

CITY OF OSHKOSH - 15th Ward  
"Foreign Flair Estates"

# PLAT OF SURVEY

KNOWN AS 930 ALPINE COURT, BEING LOT 19 IN FOREIGN FLAIR ESTATES, IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

JANUARY 8, 1986

SURVEY FOR M&J WESTERN BANK

SURVEY NO. 1682-M

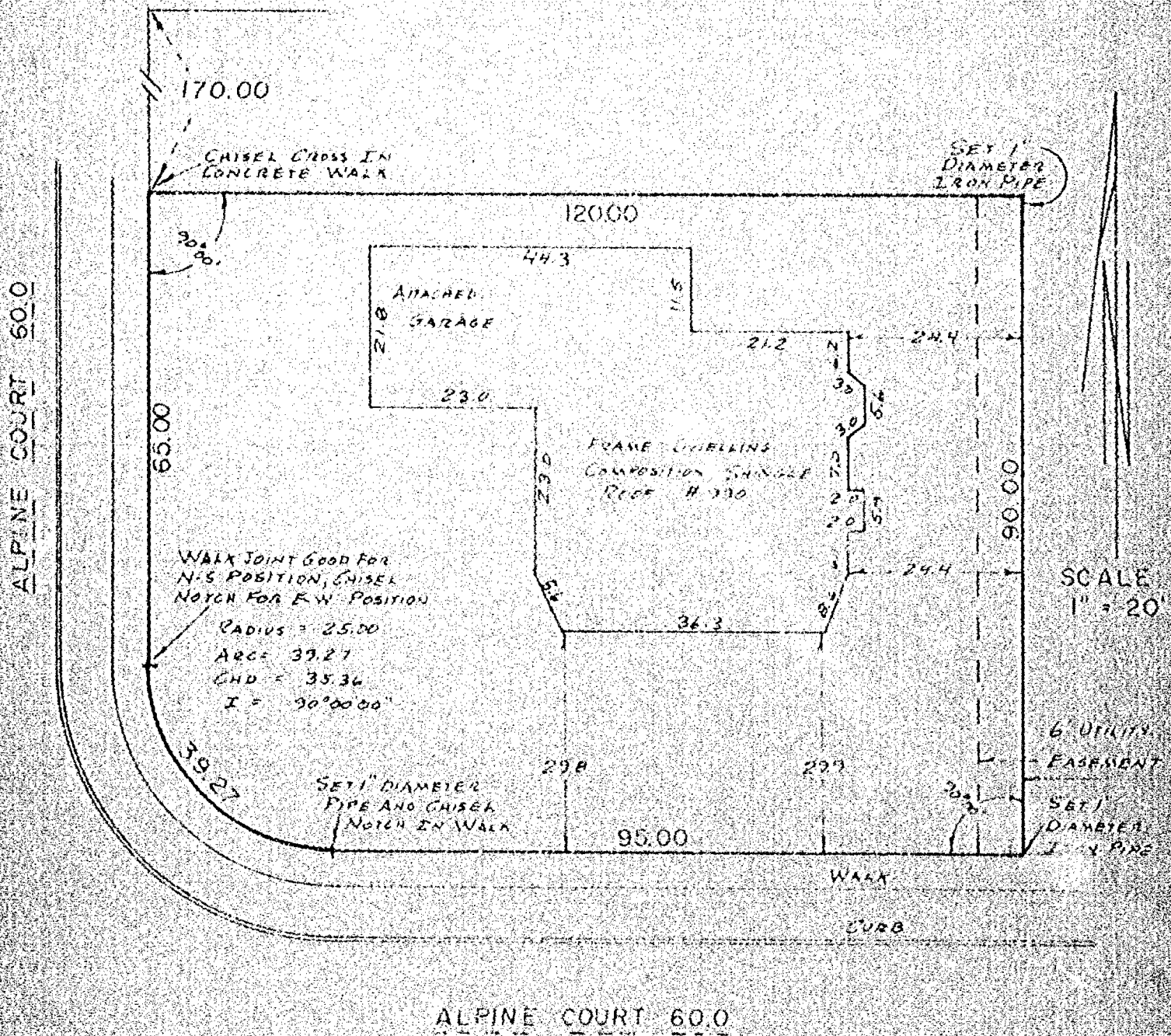
APPLICANT: RICHARD BREAKER

MONUMENT WAIVER ON FILE

APRIL 10, 1986

SET LOT CORNERS AS SHOWN

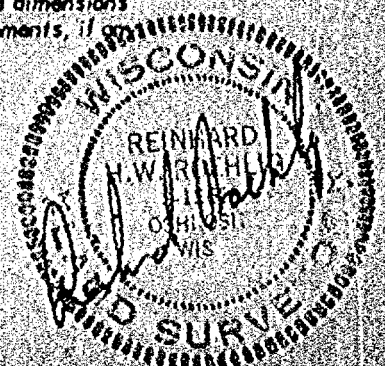
BAVARIAN COURT



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





B

# PLAT OF SURVEY

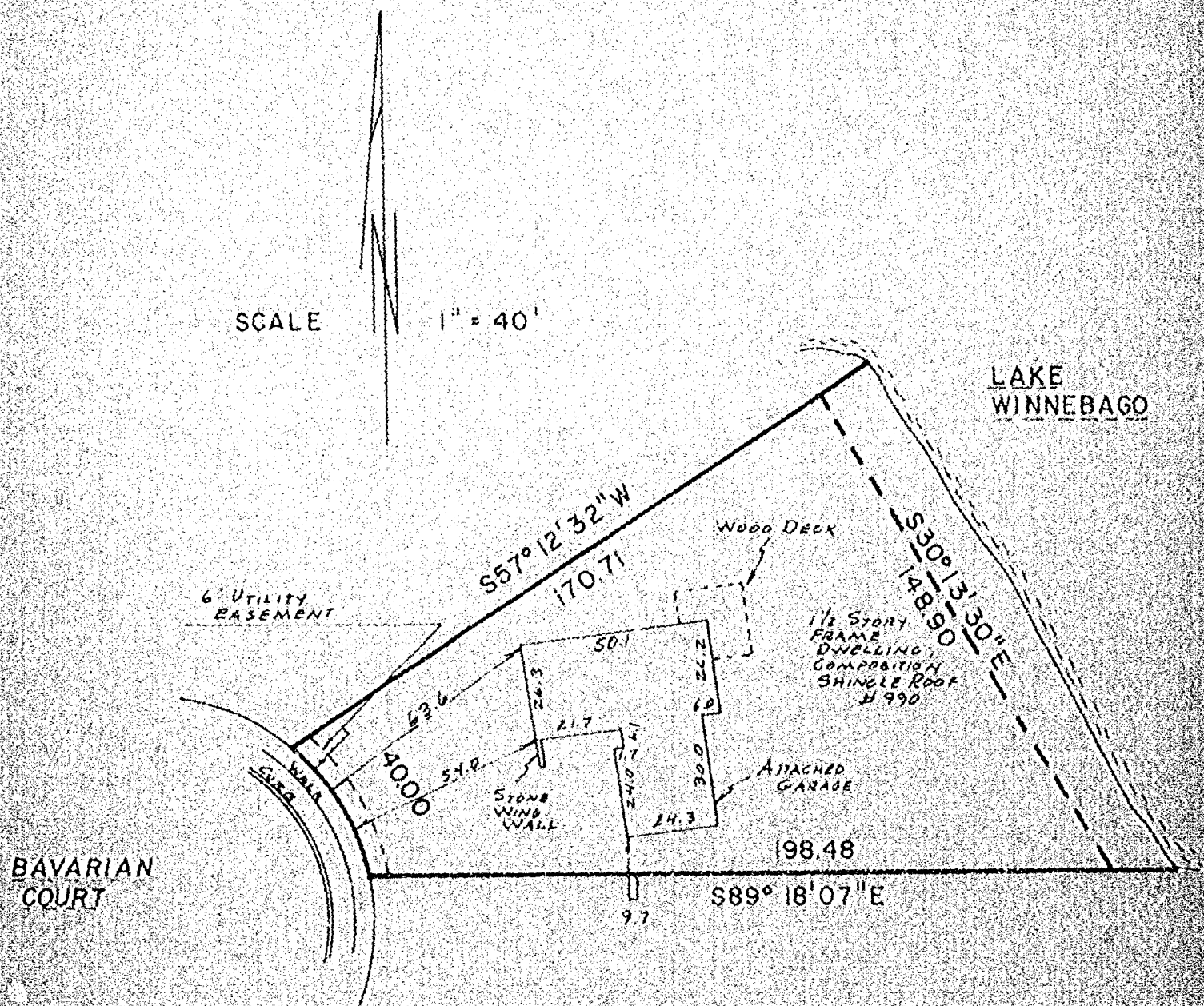
KNOWN AS 990 BAVARIAN COURT, BEING LOT 11 IN FOREIGN FLAIR ESTATES, IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

JULY 26, 1984

SURVEY FOR OSHKOSH SAVINGS  
APPLICANT: JACK SCHARDT  
MONUMENT WAIVER ON FILE

SURVEY NO. 1499-M

SCALE 1" = 40'



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.



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B

## PLAT OF SURVEY

KNOWN AS 930 BAVARIAN COURT, BEING LOTS 7 AND 8 IN FOREIGN FLAIR ESTATES SUBDIVISION, 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

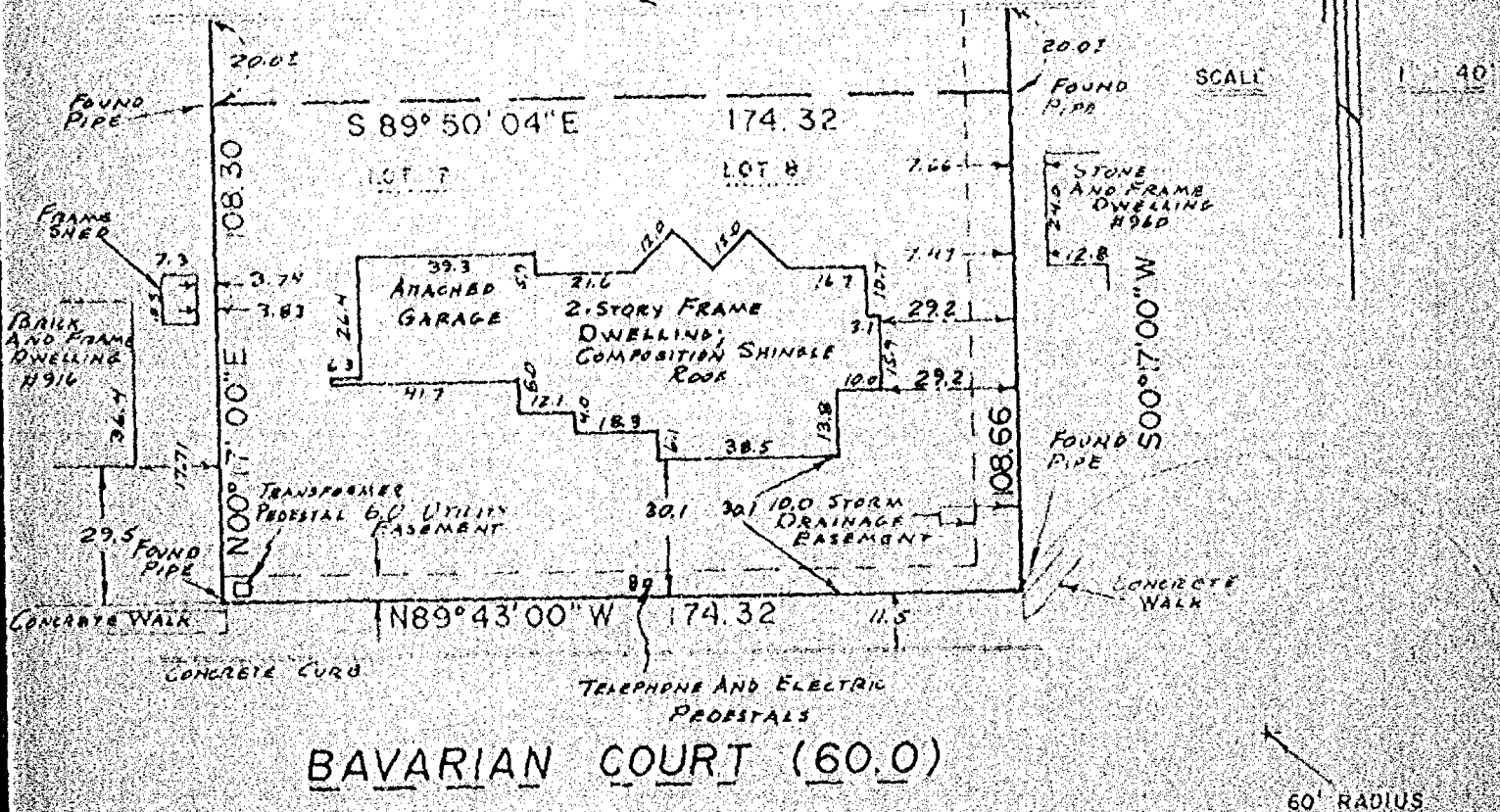
JANUARY 26, 1981  
JULY 17, 1984

SURVEY FOR OSHKOSH SAVINGS  
SURVEY UPDATE FOR GARY ZAKES

SURVEY NO. 157-S

ANCHORAGE HARBOR

WOOD DRAINING WALL



BAVARIAN COURT (60.0)

60' RADIUS

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*Reinhard Roehlig*

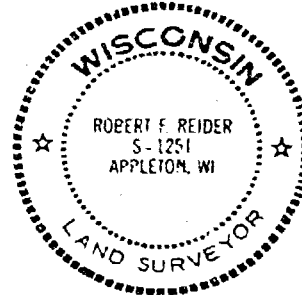


Lot Twenty-six (26) in FOREIGN FLAIR ESTATES, in the Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

1 STORY HOUSE WITH ATTACHED GARAGE

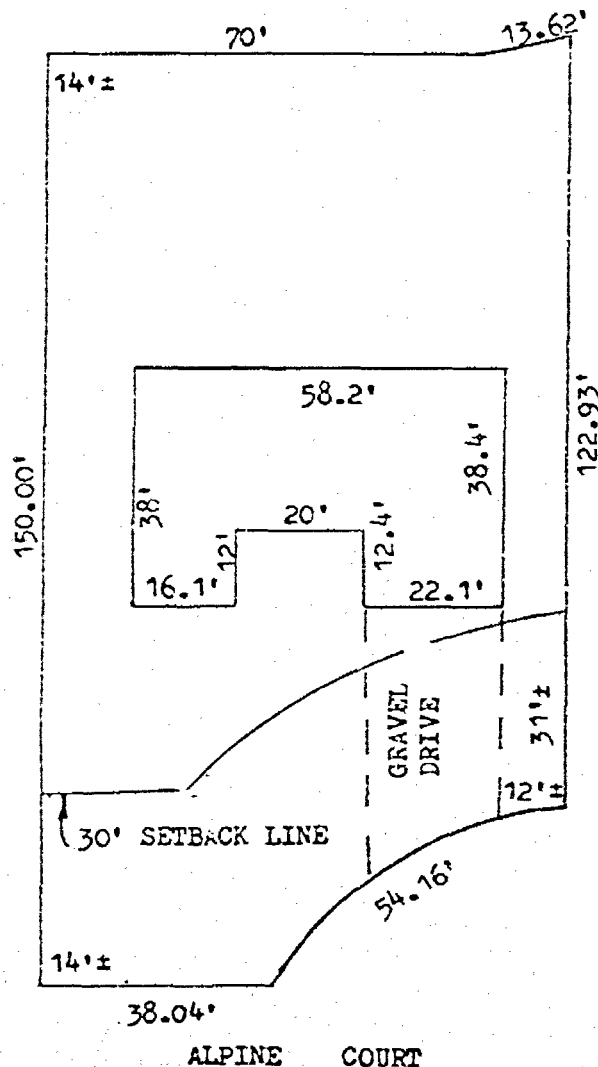
NO BUILDING ENCROACHMENTS PRESENT

NOFFKE: 1030 ALPINE COURT  
OSHKOSH, WISCONSIN.



*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,  
JUNE 17, 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  
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 kv dv ko DV	SCALE 1"=30'	DRAWING NO.
	APPD +	DATE 6-18-85	856-119



## 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 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) (a) 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 f 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

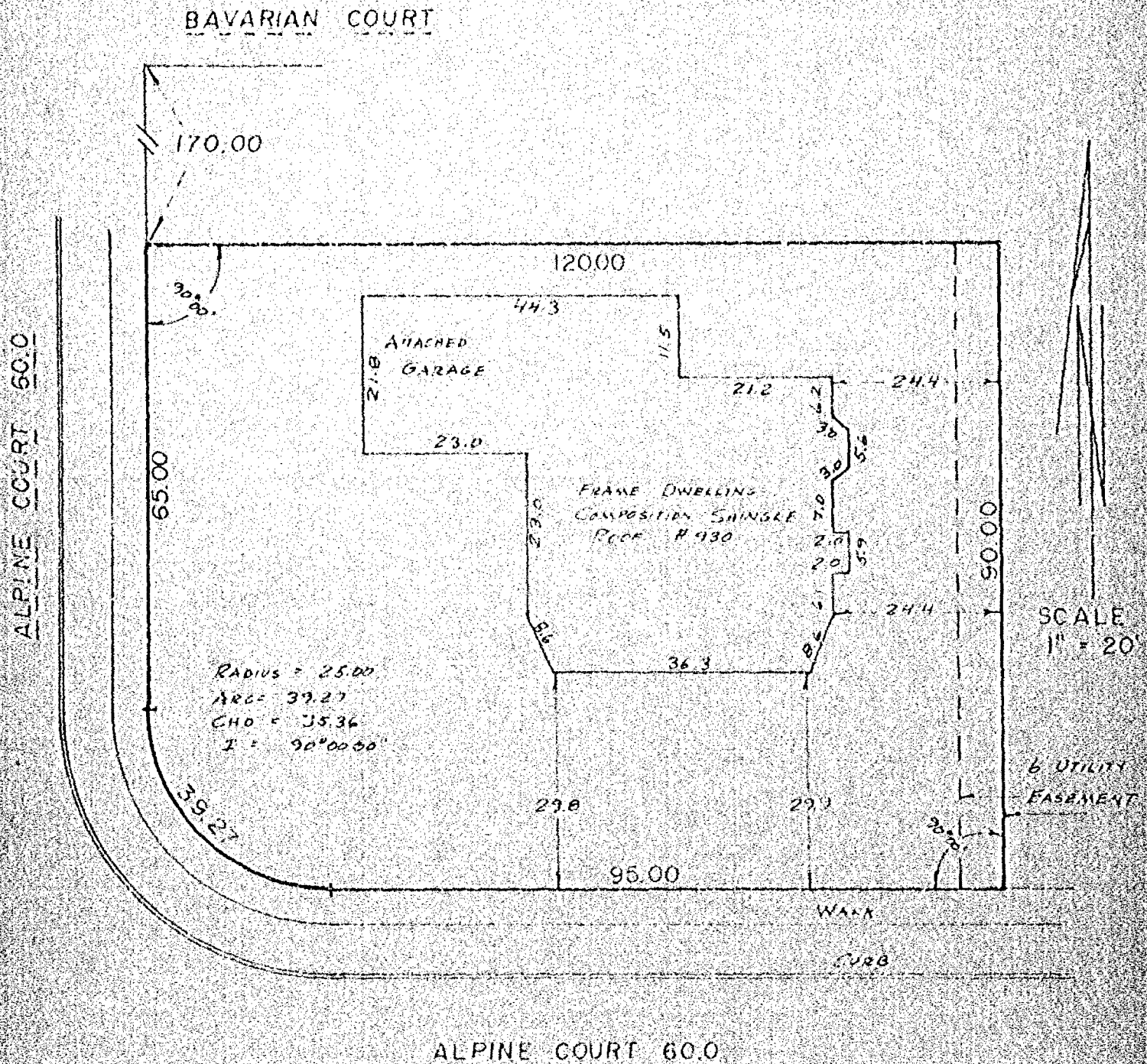
# PLAT OF SURVEY

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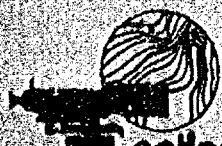
JANUARY 8, 1986

SURVEY FOR M&T WESTERN BANK  
APPLICANT: RICHARD BREAKER  
MONUMENT WAIVER ON FILE

SURVEY NO. 1682-M



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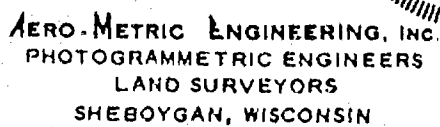
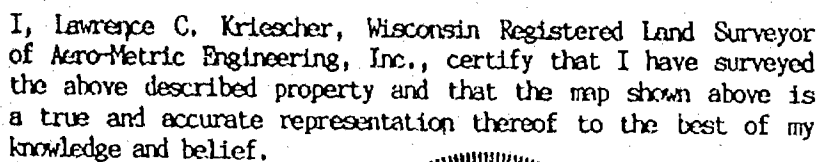


**national survey & engineering**

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Lot 17 except the South 5 feet thereof in the Plat of Foreign Flair Estates in the 15th Ward, City of Oshkosh, Winnebago County, Wisconsin.






# PLAT OF SURVEY

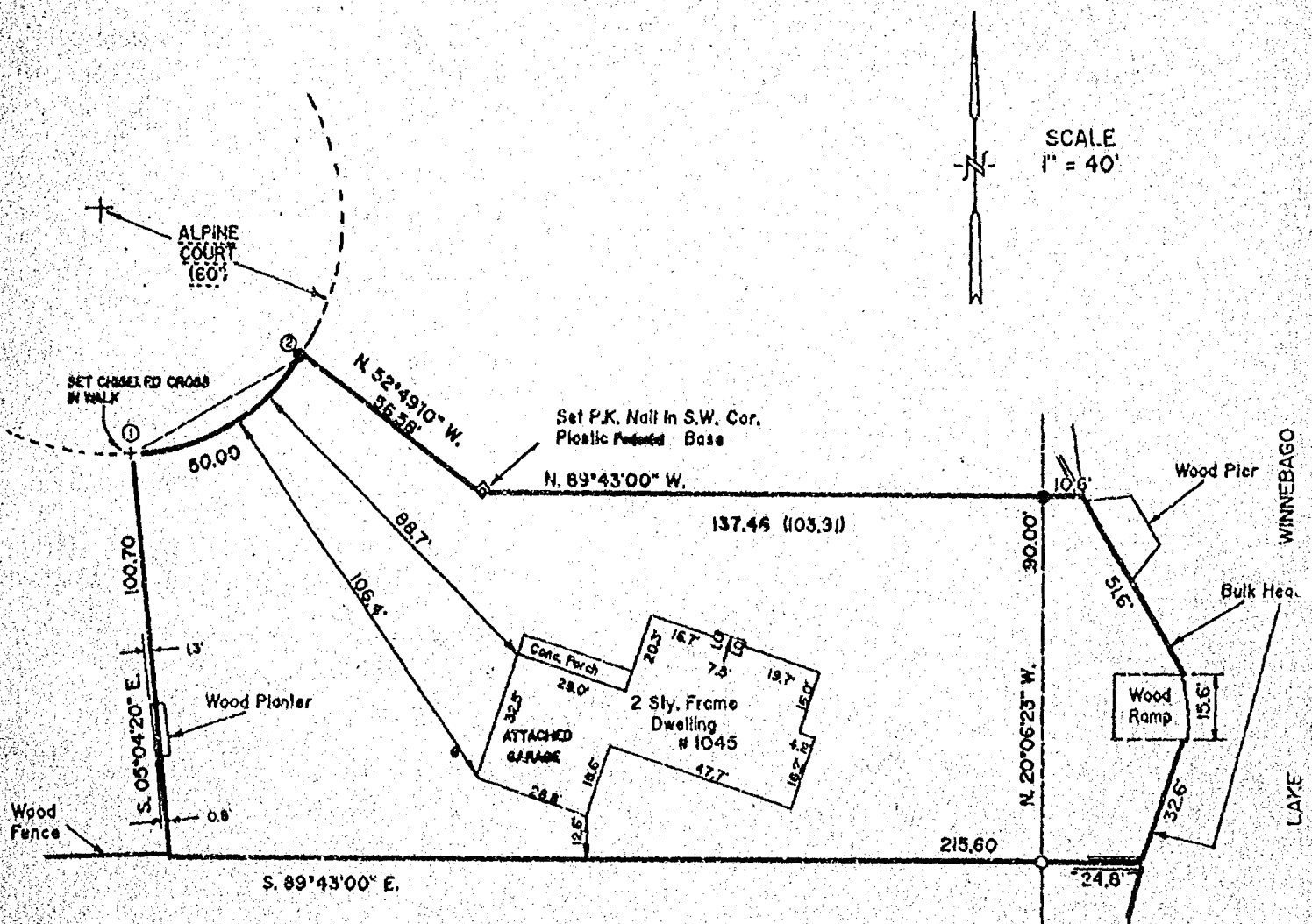
KNOWN AS 1045 ALPINE COURT, BEING LOT 30 IN FOREIGN FLAIR ESTATES, IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

JULY 13, 1989

SURVEY FOR CLYDE ZIELKE

SURVEY NO. 89-1507

- ——— DENOTES 1 INCH DIAMETER IRON PIPE FOUND.
- ——— DENOTES 3/4 INCH DIAMETER IRON ROD, 24 INCHES LONG SET, WEIGHING NOT LESS THAN 1.50 LBS PER LINEAL FOOT.
- ( ) ——— DENOTES RECORDED DIMENSIONS WHERE DIFFERENT FROM ACTUAL FIELD MEASUREMENTS.



## CURVE DATA

Curve No.	Radius Length	Chord Bearing	Chord Length	Central Angle	Arc Length
① - ②	60.00'	S. 61° 03' 15" W.	48.57'	47° 44' 50"	50.00'

## SURVEYOR'S CERTIFICATE

I, REINHARD H. W. ROEHLIG, Registered Land Surveyor No. S-1368, hereby certify: That I have surveyed the property described hereon and that 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, fences, apparent easements, 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 the date hereon, and as to them I certify the accuracy of said survey and map.

## SCHULER & ASSOCIATES

CONSULTING ENGINEERS & LAND SURVEYORS

520 W. NORTHLAND AVE. APPLETON, WIS. 54911 (414) 734-9107  
417 NORTH SAWYER STREET OSHKOSH, WIS. 54901 (414) 421-2800

REGISTERED LAND SURVEYOR

S-1368

7-13-89 OSHKOSH WIS.

DATE

