line of said Lot 25, to the true point of beginning.

Surveyor's Certificate

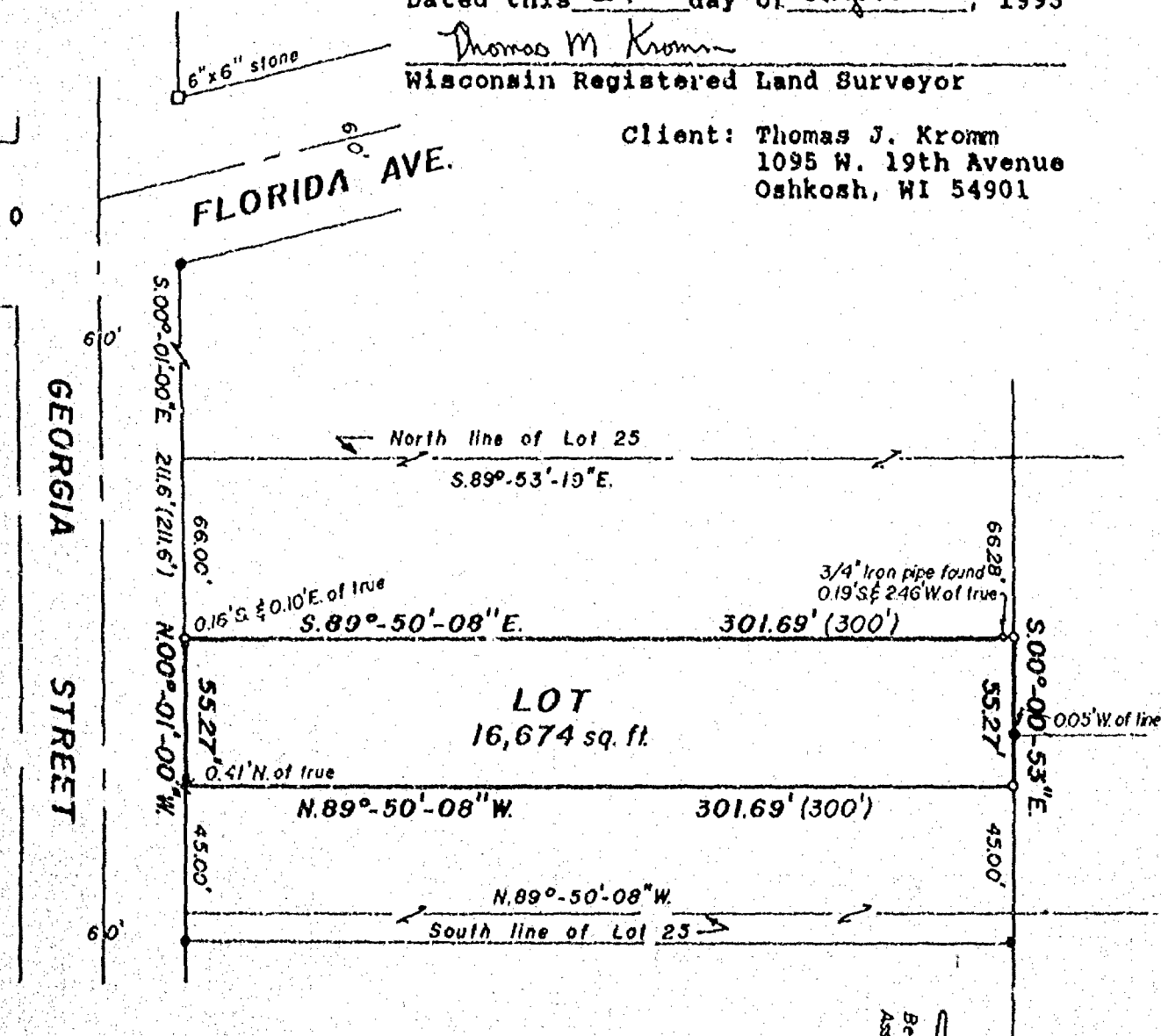
I, Thomas M. Kromm, Wisconsin Registered Land Surveyor of Kromm Land Surveying, certify that I have surveyed the above described property and that the map shown below is a true and accurate representation thereof to the best of my knowledge and belief. Subject to all easements and restrictions of record.

Dated this 24th day of August, 1995

Thomas M. Kromm

Wisconsin Registered Land Surveyor

Client: Thomas J. Kromm
1095 W. 19th Avenue
Oshkosh, WI 54901



LEGEND

- 1" x 24" Iron pipe set
- ✕ PK nail set
- 1" Iron pipe found
- () Recorded data

SCALE = 1" = 60'



Bearing reference East line Georgia Street
Assigned N.00°-01'-00" W.

KROMM LAND SURVEYING
3057 BELLAIR LANE
OSHKOSH, WI 54904

L-032

Plat of Survey

of a part of Lot 25 of Block 110 in Plat of Osborn's Addition to Oshkosh, in the 13th Ward, City of Oshkosh, Winnebago County, Wisconsin and being described by:

Commencing at the Southwest corner of said Lot 25; thence N.00°-01'-00" W. 45.00 feet, to the true point of beginning; thence N.00°-01'-00" W. 55.27 feet to a point that is 211.6 feet south of the Northwest corner of Lot 42 in said block 110; thence S.89°-50'-08" E. 301.69 feet, recorded East 330 feet, parallel with the south line of said Lot 25 to the East line of said Lot 25; thence S.00°-00'-53" E. 55.27 feet, along the East line of said Lot 25, to a point that is 45.00 feet North of the Southeast corner thereof; thence N.89°-50'-08" W. 301.69 feet, recorded West 330 feet; parallel with the South line of said Lot 25, to the true point of beginning.

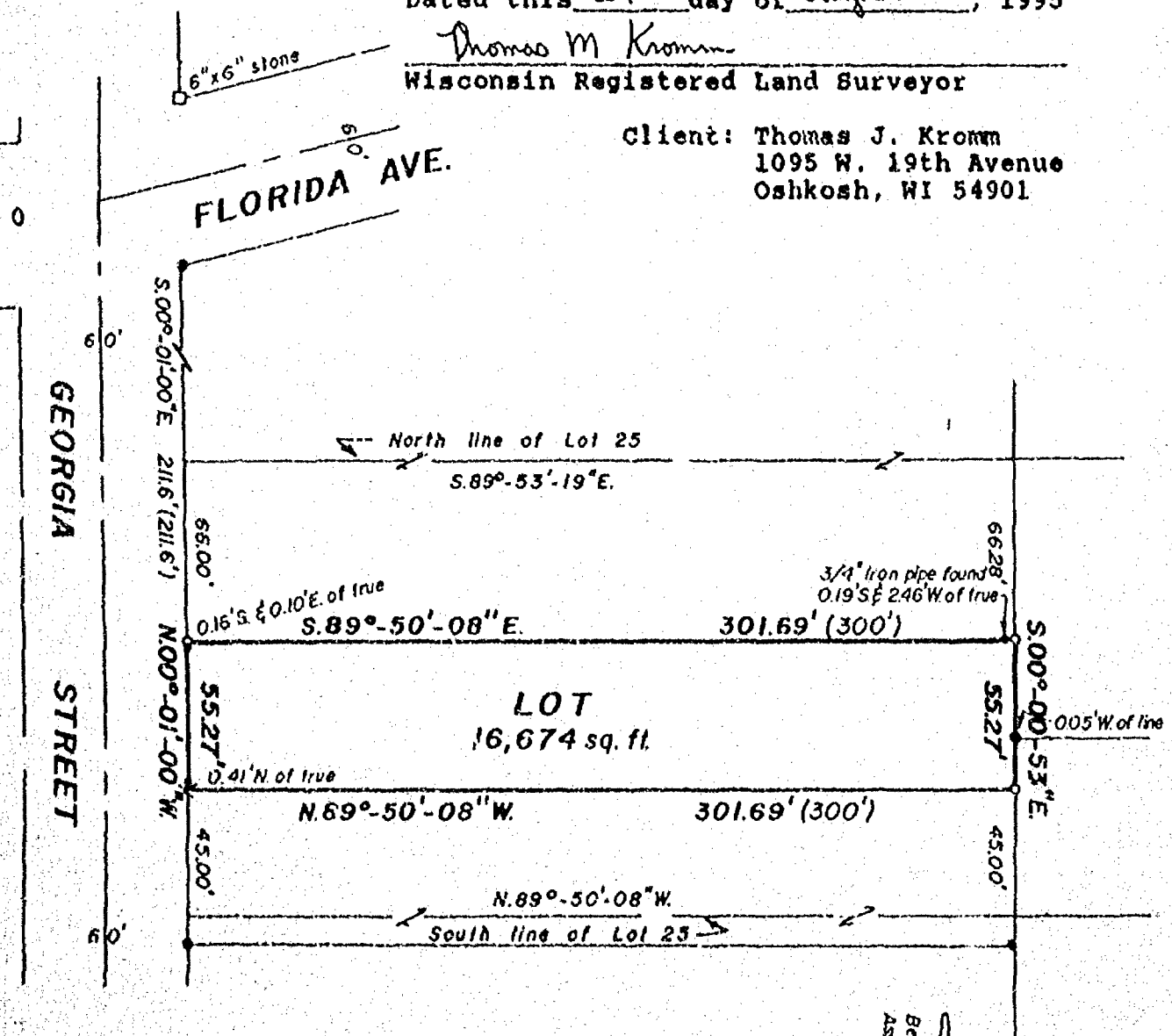
Surveyor's Certificate

I, Thomas M. Kromm, Wisconsin Registered Land Surveyor of Kromm Land Surveying, certify that I have surveyed the above described property and that the map shown below is a true and accurate representation thereof to the best of my knowledge and belief. Subject to all easements and restrictions of record.

Dated this 24th day of August, 1995

Thomas M. Kromm
Wisconsin Registered Land Surveyor

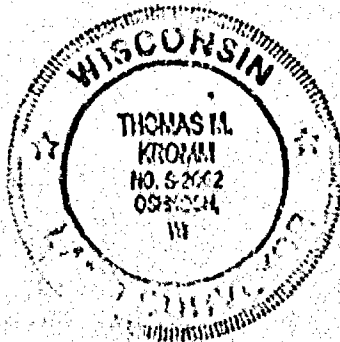
Client: Thomas J. Kromm
1095 W. 19th Avenue
Oshkosh, WI 54901



LEGEND

- 1" x 24" iron pipe set
- ✱ PK nail set
- 1" iron pipe found
- () Recorded data

SCALE: 1" = 60'



Bearing reference: East line Georgia Street
Assigned N.00°-01'-00" W.

KROMM LAND SURVEYING
3057 BELLAIRE LANE
OSHKOSH, WI 54904