

CITY OF OSHKOSH - 15th Ward  
"Nicolet Anchorage - 4th Add."

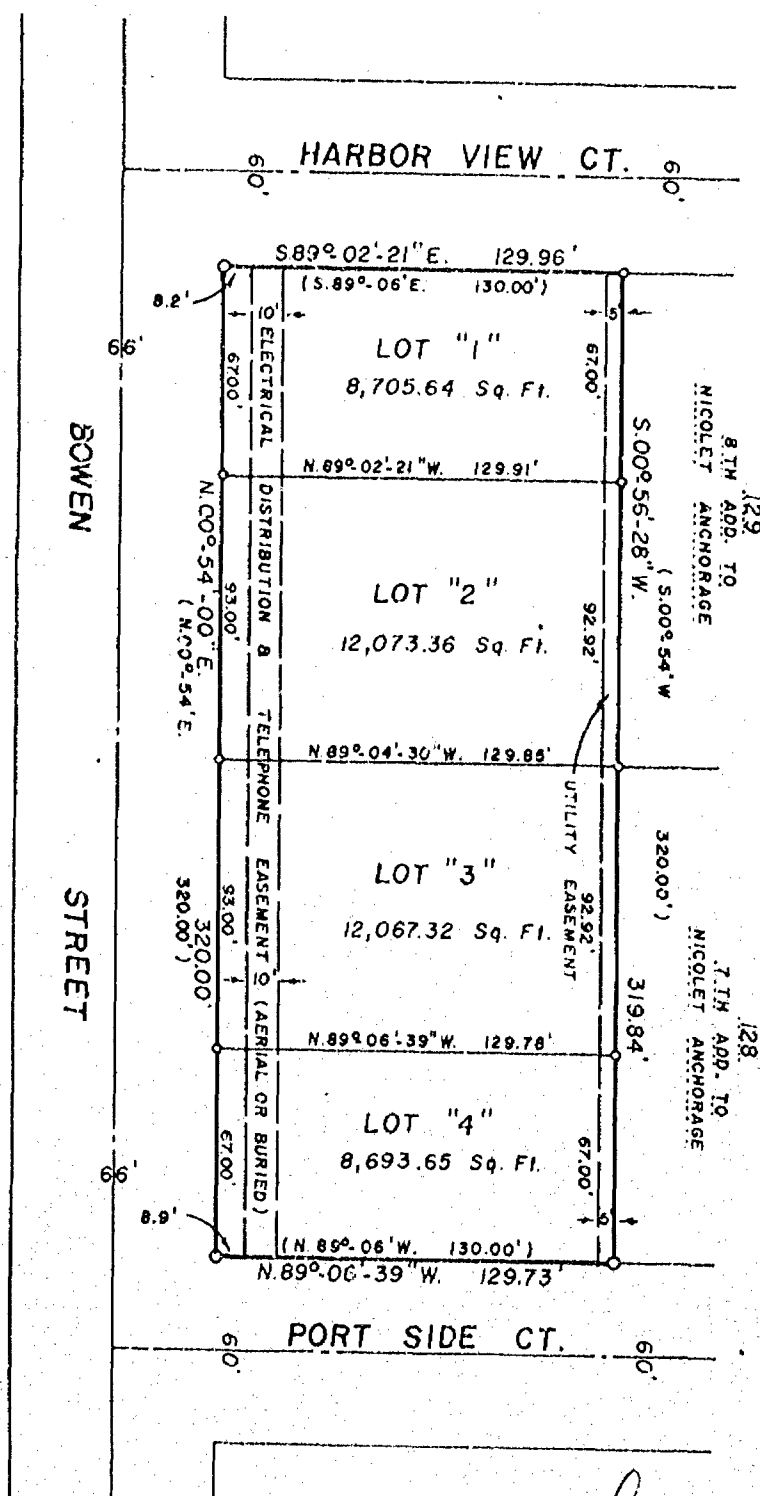
**Shepard.**

**No. 2-150C**

HASTINGS, MN

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

All of Lot 100 in the Fourth Addition to Nicolet Anchorage, 15th Ward, City of Oshkosh, Winnebago County, Wisconsin.

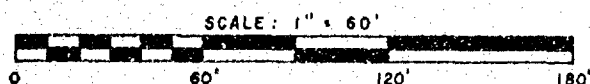


ALL BEARINGS REFERENCED TO THE EAST LINE OF BOWEN STREET. RECORDED TO BEAR N.00°54'E.



LEGEND

- = 1" x 24" IRON PIPE WEIGHING 1.68 LBS./LINEAL FOOT SET
  - = 1" x 24" IRON PIPE WEIGHING 1.68 LBS./LINEAL FOOT SET OVER 2" IRON PIPE FOUND 1.5' BELOW SURFACE.
- DATE: JUNE 15, 1984  
NB. 84 PG. 1



*Lawrence C. Kriescher*  
WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHER

DATED THIS 15TH DAY OF June, 1984

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

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

L - 1258

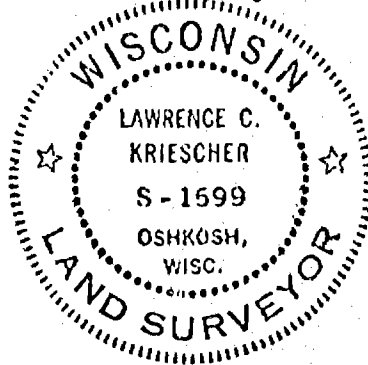
SURVEYOR'S CERTIFICATE:

I, Lawrence C. Kriescher, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Kurt Koepler all of Lot One Hundred (100) in the Fourth (4th) Addition to Nicolet Anchorage, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 41,539.97 square feet of land and being described by: Commencing at the Southwest corner of said Lot 100 and being the true point of beginning; thence N. 00°-54'-00" E. 320.00 feet, along the East line of Bowen Street to a point on the South line of Harbor View Court; thence S. 89°-02'-21" E. 129.96 feet, along the South line of Harbor View Court to the Northwest corner of Lot 129 in the 8th Addition to Nicolet Anchorage; thence S. 00°-56'-28" W. 319.84 feet, along the West line of Lot 129 in the 8th Addition to Nicolet Anchorage and the West line of Lot 128 in the 7th Addition to Nicolet Anchorage to a point on the North line of Port Side Court; thence N. 89°-06'-39" W. 129.73 feet, along the North line of Port Side Court to the true point of beginning.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 15th day of June, 1984



Lawrence C. Kriescher  
Wisconsin Registered Land Surveyor S-1599  
Lawrence C. Kriescher

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Dated this 8th day of August, 1984

In the Presence of:

Lorraine C. Pregler  
Notary Public

Kurt A. Koepler  
Kurt A. Koepler

Personally came before me this 8th day of August, 1984, the above named Kurt A. Koepler to me known to be the person who executed the foregoing instrument and acknowledged the same.

Lorraine C. Pregler  
Notary Public Oshkosh, Wisconsin  
My Commission expires July 26, 1986

CITY PLANNING COMMISSION CERTIFICATE:

This Certified Survey Map of all of Lot 100 in the 4th Addition to Nicolet Anchorage, 15th Ward, City of Oshkosh, Kurt A. Koepler, owner, is hereby approved.

Date

7/9/84

Paul Ehrfurth  
Secretary of Planning Commission

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS

Sheet 3 of 3

COMMON COUNCIL RESOLUTION:

Resolved, that this Certified Survey Map of all of Lot 100 in the Fourth Addition to Nicolet Anchorage, 15th Ward, City of Oshkosh, Kurt A. Koeppler, owner, is hereby approved by the Common Council.

Date 7-19-84

Approved Kathleen Propp  
Mayor: Kathleen Propp

Date 7-19-84

Signed Kathleen Propp  
Mayor: Kathleen Propp

I hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Common Council of the City of Oshkosh.



Donna C. Serwas  
City Clerk: Donna Serwas

Dated this 29th day of June, 1984

Lawrence C. Kriescher  
Wisconsin Registered Land Surveyor S-1599  
Lawrence C. Kriescher



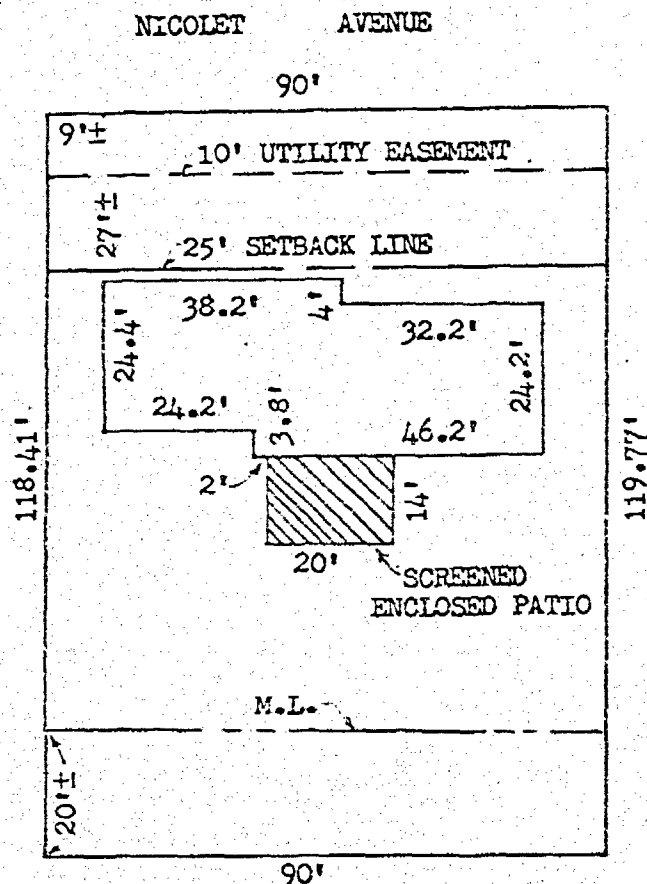
616446

Register's Office  
Winnebago County, Wis.  
Received for record this 29th  
day of Aug. A.D., 1984  
at 2:00 o'clock P.M. and  
recorded in Vol. 1 of S.M.  
on page 1288  
Margaret Dahms  
Register of Deeds

Kurt Koeppler

Pd  
8-1

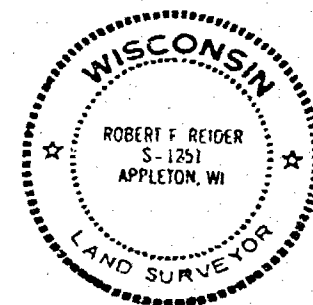
Lot Eighty-eight (88) in FOURTH ADDITION TO NICOLET ANCHORAGE,  
in the Fifteenth Ward, City of Oshkosh, Winnebago County,  
Wisconsin.



2 STORY HOUSE WITH ATTACHED GARAGE

NO BUILDING ENCROACHMENTS PRESENT

DANIELS: 905 NICOLET AVE.



*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,  
OCTOBER 6, 1986, 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. FIRST GIBRALTAR MORT. CO.  
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:  
First Gibraltar Mortgage Co.

REVISIONS	FIRST GIBRALTAR MORTGAGE CO.		
	54 PARK PLACE, APPLETON, WISCONSIN 54915		
	CAROW LAND SURVEYING CO., INC., P.O. BOX 1297		
	1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
	DRAWN BY IT ec	DV	SCALE 1"=30'
	APPD CA	DATE 10-7-86	DRAWING NO. 8610.30





## 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 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. 59.51, 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

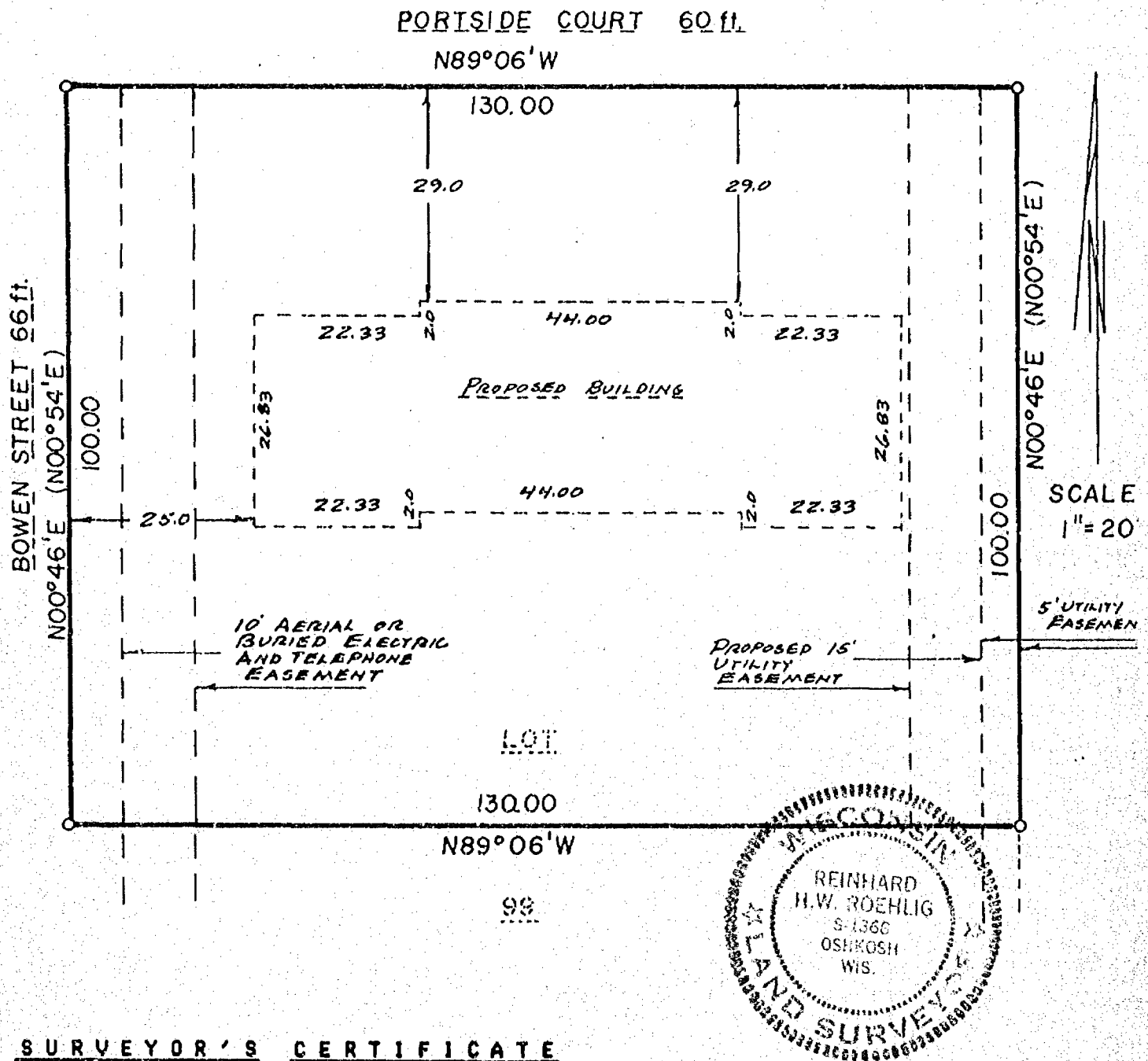
# PLAT OF SURVEY

FOR: RUSSEL WILLIAMS

DESCRIPTION: THE NORTH 100.00 FT. OF LOT 99 IN THE FOURTH ADDITION TO NICOLET ANCHORAGE, IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

○ ——— DENOTES 3/4" X 24" IRON ROD SET.

( ) = RECORD DIMENSIONS WHERE DIFFERENT FROM FIELD MEASUREMENTS.



## 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

320 W. Northland Ave. 2530 W. 20th Ave.  
Appleton, WI. 54912 Oshkosh, WI. 54904  
(414) 734-9107 (414) 426-2000

REGISTERED LAND SURVEYOR

6-17-87  
DATE

L 87-1093

# PLAT OF SURVEY

KNOWN AS 801, 803, 805 AND 807 PORTSIDE COURT. BEING THE NORTH 100.00 FT. OF LOT 99 IN THE FOURTH ADDITION TO NICOLET ANCHORAGE, IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

OCTOBER 26, 1988

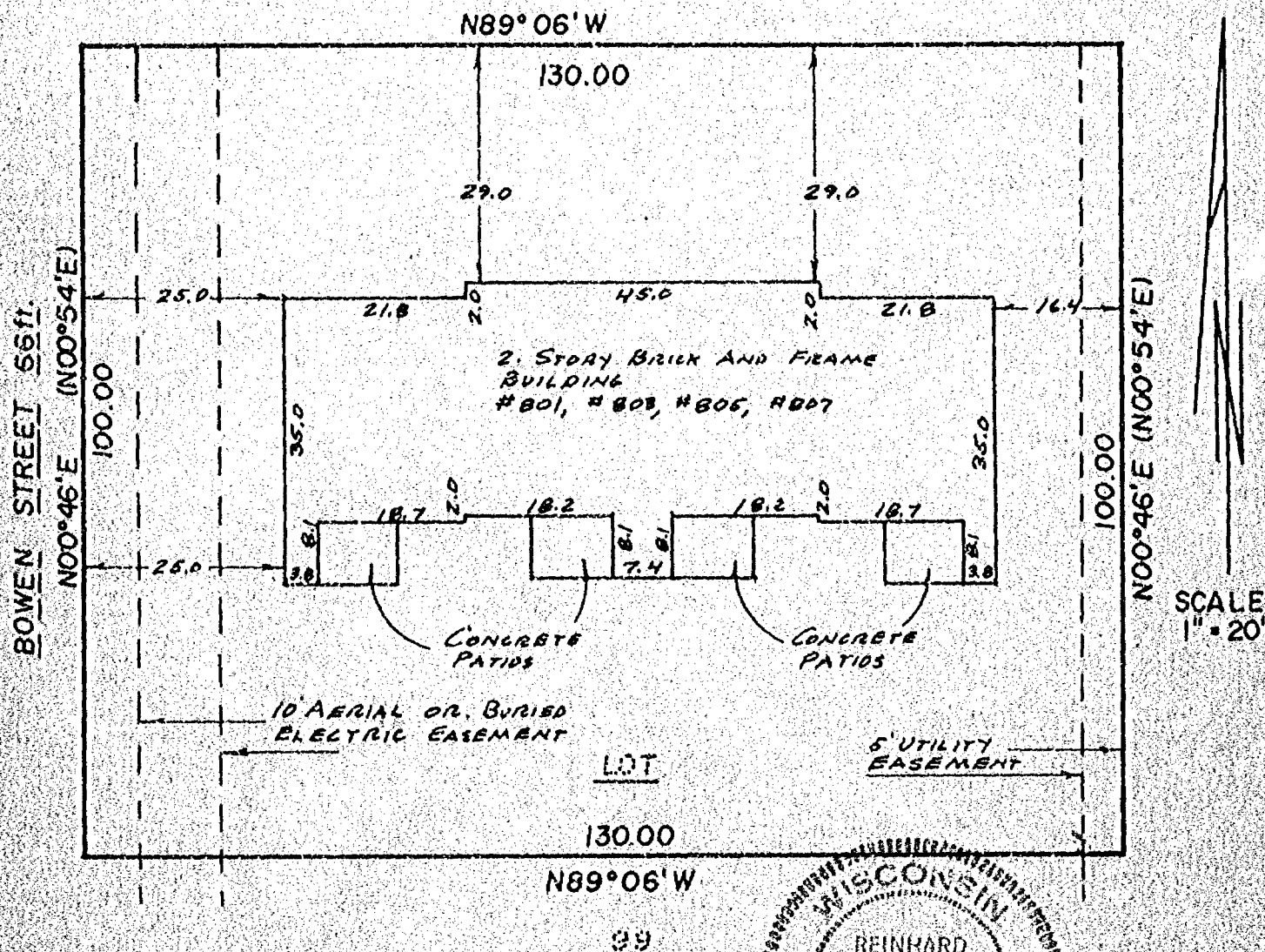
SURVEY FOR RUSS WILLIAMS

SURVEY NO. 88-1093

( ) ——— DENOTES RECORD DIMENSIONS WHERE DIFFERENT FROM ACTUAL FIELD MEASUREMENTS.

BUILDING AS-BUILT SURVEY

PCRTSIDE COURT 60 ft.



## SURVEYOR'S CERTIFICATE

I, REINHARD H. W. ROEHLIG, Registered Land Surveyor No. 6-1368, 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

320 W. Northland Ave. 2330 W. 20th Ave.  
Appleton, WI, 54912 Oshkosh, WI, 54904  
(414) 734-9107 (414) 426-2800

REGISTERED LAND SURVEYOR

DATE

88-1093