

CITY OF OSHKOSH - 15th Ward

"Interurban Land Company - 1st Add."

**Smead**

No. 2-150C

HASTINGS, MN

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

REVISIONS	First Savings		
	P.O. Box 1017, Appleton, Wis. 54912		
	CAROW LAND SURVEYING CO., INC., PO BOX 1297		
	1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
	DRAWN BY <u>mw-df</u> DF	SCALE 1"=30'	DRAWING NO. 847.106
	APPRO X	DATE 7-23-84	

## 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) SCOPES. 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 retracement 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 2 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, 1978, No. 234, eff. 7-1-78; 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

VIOLA

AVE.

65.55'

8'±

CONCRETE DRIVE

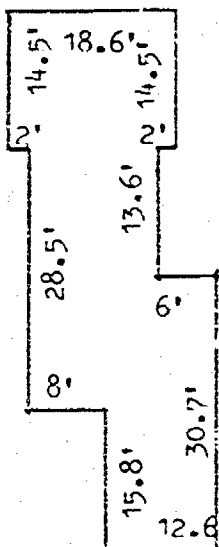
45'±

22.2'

14.2'

130.6'

130.6'



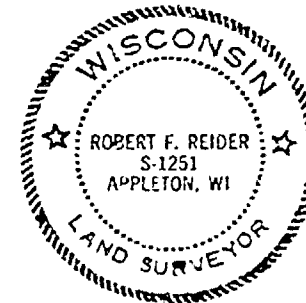
65.87'

DESCRIPTION: THE WEST ½ OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO LOT 19, ALSO ALL OF LOT 19, BLOCK 6, PLAT OF THE INTER-URBAN LAND CO. 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

1 STORY HOUSE

NO BUILDING ENCROACHMENTS PRESENT

LIEBERT: 17 VIOLA AVE.  
OSHKOSH, WIS.



I, ROBERT F. REIDER

certify that this mortgage inspection was made by me or under my direction and control of the described property on, MAY 10, 1984, 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. Fleet Mortgage Corp., 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: Fleet Mortgage Corp.

Robert F. Reider 5-10-84

LEC

REVISIONS	Fleet Mortgage Corp. 3127 W. Spencer St., Appleton, Wis. 54911		
	CAROW LAND SURVEYING CO., INC. P.O. BOX 1297 1837 W. WISCONSIN AVE. - APPLETON, WI 54912		
	DRAWN BY MV-dv MV	SCALE 1"=20'	DRAWING NO. 845.41
	APPRO X	DATE 5-10-84	

## 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:

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(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 2,000 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.

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(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) (a), 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 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

M

# PLAT OF SURVEY

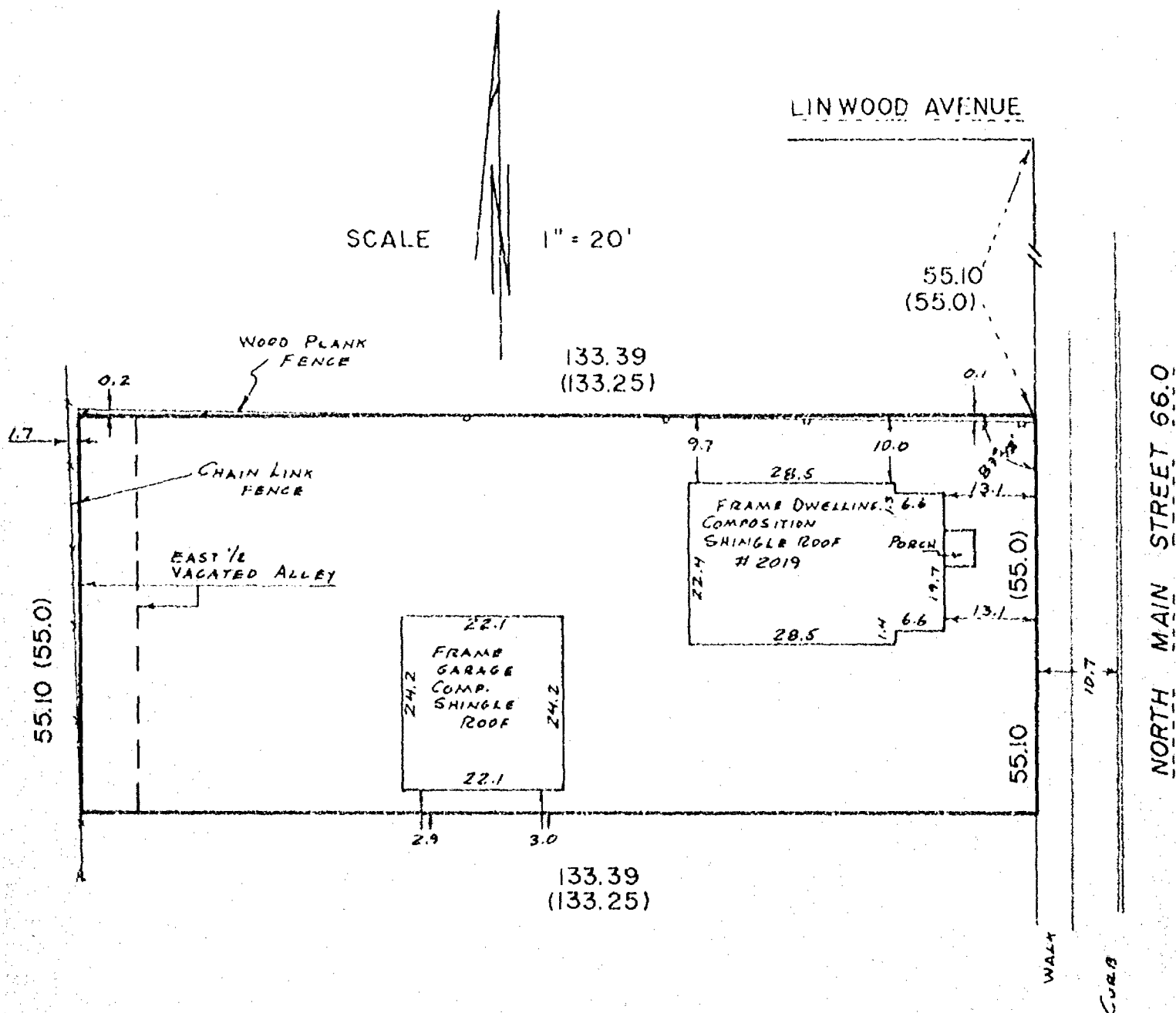
KNOWN AS 2019 NORTH MAIN STREET, BEING LOT 41 AND THE EAST 1/2 OF THAT PART OF AN ALLEY (NOW VACATED) LYING WEST OF AND ADJACENT TO SAID LOT 41 AND BETWEEN THE EXTENDED NORTH AND SOUTH LINES OF SAID LOT 41, ALL IN BLOCK 5 OF THE PLAT OF THE INTER-URBAN LAND COMPANY, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, AND NOW IN THE 15TH WARD, CITY OF OSHKOSH, SUBJECT TO RIGHTS RESERVED TO CITY OF OSHKOSH AS SET FORTH IN RESOLUTION FILED IN WINNEBAGO COUNTY WISCONSIN REGISTRY ON DECEMBER 19, 1960 AS DOCUMENT NO. 203350 AND ALSO SUBJECT TO RIGHTS GRANTED BY AGREEMENT RECORDED IN SAID REGISTRY IN VOLUME 737 ON PAGE 365.

APRIL 10, 1984

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

SURVEY NO. 1416-M

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

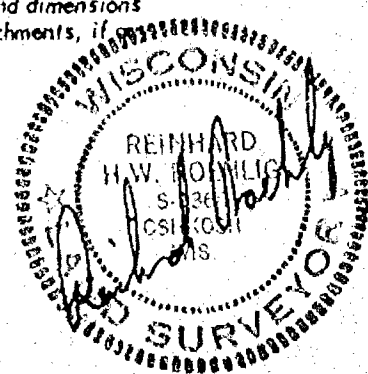


I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and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



# PLAT OF SURVEY

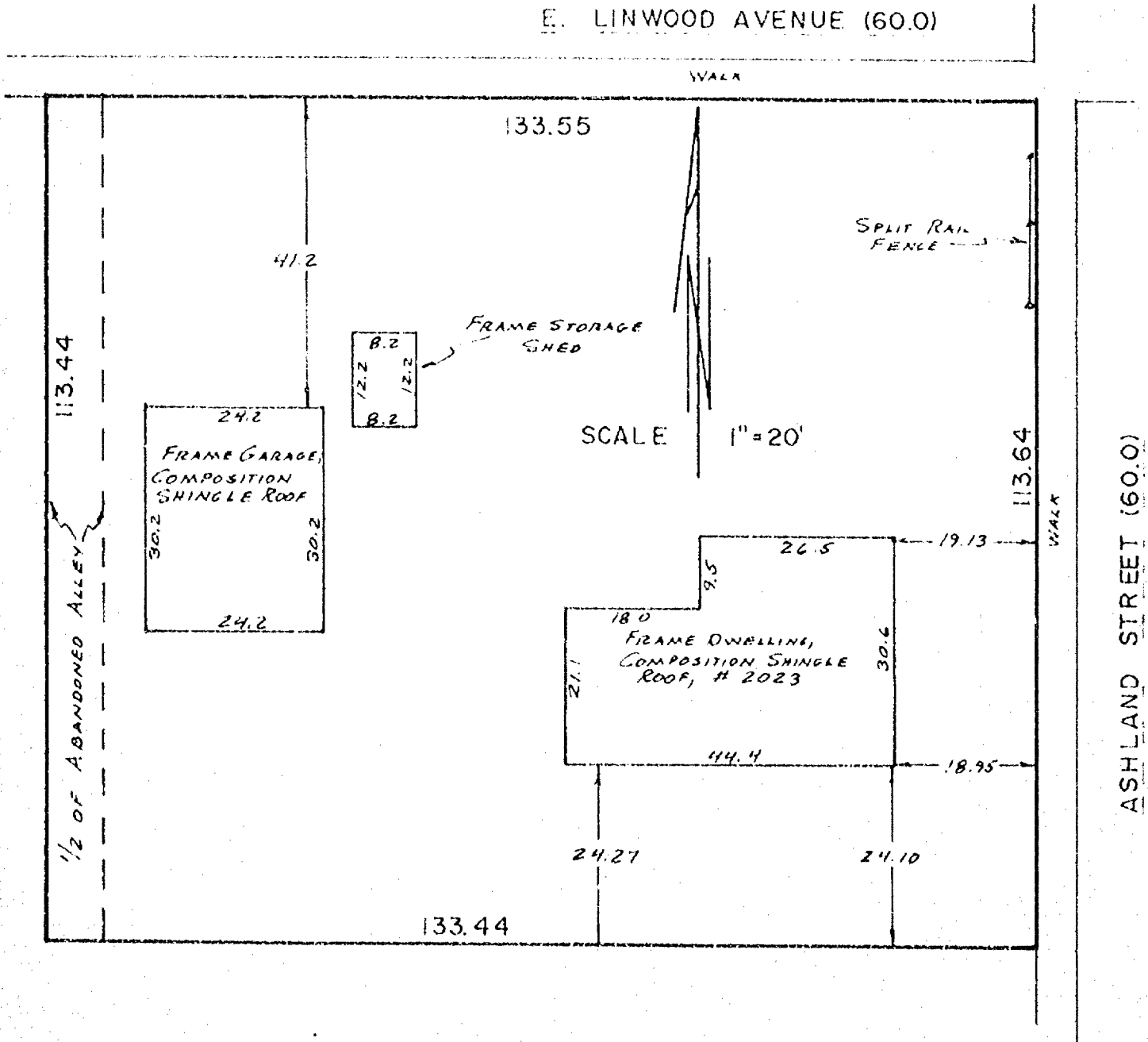
KNOWN AS 2023 ASHLAND STREET, BEING LOTS 15 AND 16 AND THE EAST 1/2 OF THAT PART OF AN ALLEY (NOW VACATED) LYING WEST OF AND ADJACENT TO SAID LOTS 15 AND 16 AND BETWEEN THE EXTENDED NORTH LINE OF SAID LOT 15 AND THE EXTENDED SOUTH LINE OF SAID LOT 16, ALL IN BLOCK 9 IN THE FIRST ADDITION TO THE PLAT OF THE INTERURBAN LAND COMPANY, TOWN OF OSHKOSH AND NOW IN THE 15th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

JULY 11, 1983

SURVEY FOR OSERKOSH SAVINGS  
APPLICANT: LINDA CARPLAUX  
(CONJUGENT WAIVER ON FILE)

SURVEY NO. 1264-M

E. LINWOOD AVENUE (60.0)



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

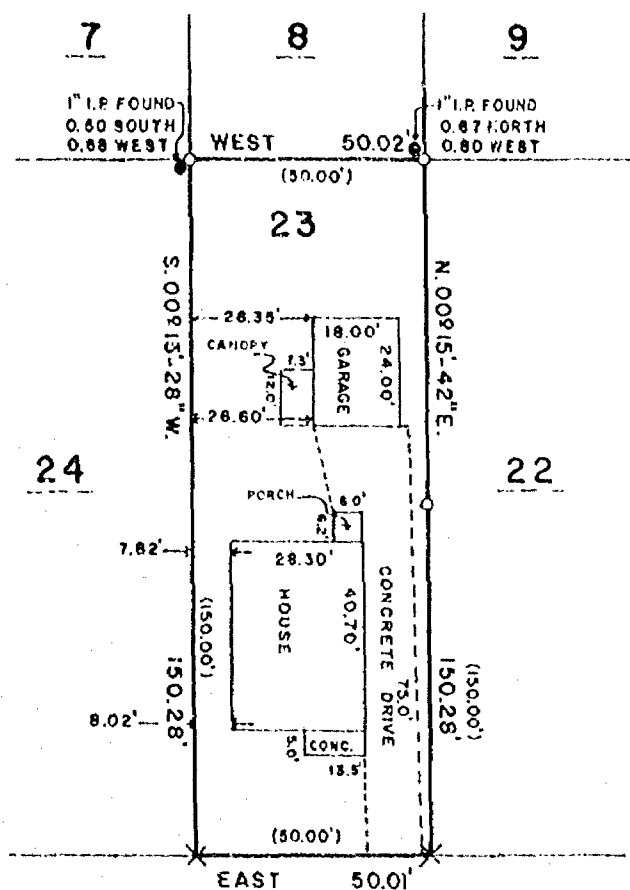


# PLAT OF SURVEY

FOR  
RICHARD EATON  
OF

Lot 23, Block 5, First Addition to Plat of Interurban Land Co.,  
15th Ward, City of Oshkosh, Winnebago County, Wisconsin.

## BLOCK 5



BEARINGS REFERENCED: NORTH LINE WEST LINWOOD AVE.  
ASSUMED EAST.

— LEGEND —  
O = 1" IRON PIPE SET  
X = CHISELED CROSS  
( ) = PLAT DISTANCE  
DATE: 9/2/86  
SCALE: 1" = 40'

W. LINWOOD AVE.

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the 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.

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

*Lawrence C. Kriesscher*  
WIS. REGISTERED LAND SURVEYOR S-1599



Stock No. 26273

88-1180

SHEET 1 OF 3

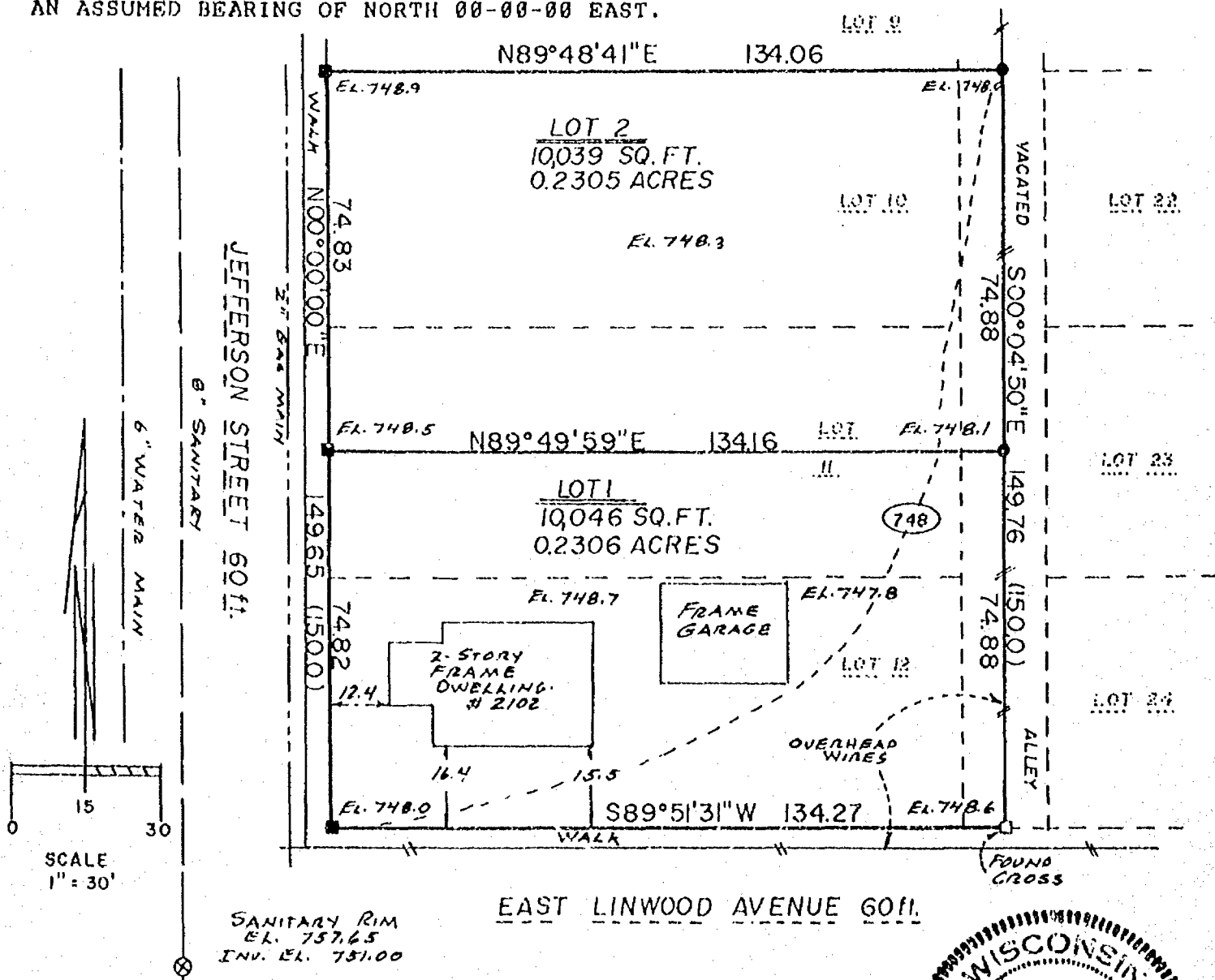
## CERTIFIED SURVEY MAP NO. 1806

BEING A REDIVISION OF LOTS 10, 11 AND 12 IN BLOCK 2 AND THE WEST 1/2 OF AN ADJACENT VACATED ALLEY IN THE FIRST ADDITION TO THE PLAT OF THE INTERURBAN LAND COMPANY, IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

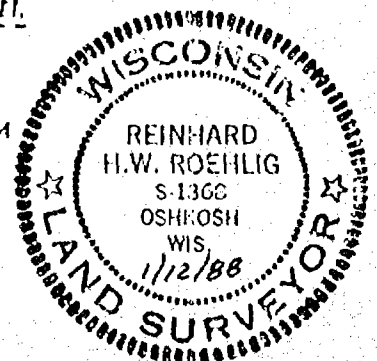
- ——— DENOTES CHISELED CROSS OR NOTCH SET IN WALK.
- ——— DENOTES 1 INCH DIAMETER IRON PIPE, 24" LONG, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT
- ( ) ——— DENOTES RECORD DIMENSIONS WHERE DIFFERENT FROM FIELD MEASUREMENTS.

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

BEARINGS ARE REFERENCED TO THE WEST LINE OF JEFFERSON STREET WHICH HAS AN ASSUMED BEARING OF NORTH 00-00-00 EAST.



SCHULER AND ASSOCIATES  
2530 WEST 20TH AVENUE  
OSHKOSH, WISCONSIN 54904  
(414) 426-2800



Stock No. 26273

2 of 3

BEING A REDIVISION OF LOTS 10, 11 AND 12 IN BLOCK 2 AND THE WEST 1/2 OF AN ADJACENT VACATED ALLEY IN THE FIRST ADDITION TO THE PLAT OF THE INTERURBAN LAND COMPANY, IN THE 15TH 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 10, 11 and 12 in Block 2 of the First Addition to The Plat of The Interurban Land Company, in the 15th Ward, City of Oshkosh, Winnebago County, Wisconsin, which is bounded and described as follows:

Commencing at the S.W. corner of said block, thence North 00-00-00 East along the West line of said block 149.65 ft. to the N.W. corner of Lot 10 in said block, thence North 89-48-41 East along the North line and North line of said Lot 10 extended East 134.06 ft. to the centerline of a vacated alley, thence South 00-04-50 East along said centerline 149.76 ft. to a point on the South line of said Block, thence South 89-51-31 West along said line 134.27 ft. to the point of beginning.

THAT I have made this survey and land division by the direction of MARGIE SAWALL, City of Oshkosh, Winnebago County, 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 Ordinance of the City of Oshkosh.

1/12/08  
Date

Reinhard Roehlig (SEAL)  
Reinhard Roehlig, Registered  
Land Surveyor S-1368



Stock No. 26273

30F3

BEING A REDIVISION OF LOTS 10, 11 AND 12 IN BLOCK 2 AND THE WEST 1/2 OF AN ADJACENT VACATED ALLEY IN THE FIRST ADDITION TO THE PLAT OF THE INTERURBAN LAND COMPANY, IN THE 15TH 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 Subdivision Ordinance.

WITNESS the hand and seal of said owner this 14th day of January 1988.

In The Presence Of:

Margie Sawall  
MARGIE SAWALL

STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

PERSONALLY came before me this 14th day of January 1988 the above named Margie Sawall, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Rinda C. Hermann  
Notary Public, Winnebago County,  
State of Wisconsin

My Commission Expires 11-17-91

## CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE

THIS Certified Survey Map of lots 10, 11 and 12 in Block 2 of the First Addition to the Plat of the Interurban Land Company, in the 15th Ward, City of Oshkosh, Margie Sawall owner, is hereby approved.

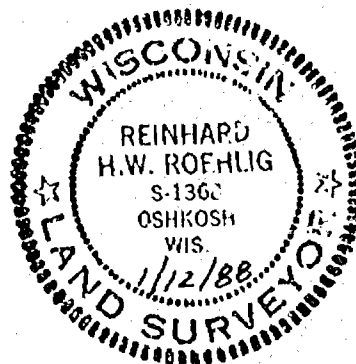
1/26/88  
Date

Reinhard Roehlig  
Planning Committee Representative

THIS INSTRUMENT WAS DRAFTED BY REINHARD ROEHLIG.

695239

Register's Office  
Winnebago County, Wis.  
Received for record this 26th  
day of Jan A.D., 1988  
at 8:14 o'clock A.M. and  
recorded in Vol. 1 of CSM  
on page 18.06  
Margie Sawall  
Register of Deeds



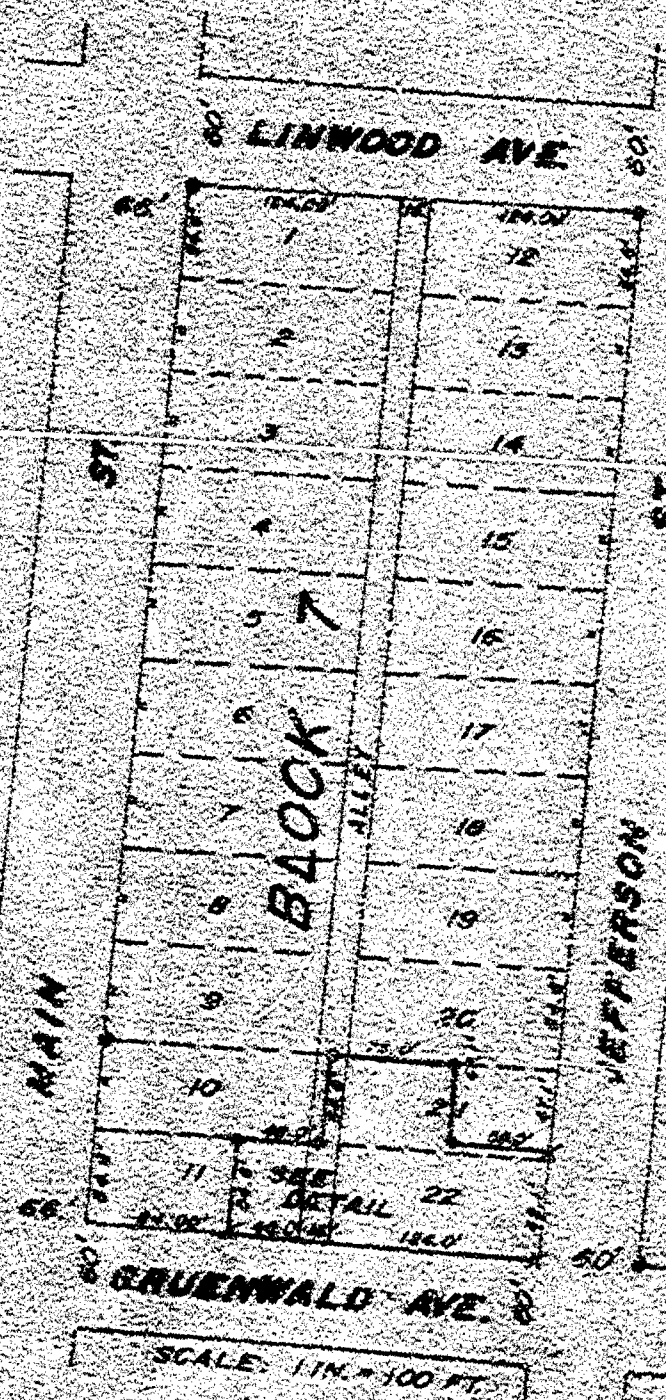
8/2



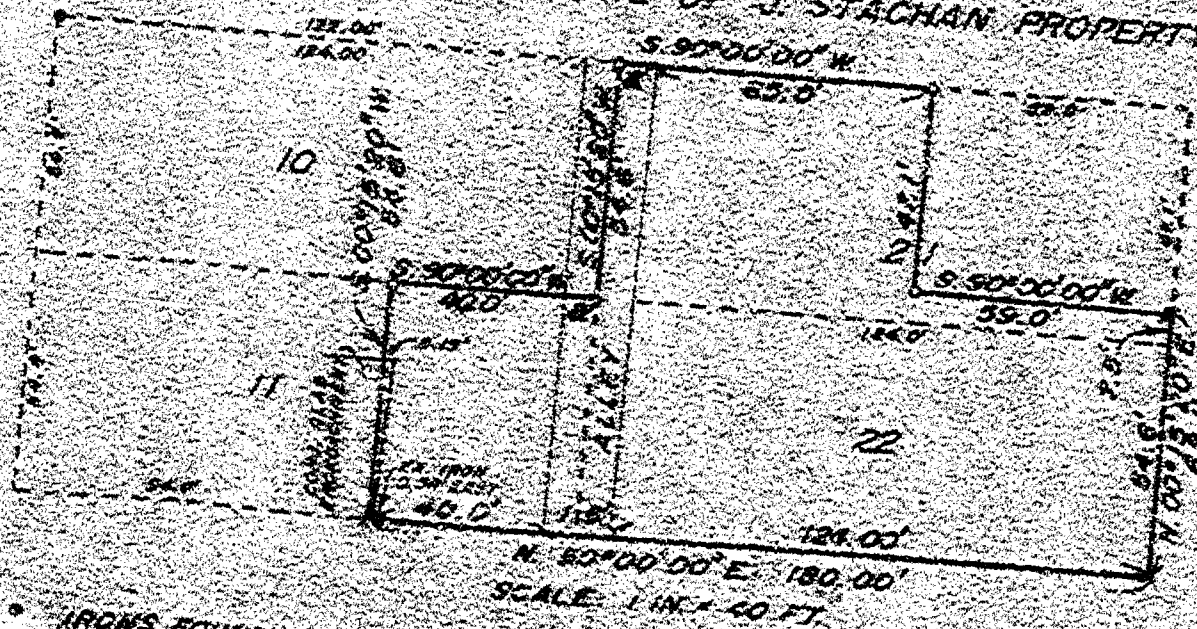
CLIENT: JAMES STRAGHAN  
31 VIOLA ST  
OSHKOSH, WI. 54901

### EXISTING PARCEL

THE EAST 40 FT. OF LOT 11 AND THE WEST 1/2  
OF ADJOINING VACATED ALLEY, LOT 21, EXCEPT  
THE N. 47.1 FT. OF THE EAST 39.0 FT., THE  
E. 1/2 OF ADJOINING VACATED ALLEY, LOT 22  
AND THE E. 1/2 OF ADJOINING VACATED ALLEY,  
ALL IN BLOCK 7 OF THE PLAT OF INTERURBAN  
LAND CO., 15TH WARD, CITY OF OSHKOSH,  
WINNEBAGO CO., WI.



### DETAIL OF J. STAGHAN PROPERTY



- IRONS FOUND
- IRONS SET
- X CROSS CUT IN CONCRETE

*Robert H. Saylor*  
ROBERT H. SAYLER  
WI. REGISTERED LAND SURVEYOR  
MAY 23, 1988  
S-1894

**SAYLER SURVEY, INC.**

LAND  
SURVEYORS WINNECONNE, WI

S-002085