

CITY OF OSHKOSH -- 13th Ward
"Village at Westhaven"

Speed.

No. 2-150C

HASTINGS, MN

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

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM

LOT 372 IN THE SECOND ADDITION TO WESTHAVEN, 13 TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN "EXCEPTING" THEREFROM THE FOLLOWING: COMMENCING AT THE NORTHWEST CORNER OF LOT 372 AND BEING THE TRUE POINT OF BEGINNING, RUNNING THENCE S. 30°-23'-30"E. 20.00 FEET, RECORDED AS S. 30°-30'-00"E. ALONG THE EASTERLY LINE OF MARICOPA DRIVE; THENCE S. 89°-31'-19"E. 80.00 FEET; THENCE N. 45°-28'-41"E. 24.28 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 372, THENCE N. 89°-31'-19"W. 107.43 FEET, ALONG THE NORTH LINE OF SAID LOT 372 TO THE TRUE POINT OF BEGINNING.

ALSO, THAT PART OF OUTLOT 6 IN THE PLAT OF WESTHAVEN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 372 IN THE SECOND ADDITION TO WESTHAVEN, THENCE N. 89°-31'-19"W. 70.00 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 6 TO THE TRUE POINT OF BEGINNING; RUNNING THENCE N. 48°-34'-22"W. 270.00 FEET, THENCE S. 41°-25'-38"W. 218.00 FEET; THENCE N. 89°-31'-19"W. 61.55 FEET, THENCE S. 45°-28'-41"W. 17.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 372; THENCE S. 89°-31'-19"E. 420.66 FEET ALONG THE NORTH LINE OF SAID LOT 372 TO THE TRUE POINT OF BEGINNING.

THE AFORE DESCRIBED PARCELS CONTAIN 2.926 ACRES OR 123,103.75 SQUARE FEET OF LAND.

DATED THIS 19th DAY OF December, 1984

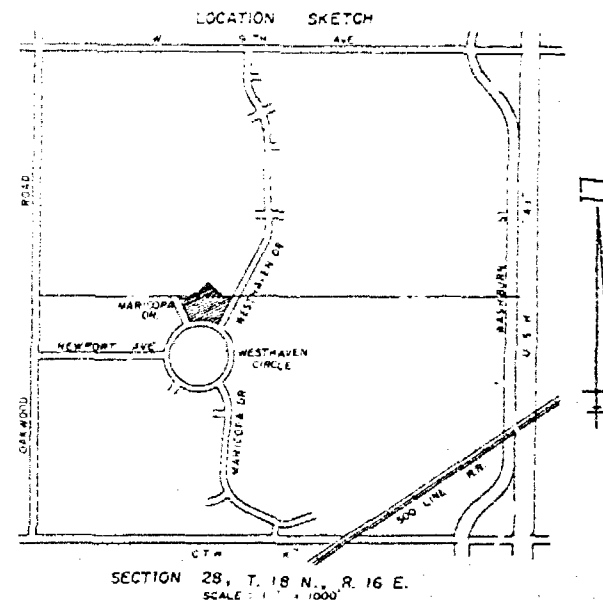
Ronald A. Dercks
WISCONSIN REGISTERED LAND SURVEYOR S-1615
RONALD A. DERCKS



AERO-METRIC ENGINEERING, INC.
1091 SOUTH WASHBURN ST.
OSHAOSH, WISCONSIN 54901

THIS INSTRUMENT DRAFT BY RONALD A. DERCKS

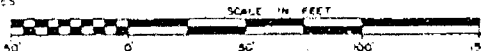
EXHIBIT "A"



SHEET 1 OF 11

SURVEYOR'S CERTIFICATE:

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD AND UNDETERMINED UNDERGROUND UTILITY EASEMENTS, SUCH AS SANITARY SEWER LATERALS, WATER LATERALS, ELECTRICAL, TELEPHONE AND TV CABLES.



CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ANGLE	ARC LENGTH	TANGENT SEAP	TANGENT BEAR
2	364.00	S. 89° 13' 12" E	326.64'	53° 00' 16"	338.39'	S. 64° 16' 40" W	S. 62° 43' 04" E
RECORD	364.00	S. 89° 07' 11" E	326.73'	53° 01' 26"	338.71'		S. 62° 46' 28" E

REF ID: A66925

- 1" - 2" IRON PIPE RIGGING
- 3" - 4" - NEAR FOOT SET
- 1" - IRON PIPE RIGGING
- 1" 2" IRON PIPE RIGGING
- 1" PLAT DIMENSION
- ALL DIMENSIONS MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- ① - 1" IRON PIPE
- ② - 1" IRON PIPE, FIBER
- ③ - 1" IRON PIPE, FIBER
- ④ - 1" IRON PIPE, FIBER
- ⑤ - 1" IRON PIPE, FIBER
- ⑥ - 1" IRON PIPE, FIBER
- ⑦ - 1" IRON PIPE, FIBER
- ⑧ - 1" IRON PIPE, FIBER
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- ㊿ - 1" IRON PIPE, FIBER



Ronald A. Durabe

WISCONSIN REGISTERED LAND SURVEYOR 5-1515
RONALD A. DECKS

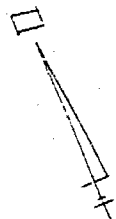
DATE THIS 14th DAY OF December, 1984

AERO-METRIC ENGINEERING, INC.
1091 500TH WASHINGTON ST
OSHKOSH, WISCONSIN 54901

THIS INSTRUMENT DRAFTED BY RONALD A. CERENS

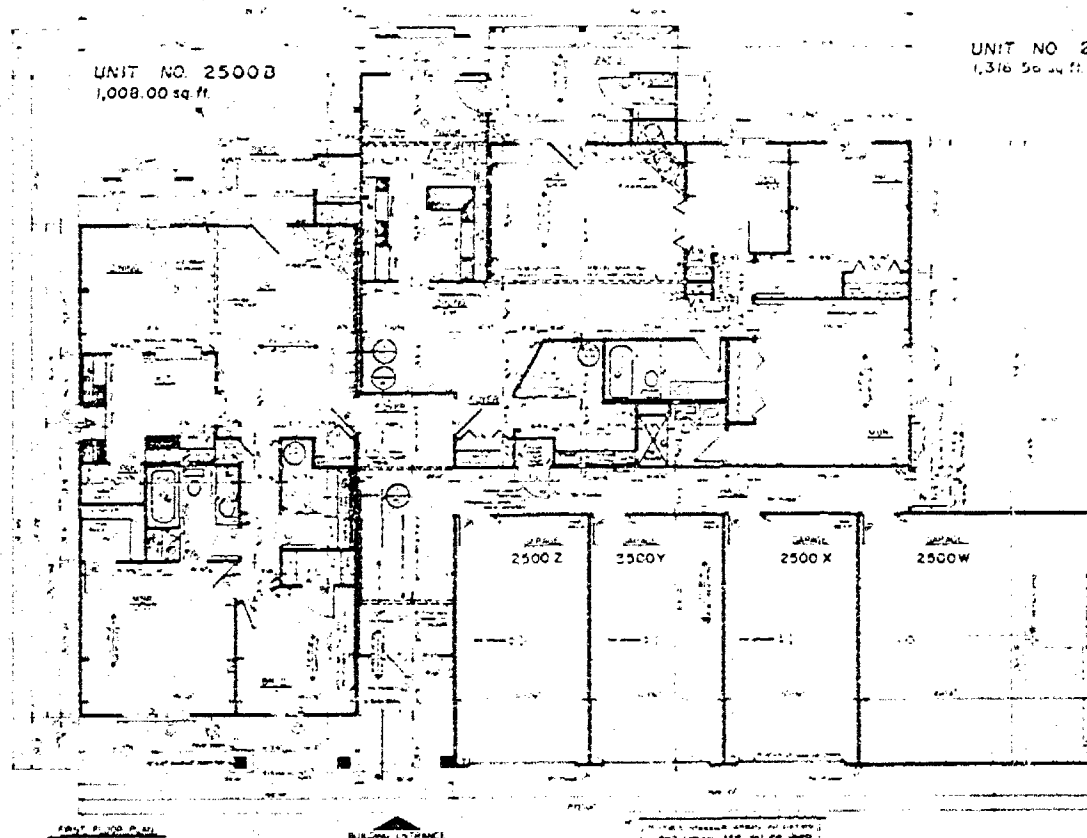
EXHIBIT "B"

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM



UNIT NO. 2500B
1,008.00 sq. ft.

UNIT NO. 2500A
1,316.50 sq. ft.



Ronald A. Dercks
REGISTERED LAND SURVEYOR STATE OF WISCONSIN

DATED THIS *10th* DAY OF *December*, 1984



AERO-METRIC ENGINEERING, INC.
1084 SOUTH WASHINGTON STREET
OSHTOSH, WISCONSIN 54901

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

EXHIBIT "C"

THIS FLOOR PLAN IS A COPY OF THE ORIGINAL FLOOR PLAN AS SUBMITTED TO THE CITY OF WESTHAVEN, ILLINOIS, FOR RECORDATION.



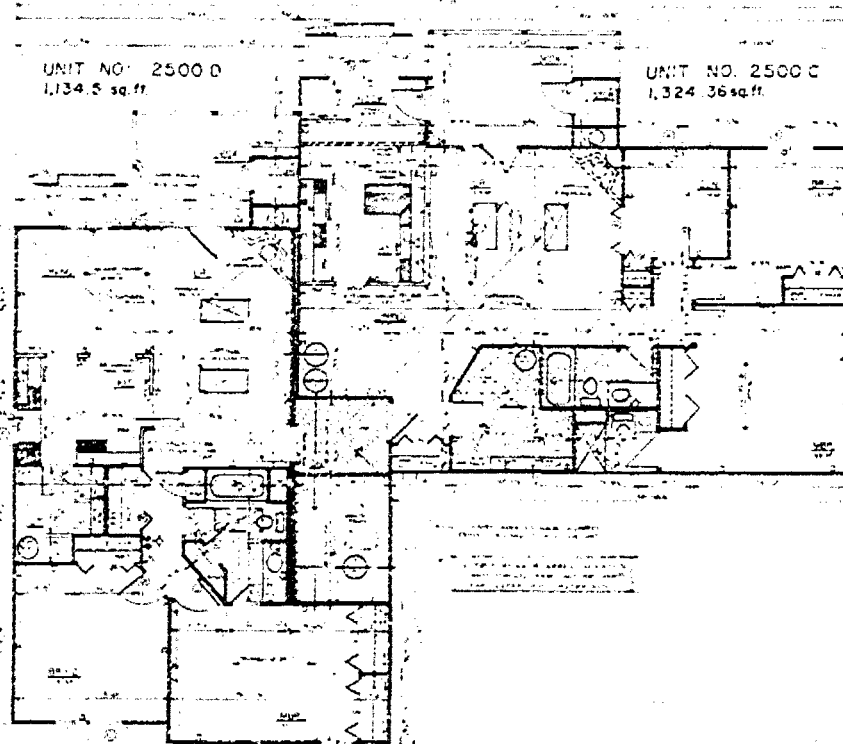
DIAGRAMMATIC FLOOR PLAN		
NO. 2500B	NO. 2500A	SHEET 3 OF 11
ARCHITECTURAL DEPARTMENT		
1084 SOUTH WASHINGTON STREET		

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM



UNIT NO. 2500 D
1,134.5 sq. ft.

UNIT NO. 2500 C
1,324.36 sq. ft.



SCALE 1/8" = 1'-0"

WILLIAM A. WESTERLAND SURVEYOR 15183
RONALD A. DEROS

DATED THIS 15th DAY OF JANUARY 1984



AERO-METRIC ENGINEERING, INC.
1001 SOUTH MADISON STREET
OSHTOSH, WISCONSIN 54901

THIS INSTRUMENT DRAFTED BY RONALD A. DEROS

EXHIBIT "C"



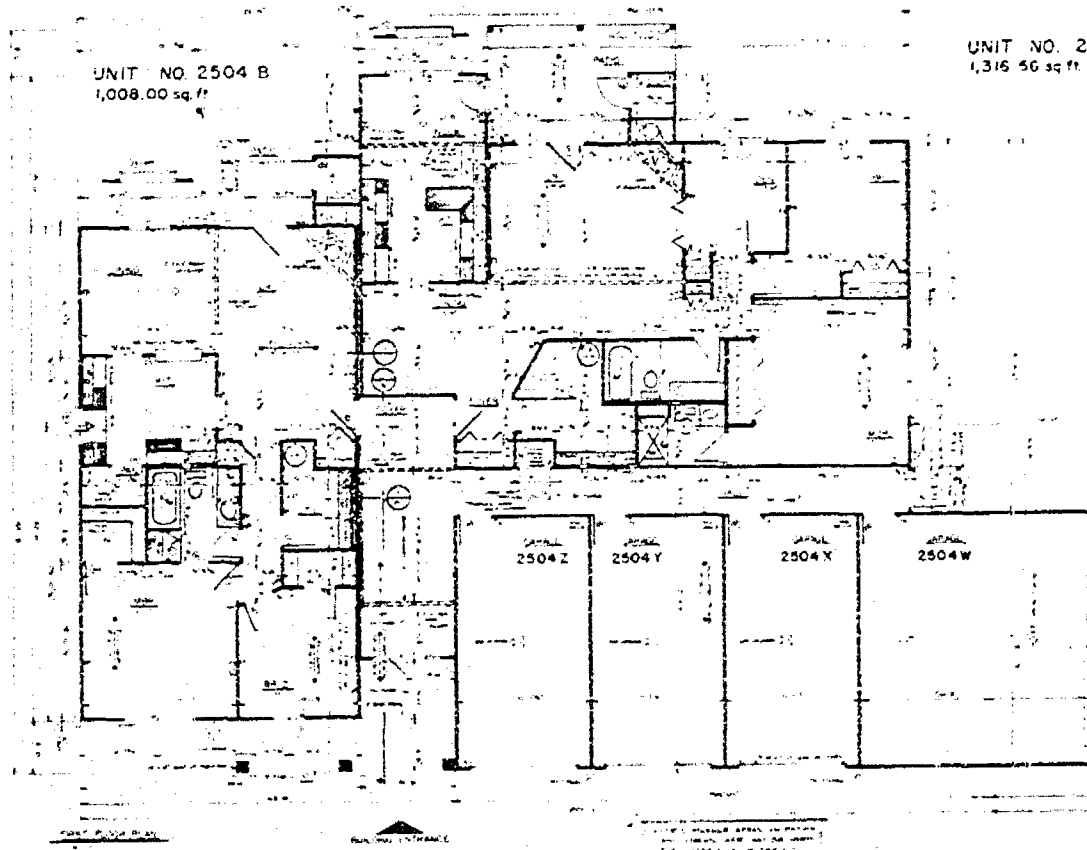
DIAGRAMATIC FLOOR PLAN	
PROJECT NO. 15183	SHEET 4 OF 11
ARCHITECTURAL RESPONSE	

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM



UNIT NO. 2504 B
1,008.00 sq. ft.

UNIT NO. 2504 A
1,315.56 sq. ft.



WITNESSED AND SUBSCRIBED TO before me this 1st day of December, 1984, by the following persons:

DAVID THIS CITY OF Madison, 1984



AERO-METRIC ENGINEERING, INC.
1401 SOUTH WASHBURN STREET
MILWAUKEE, WISCONSIN 53204

THIS INSTRUMENT DRAFTED BY RONALD A. DEROKS

EXHIBIT "C"



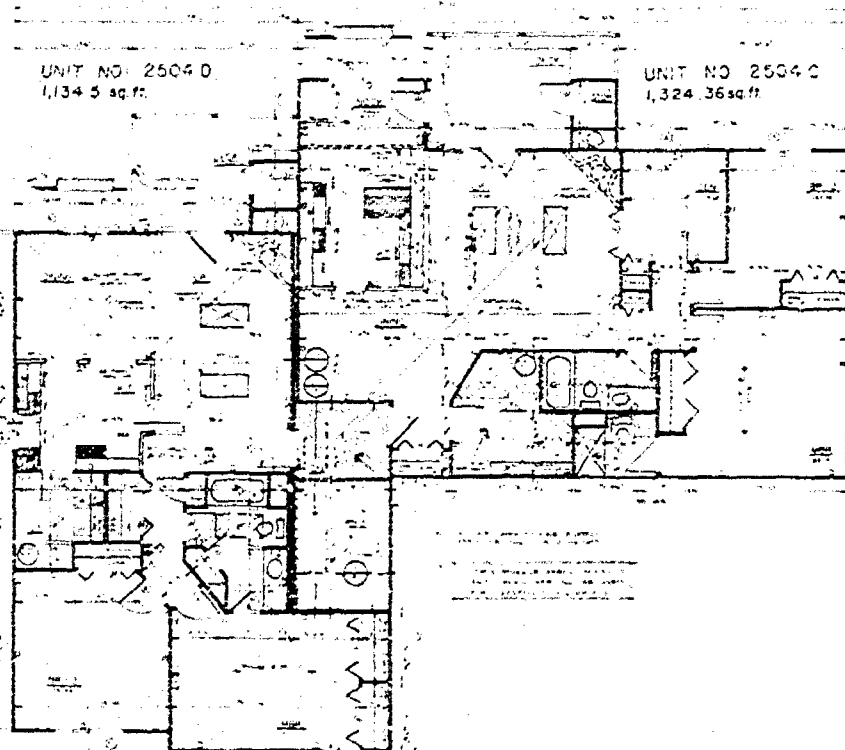
DIAGNOSTIC FLOOR PLAN	
4	SHEET 5 OF 11

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM



UNIT NO. 2504 D
1,134.5 sq. ft.

UNIT NO. 2504 C
1,324.36 sq. ft.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

WISCONSIN REGISTERED LAND SURVEYOR STATE
RONALD A. DERCKS

DATED THIS 10th DAY OF DECEMBER, 1994



AERO-METRIC ENGINEERING, INC.
1001 SOUTH WASHINGTON STREET
OSHAUGH, WISCONSIN 53050

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

EXHIBIT "C"



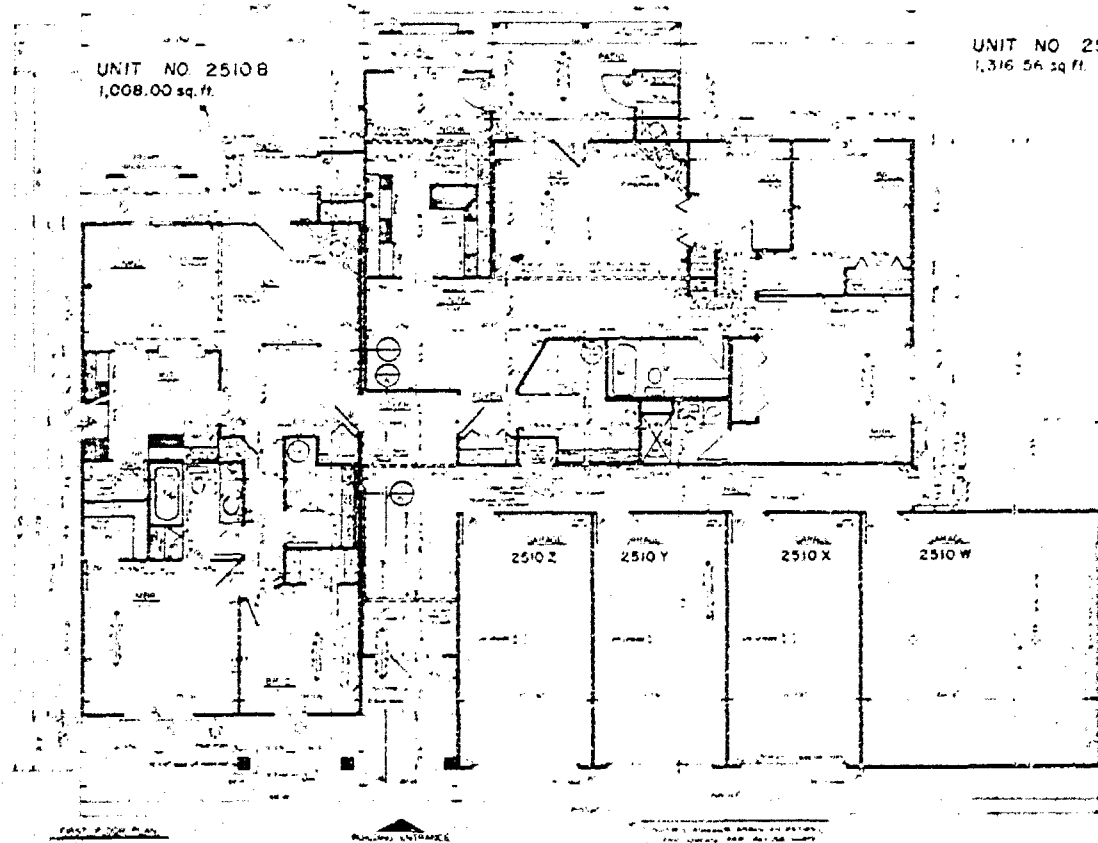
DIAGRAMMATIC FLOOR PLAN			
NO.	DATE	BY	REV.
4			
WISCONSIN DEPARTMENT OF NATURAL RESOURCES			SHEET 6 OF 11

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM



UNIT NO 2510 B
1,008.00 sq. ft.

UNIT NO 2510 A
1,316.56 sq. ft.



Ronald A. Dercks
SURVEYOR AND LAND SURVEYOR
RONALD A. DERCKS

DATED THIS 10th DAY OF December, 1994



AERO-METRIC ENGINEERING, INC.
101 SOUTH WASHINGTON STREET
OMAHA, NEBRASKA 68102

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

EXHIBIT "C"



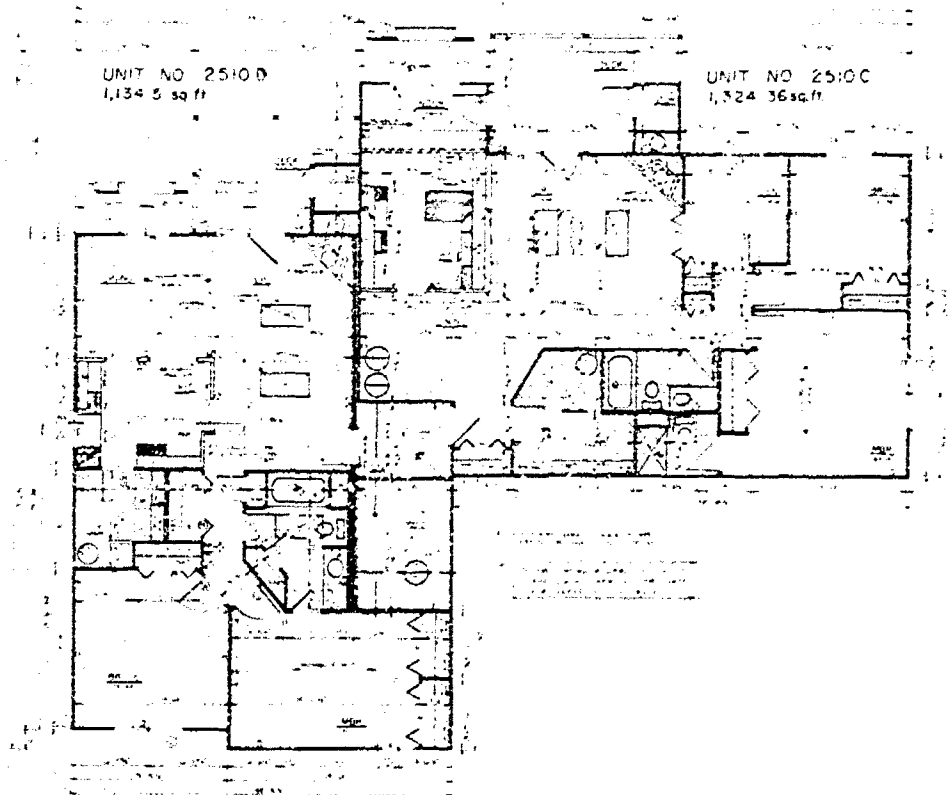
CONDOMINIUM FLOOR PLAN	
DIAGRAMMATIC FLOOR PLAN	
STRUCTURAL MEMBERS	SHEET 7 OF 1

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM



UNIT NO 2510D
1,134.5 sq ft

UNIT NO 2510C
1,324.36 sq ft



SCALE - 1/8" = 1'-0"

WISCONSIN LAND SURVEYOR'S SEAL
RONALD A. DERCKS

DATED THIS 15TH DAY OF MARCH, 1999



AERO-METRIC ENGINEERING, INC.
1001 SOUTH WASHINGTON STREET
MILWAUKEE, WISCONSIN 53204

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

EXHIBIT "C"

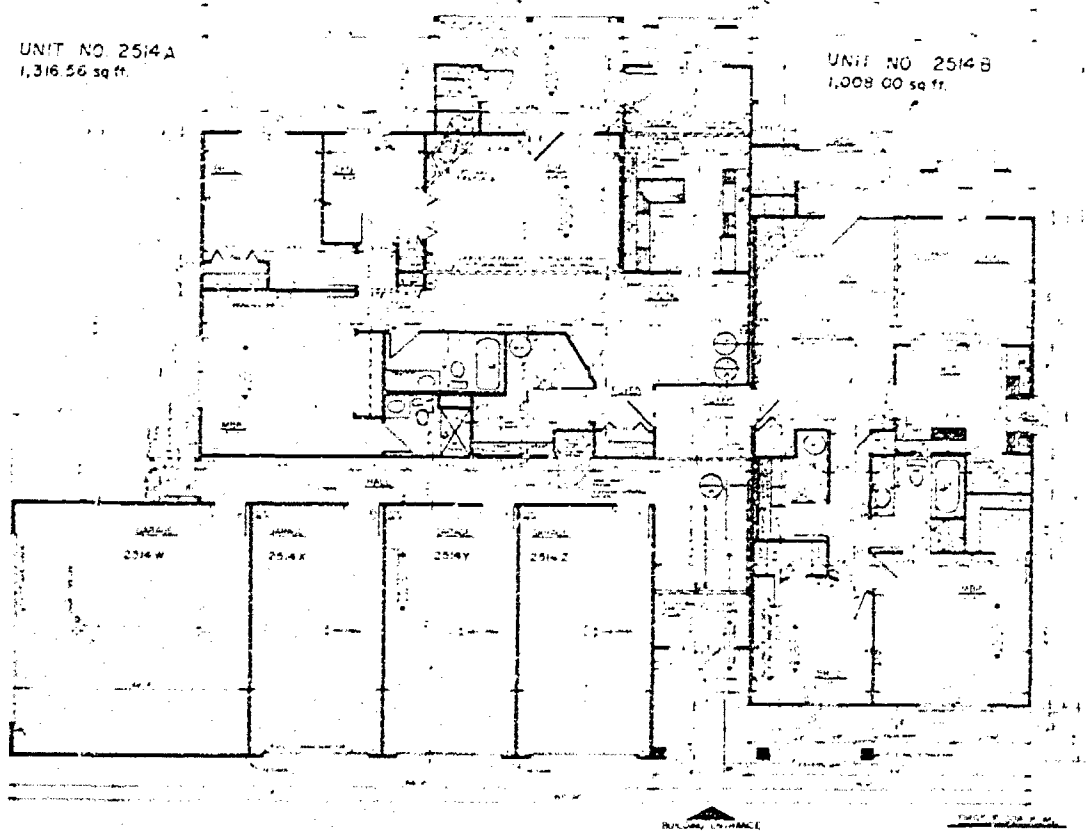


DIAGRAMMATIC FLOOR PLAN			
NO. 4	2510	UNIT NO.	
AEROMETRIC ENGINEERING, INC.		DATE	3/15/99
1001 SOUTH WASHINGTON STREET		PROJECT NO.	2510
MILWAUKEE, WISCONSIN 53204		SHEET	8 OF 11

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM

UNIT NO. 2514A
1,316.56 sq. ft.

UNIT NO. 2514B
1,008.00 sq. ft.



Ronald A. Dercks
WISCONSIN LAND SURVEYOR
RONALD A. DERCKS

DATED THE *22nd* DAY OF *December*, 1984



AERO-METRIC ENGINEERING, INC.
1001 SOUTH WASHINGTON STREET
MILWAUKEE, WISCONSIN 53204

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

EXHIBIT "C"

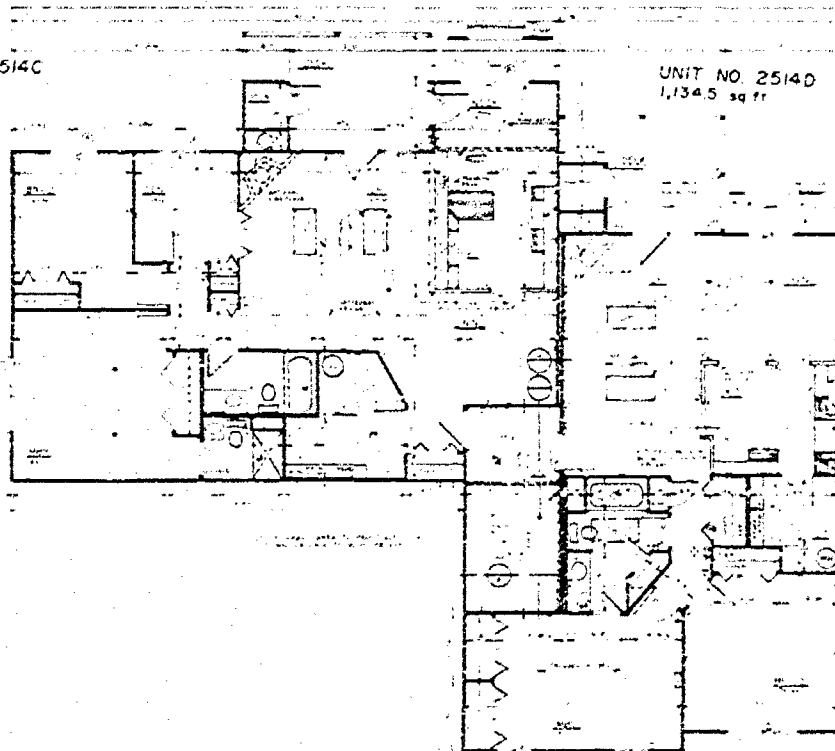


PROJECT INFORMATION	
PROJECT NO.	2514A/B
DATE	12/22/84
DRAWN BY	R.A. Dercks
CHECKED BY	R.A. Dercks
DATE	12/22/84
DIAGRAMMATIC FLOOR PLAN	
UNIT NO.	2514A/B
AREA	1,316.56 sq. ft. / 1,008.00 sq. ft.
SCALE	1/8" = 1'-0"
SHEET	1 OF 1

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM

UNIT NO. 2514C
1,524.56 sq. ft.

UNIT NO. 2514D
1,134.5 sq. ft.



AERO-METRIC ENGINEERING, INC.
201 NORTH WISCONSIN STREET
CUMMINGS, WISCONSIN 54901

EXHIBIT "C"

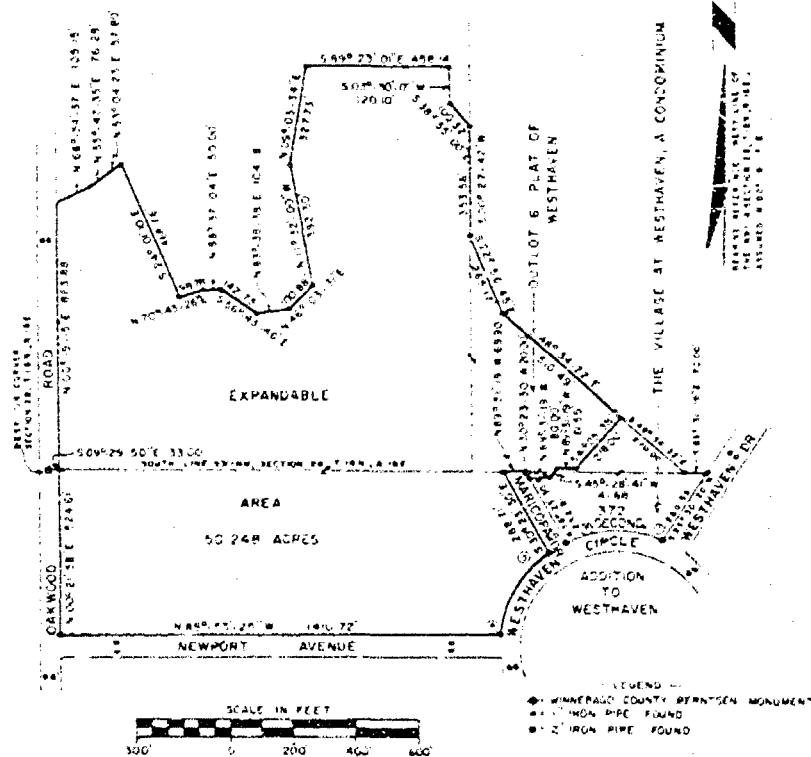


PROPERTY INFORMATION			
PROJECT NAME	OWNER	DATE	BY
DIAGRAMATIC FLOOR PLAN			
APPROVED FOR RECORD	RECORDED	SHEET	3 OF 11

THIS INSTRUMENT DRAFTED BY RONALD A. BERCK

THE VILLAGE AT WESTHAVEN, A CONDOMINIUM (EXPANDABLE AREA)

Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and a part of the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section Twenty-Eight (28), T.18N., R.16E., and a part of Outlot 6 in the Plat of Westhaven, and a part of Lot 372 in the Second Addition to Westhaven, all in the 13th Ward, City of Oshkosh, Winnebago County, Wisconsin containing 50.248 Acres and being described by: Commencing at the West Quarter (W1/4) corner of said Section 28; thence S 89° 29' 50" E 33.00 feet, along the South line of the SW1/4 of the NW1/4 of said Section 28 to the true point of beginning, running thence N 00° 19' 45" E 863.88 feet, along the East line of Oakwood Road, thence N 66° 54' 37" E 105.15 feet, thence N 55° 47' 35" E 762.88 feet, thence N 53° 04' 25" E 57.80 feet, thence S 24° 01' 10" E 468.76 feet, thence N 70° 43' 26" E 98.78 feet, thence N 89° 37' 04" E 50.00 feet, thence S 50° 43' 46" E 142.73 feet, thence N 63° 38' 38" E 104.18 feet, thence N 46° 03' 31" E 100.88 feet, thence N 11° 32' 00" W 392.30 feet, thence N 09° 03' 34" E 327.73 feet, thence S 89° 29' 50" E 458.4 feet, thence S 0° 30' 17" W 120.10 feet, thence S 38° 55' 00" E 100.32 feet, thence S 00° 27' 42" W 353.56 feet, along the west line of Outlot 6, thence S 22° 56' 45" E 265.17 feet, thence S 48° 34' 22" E 510.45 feet, thence S 41° 25' 38" W 218.00 feet, thence N 89° 31' 19" W 61.55 feet, thence S 45° 28' 41" W 41.68 feet, thence N 89° 31' 19" W 80.00 feet, thence N 30° 23' 30" W 70.00 feet, along the Easterly line of Maricopa Drive, thence N 89° 31' 19" W 69.90 feet, along the North line of Maricopa Drive, thence S 30° 23' 30" E 288.71 feet, along the Westerly line of Maricopa Drive to its intersection with the Northerly line of Westhaven Circle, thence Southwesterly 317.02 feet along the arc of a curve to the left, being the Westerly line of Westhaven Circle, having a radius of 366.00 feet and the chord of which bears S 30° 03' 37" W 307.20 feet, thence N 89° 53' 25" W 1410.72 feet, along the North line Newport Avenue to its intersection with the East line of Oakwood Road, thence N 00° 21' 58" E 524.61 feet, along the East line of Oakwood Road to the true point of beginning.



CURVE NO.	RADIUS LENGTH	CHORD LENGTH	CURVE DATA		TANGENT BEARING	CHORD BEARING
			CENTRAL ANGLE	ARC LENGTH		
1-2	366.00	326.64	51° 05' 16"	338.59	S 64° 16' 40" W	S 89° 13' 12" E
2-3	366.00	328.75	51° 01' 24"	338.71	S 64° 16' 40" W	S 89° 17' 11" E
3-4	366.00	307.20	49° 37' 42"	317.02	S 30° 03' 37" W	N 30° 03' 37" E
4-5	366.00	307.15	49° 37' 30"	317.00	S 30° 03' 37" W	N 30° 03' 37" E

Ronald A. Derchs
WISCONSIN REGISTERED LAND SURVEYOR, S-1615
RONALD A. DERCHS

DATED THIS 4th DAY OF December, 1984



AERO-METRIC ENGINEERING, INC.
1091 SOUTH WASHBURN ST
OSHKOSH, WISCONSIN 54901

EXHIBIT "D"

THIS INSTRUMENT DRAFTED BY RONALD A. DERCHS

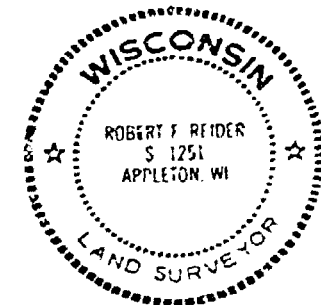
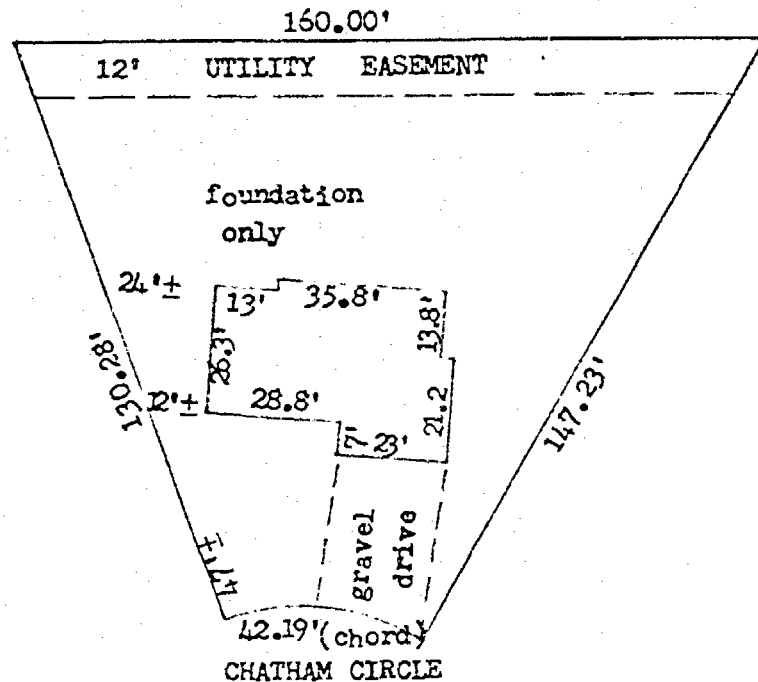
SHEET 11 OF 11

Lot Five (5) in THE VILLAGE AT WESTHAVEN, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

ADDRESS: LOT 5, CHATHAM CIRCLE

THERE ARE NO BUILDING ENCROACHMENTS

"FREDRICKSON"



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,

MARCH 23, 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 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 kv-ko	KO	SCALE 1"=40'
	APPD	X	DATE 3-24-88
			DRAWING NO. 883.80

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 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.

(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.

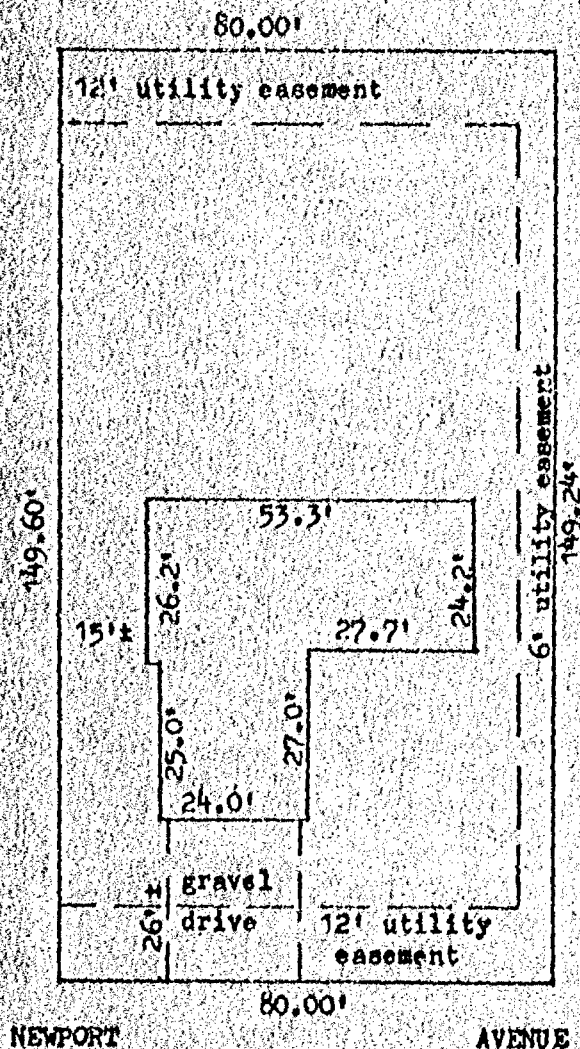
(e) Bearings or angles on any property survey map shall be shown to the nearest minute; distances shall be shown to the nearest 1/100th foot.

(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 (7) (c), 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



DESCRIPTION:

LOT TWO (2) IN THE VILLAGE AT WEBTHAVEN, IN THE THIRTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

ROBERT J. ACKETMANN & SUSAN F. ACKERMANN

2760 NEWPORT AVE., OSHKOSH, WI 54904

NO BUILDING ENCROACHMENTS PRESENT.

TRI-LEVEL HOUSE WITH ATTACHED GARAGE



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 according to the official records and that this drawing is a true representation of the principal building lines thereon and was based on occupational evidence, existing monuments, if any, and municipal improvements.

This is not a Boundary Survey nor intended to be one. This mortgage inspection was made for the exclusive use of: Oshkosh Savings & Loan

The Surveyor and Client agree that this work will not meet the minimum standards for property surveys (Chapter A-E 7, Wisconsin Administrative Code) in the following respects: A-E 7.01(2)

- 1) The bearing reference will not be expressed [A-E 7.05(2)]
- 2) No monuments will be set to mark property corners [A-E 7.05(4), 7.07]
- 3) Distances and angles will not be measured to the accuracy specified in the Standards [A-E 7.05(3)(b), 7.05(2)(3)(4)(5)]
- 4) The exact length and bearing of the boundaries will not be shown. [A-E 7.05(4), 7.05(5)]

REVISIONS		Oshkosh Savings & Loan		
		P. O. Box 80, Oshkosh, Wisconsin 54902-0080		
		CARDW LAND SURVEYING CO., INC. P.O. BOX 1297		
		1837 W. WISCONSIN AVE. APPLETON, WI 54912		
DRAWN BY	KJV	SCALE	1" = 30'	DRAWING NO.
dw-50		DATE	10-29-90	9010.55
APP'D				