



Survey of 10-10-94

NO.	DATE	REVISION	CHECKED	APPROVED

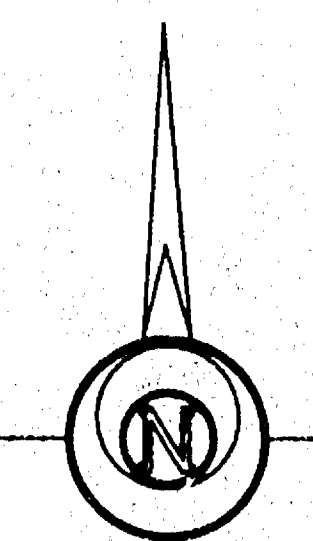
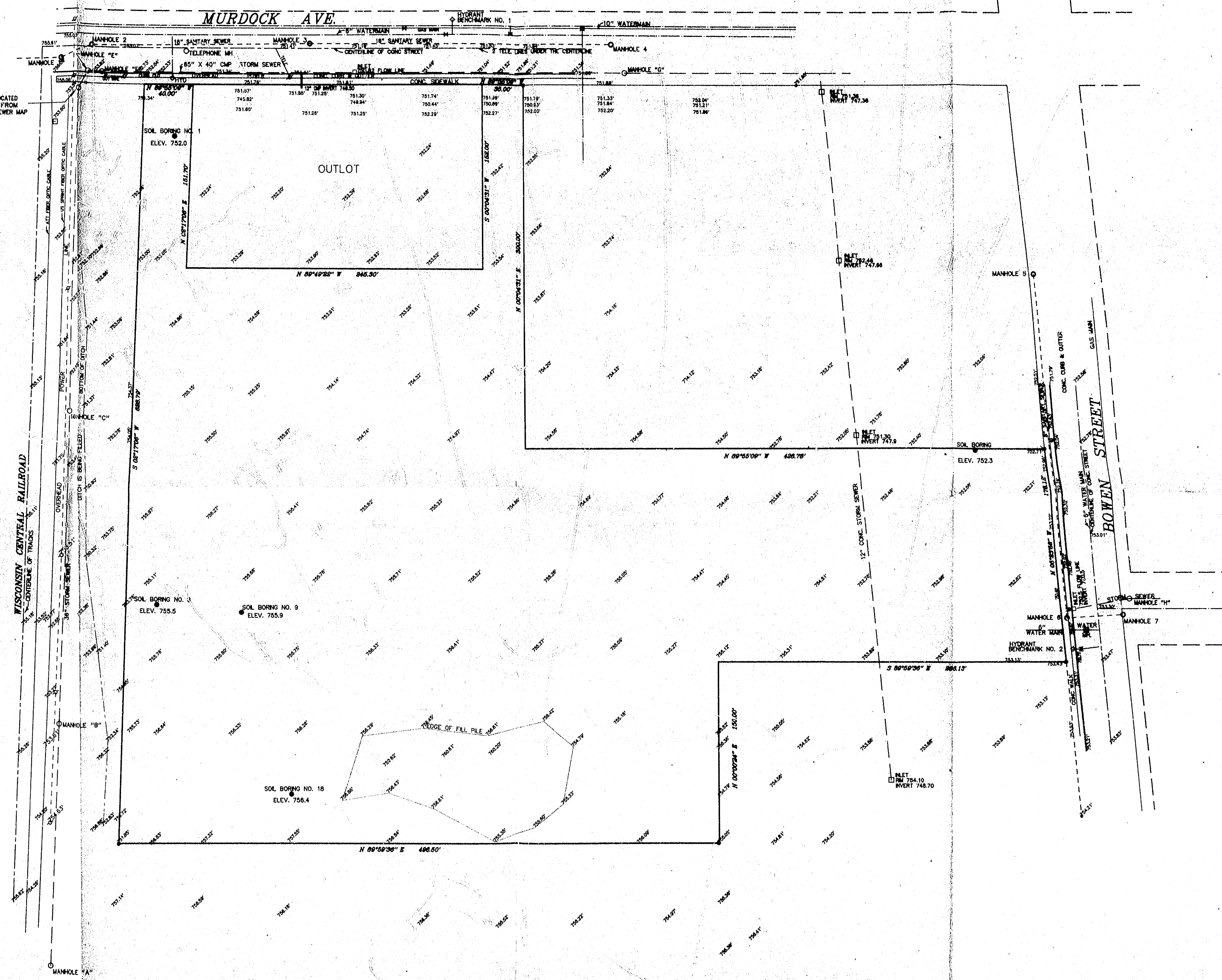
TOPOGRAPHY SURVEY
PART OF BLOCK 99, PER LEACH'S MAP OF 1894, NOW IN THE 15TH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
SCOTT & SUTHERLAND, INC.
200 S. VANDERBILT, ST. JOSEPH, MO. 64501

FIELD	DATE	SCALE	FILE	LINK

221 - 092

CITY OF OSHKOSH 15TH WARD



MANHOLE "D" COULD NOT BE FIELD LOCATED AND WAS PLOTTED FROM A CITY OF OSHKOSH SEWER MAP

SANTARY SEWER		
MANHOLE 1 RM 755.18 INVERT 748.75 E&W	MANHOLE 2 RM 753.91 INVERT 745.80 E&W	MANHOLE 3 RM 751.23 INVERT 744.43 E&W
MANHOLE 4 RM 751.80 INVERT 743.92 E&W	MANHOLE 5 RM 752.12 INVERT 748.48 S	MANHOLE 6 RM 753.34 INVERT 747.58 N&E
MANHOLE 7 RM 753.35 INVERT 747.48 W		
STORM SEWER		
MANHOLE "A" RM 755.08 INVERT 748.32	MANHOLE "B" RM 753.80 INVERT 748.00	MANHOLE "C" RM 753.29 INVERT 747.95
MANHOLE "D" RM 751.39 INVERT 748.86	MANHOLE "E" RM 753.77 INVERT 747.17	MANHOLE "F" RM 753.39 INVERT 746.86
MANHOLE "G" RM 751.39 INVERT 748.86	MANHOLE "H" RM 753.27 INVERT 749.73	

- LEGEND
- 1" IRON PIPE FOUND
 - POWER POLE
 - WATER VALVE
 - EXISTING SPOT ELEV.

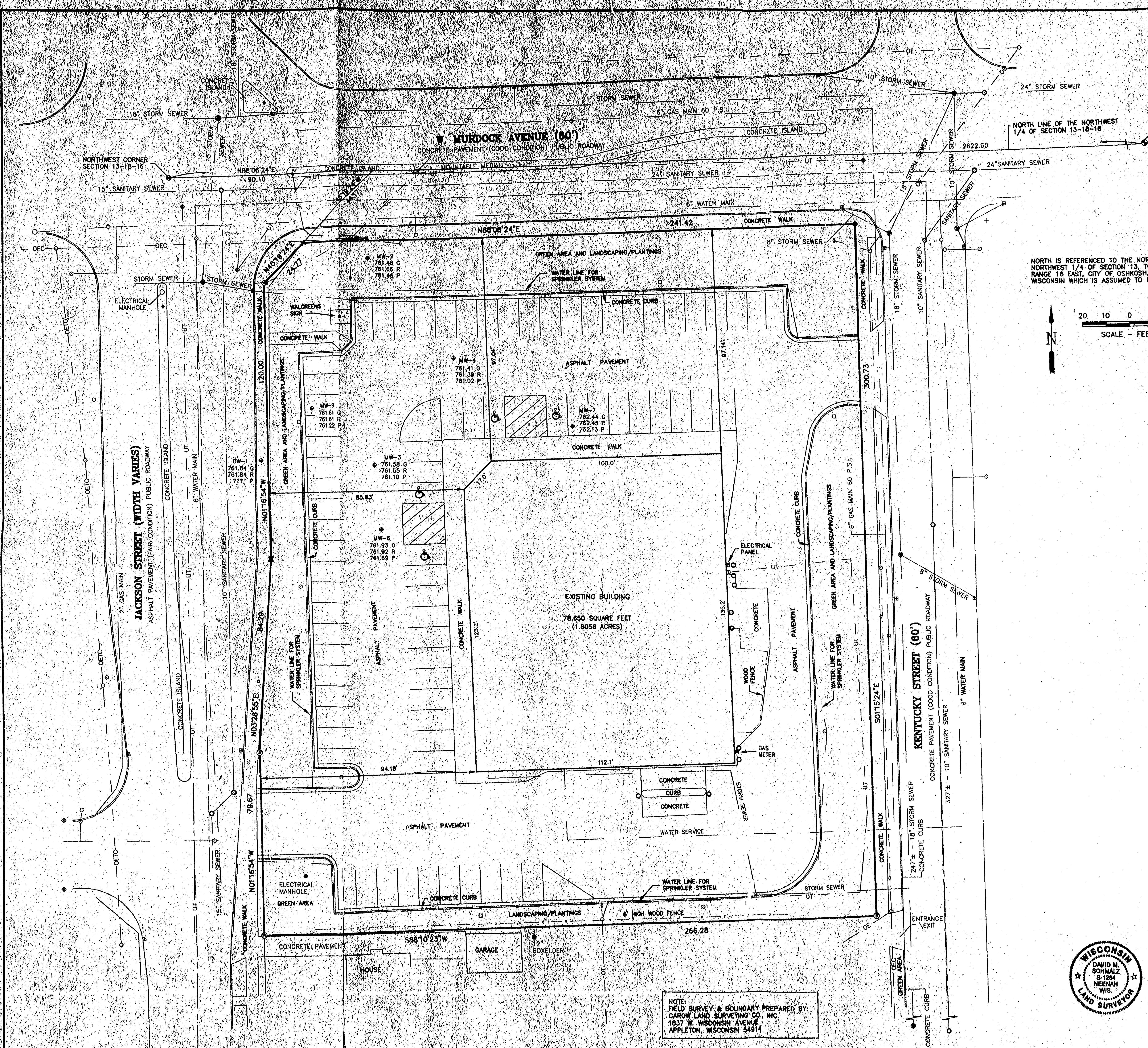
NOTE:
BOUNDARY DIMENSIONS WERE TAKEN FROM A SITE PLAN AND NOT FIELD VERIFIED

BENCHMARK NO. 1
TOP NUT OF HYDRANT ELEV. 754.50
(CITY OF OSHKOSH DATUM)

BENCHMARK NO. 2
TOP NUT OF HYDRANT ELEV. 756.40
(CITY OF OSHKOSH DATUM)

(CITY OF OSHKOSH DATUM IS 1.05' ABOVE U.S.G.S. DATUM)

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- LEGEND:
- HARRISON/BERNTSEN MONUMENT FOUND
 - 1" ROUND IRON PIPE FOUND
 - 3/4" SOLID ROUND #6 IRON REBAR FOUND
 - CHISEL CROSS FOUND
 - RAILROAD SPIKE FOUND
 - PY WALK FOUND
 - 1 1/4" X 30" SOLID ROUND #10 IRON REBAR SET, 4.303 LBS. PER LIN. FT.
 - 3/4" X 24" SOLID ROUND #6 IRON REBAR SET, 1.502 LBS. PER LIN. FT.
 - CHISEL CROSS/ARROW SET
 - RAILROAD SPIKE SET
 - PY WALK SET
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM CATCH BASIN
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - DOWN GUY
 - GAS VALVE
 - ELECTRICAL PEDESTAL
 - TELEPHONE PEDESTAL
 - CABLE TV PEDESTAL
 - LIGHT SIGN
 - TREE
 - OVERHEAD ELECTRICAL
 - OVERHEAD TELEPHONE
 - OVERHEAD CABLE TV
 - OVERHEAD TELEPHONE & CABLE TV
 - OVERHEAD ELECTRICAL & TELEPHONE
 - OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
 - UNDERGROUND FIRE OPTIC
 - UNDERGROUND ELECTRICAL
 - UNDERGROUND TELEPHONE
 - UNDERGROUND CABLE TV
 - UNDERGROUND TELEPHONE & CABLE TV
 - UNDERGROUND ELECTRICAL & TELEPHONE
 - UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV
 - TRAFFIC SIGNAL
 - TELEPHONE MANHOLE
 - FIRST FLOOR
 - CONCRETE FILLED PIPE
 - MONITORING WELL/OBSERVATION WELL
 - GAS METER

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR N88°06'24"E.

SCALE - FEET

20 10 0 20

- NOTES:
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.
 - BENCHMARK: TOP OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF W. MURDOCK AVENUE AND KENTUCKY STREET, ELEVATION = 764.00 (CITY DATUM)
 - THE COVER FOR OBSERVATION WELL NO. 1 COULD NOT BE REMOVED, (CEMENTED ON) THEREFORE THE TOP OF PIPE ELEVATION COULD NOT BE OBTAINED.
 - OBSERVATION WELL NOS 5 AND 8 COULD NOT BE FOUND, THEREFORE THEY MAY HAVE BEEN REMOVED OR BURIED BELOW THE SURFACE.
 - THE TEMPORARY LIMITED EASEMENT FOR SLOPING ALONG A PORTION OF JACKSON STREET PER DOCUMENT NOS 761323 & 765786 HAS TERMINATED UPON THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT WAS GIVEN (JACKSON STREET RECONSTRUCTION).
 - THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN A SPECIAL WARRANTY DEED PER DOCUMENT NO. 980650
 - A PORTION OF THIS PROPERTY IS SUBJECT TO RELEASE AND RIGHT-OF-ENTRY BY AND BETWEEN AMOCO OIL COMPANY TO PERFORM ASSESSMENT, MONITORING AND REMEDIATION MEASURES PER DOCUMENT NO. 980651.
 - THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN A WARRANTY DEED PER DOCUMENT NO. 980652
 - THIS PROPERTY CONTAINS 73 REGULAR PARKING STALLS AND 4 HANDICAPPED PARKING STALLS.
 - THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP FOR THE CITY OF OSHKOSH, COMMUNITY PANEL NUMBER 550511-0310-D DATED JUNE 2, 1995.
 - THE SUBJECT PROPERTY IS ZONED C2-PD (PLANNED DISTRICT OVERLAY) CONTACT CITY OF OSHKOSH FOR APPROVED SETBACKS WITH RESPECT TO THE PLANNED DISTRICT OVERLAY.

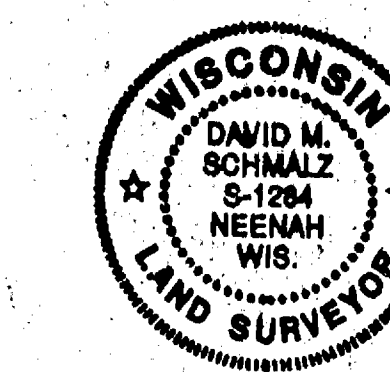
DESCRIPTION OF ENTIRE PARCEL:

ALL OF LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14) AND PART OF LOTS FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), ALL IN BLOCK FIVE (5), HENNING'S PARK AND PART OF THE SOUTH 108 FEET OF THAT PART OF LOT ONE (1), BLOCK NINETY-THREE (93), PER LEACH'S MAP OF 1894, LYING WEST OF THE WEST LINE OF KENTUCKY STREET, AS NOW LAID OUT, ALL IN THE FIFTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 16 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 13; THENCE N88-06-24E, 90.10 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13; THENCE S45-19-24W, 44.17 FEET TO THE SOUTH LINE OF MURDOCK AVENUE AND TO THE POINT OF BEGINNING; THENCE N88-06-24E, 241.42 FEET ALONG THE SOUTH LINE OF MURDOCK AVENUE TO THE WEST LINE OF KENTUCKY STREET; THENCE S01-15-24E, 300.73 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LOT EIGHT (8), BLOCK FIVE (5), HENNING'S PARK; THENCE S88-10-33W, 268.28 FEET ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT TWENTY-ONE (21), BLOCK FIVE (5), HENNING'S PARK TO THE EAST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 761323; THENCE N01-18-54W, 79.87 FEET ALONG SAID EAST LINE; THENCE N03-28-55E, 84.29 FEET ALONG SAID EAST LINE; THENCE N01-18-54W, 120.00 FEET ALONG SAID EAST LINE AND THE EAST LINE OF LANDS DESCRIBED IN DOCUMENT NO. 765786; THENCE N45-19-24E, 24.77 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 78,650 SQUARE FEET (1.8056 ACRES) OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: WALGREEN CO., AN ILLINOIS CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY AND CNY OF OSHKOSH L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY; THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSRS IN 1997, AND INCLUDES ITEMS 1.3, 4.6, 7(A), 8.6, 10.11 AND 13 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY.

DAVID M. SCHMALZ RLS-1284 7-27-98 DATED



NOTE:
FIELD SURVEY & BOUNDARY PREPARED BY:
CAROW LAND SURVEYING CO., INC.
1837 W. WISCONSIN AVENUE
APPLETON, WISCONSIN 54914

DESIGNED		DRAWN		CHECKED	
DATE		DATE		DATE	
NO.		NO.		NO.	
REVISION		REVISION		REVISION	
CITY OF OSHKOSH - 15th WARD					

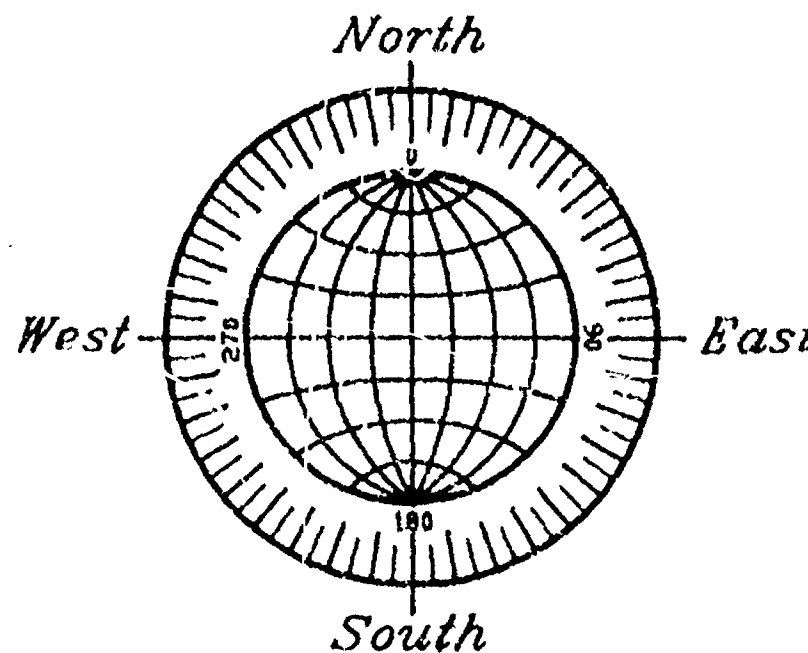
WALGREENS - ASBUILT
JACKSON STREET & MURDOCK AVENUE
CITY OF OSHKOSH, WISCONSIN

PLAT OF SURVEY

SITUATED ALONG NICOLET AVENUE, BEING A PART OF LOT 135 IN THE REPLAT OF OAKWOOD BEACH PLAT, LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWN 18 NORTH, RANGE 16 EAST, 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF LOT 23 IN THE FIRST ADDITION TO ANCHORAGE PARK;
THENCE NORTH 50°06'40" WEST, 196.87 FT.,
THENCE NORTH 02°11'53" EAST, 45.94 FT.,
THENCE NORTH 39°57'47" EAST, 126.91 FT. TO A POINT ON THE SOUTHERLY LINE OF NICOLET AVENUE,
THENCE NORTH 50°06'40" WEST, ALONG SAID LINE, 135.39 FT. TO A POINT ON THE SOUTHERLY LINE OF HARRISON STREET, THENCE SOUTH 42°40'36" WEST ALONG SAID LINE 0.90 FT. TO A POINT ON THE EAST LINE OF THE C. & N.W. RAILROAD RIGHT OF WAY, THENCE SOUTH 02°11'53" WEST ALONG SAID RIGHT OF WAY 373.47 FT., THENCE NORTH 74°54'00" EAST ALONG THE NORTH LINE OF LOT 25 IN THE FIRST ADDITION TO ANCHORAGE PARK PLAT 39.83 FT., THENCE SOUTH 87°12'29" EAST ALONG THE NORTH LINE OF LOT 24 IN SAID PLAT 52.80 FT. THENCE SOUTH 73°45'29" EAST, ALONG SAID NORTH LINE 37.26 FT., THENCE NORTH 71°15'46" EAST ALONG THE NORTHERLY LINES OF LOT 24 AND LOT 23 IN SAID PLAT 62.97 FT. TO THE NORTHERLY MOST CORNER OF LOT 23 IN SAID PLAT AND THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 0.6538 ACRES AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

JANUARY 5, 1999 SURVEY FOR RUSSELL WILLIAMS NO. 2655B



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

BEARINGS ARE REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF NICOLET AVENUE, RECORDED AS SOUTH 50°06'40" EAST

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

○ DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET, WEIGHING 1.50 LBS PER LINEAL FOOT.

● DENOTES 1" DIAMETER IRON PIPE FOUND.

□ DENOTES 2" DIAMETER IRON PIPE FOUND.

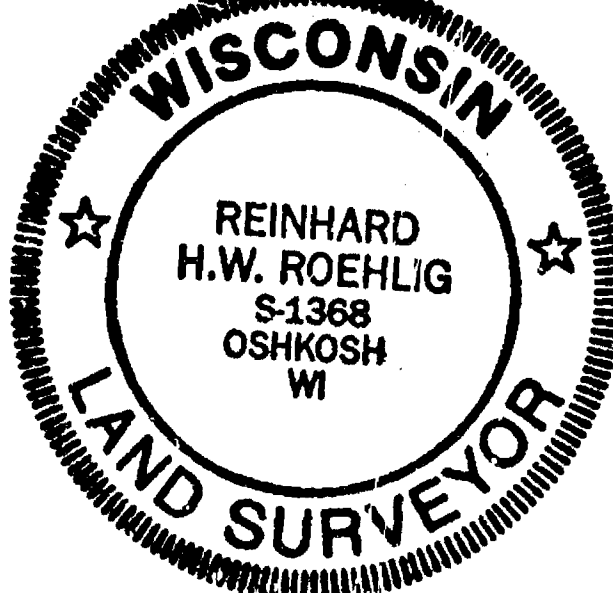
Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations 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 title thereto, within one (1) year from the date hereof.

1-11-99
Date

Reinhard Roehlig
Reinhard Roehlig, Registered
Land Surveyor S-1368



JANUARY 5, 1999

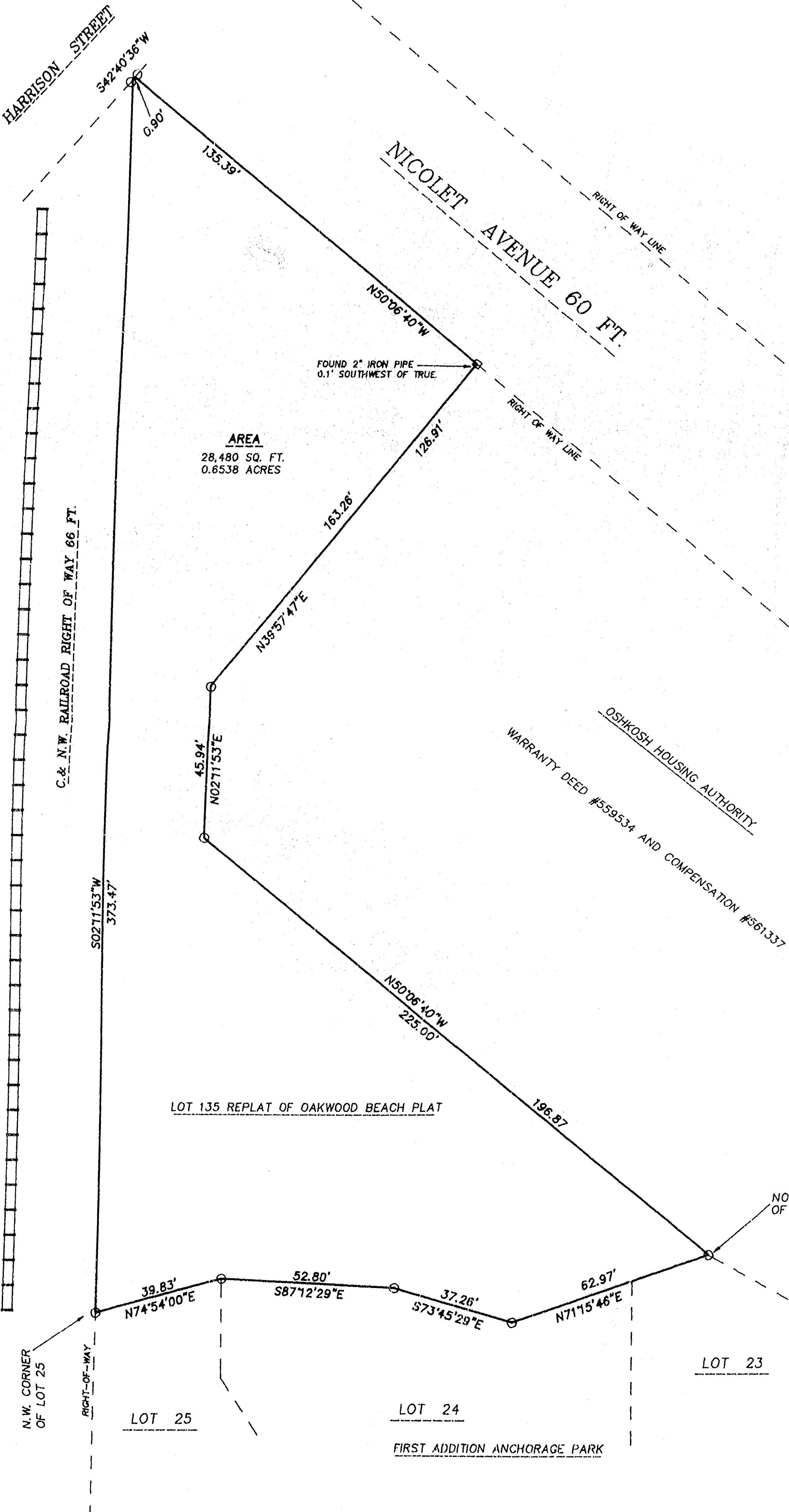
ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

4041 State Road 91 • Oshkosh WI • 54904
(920) 233-2884

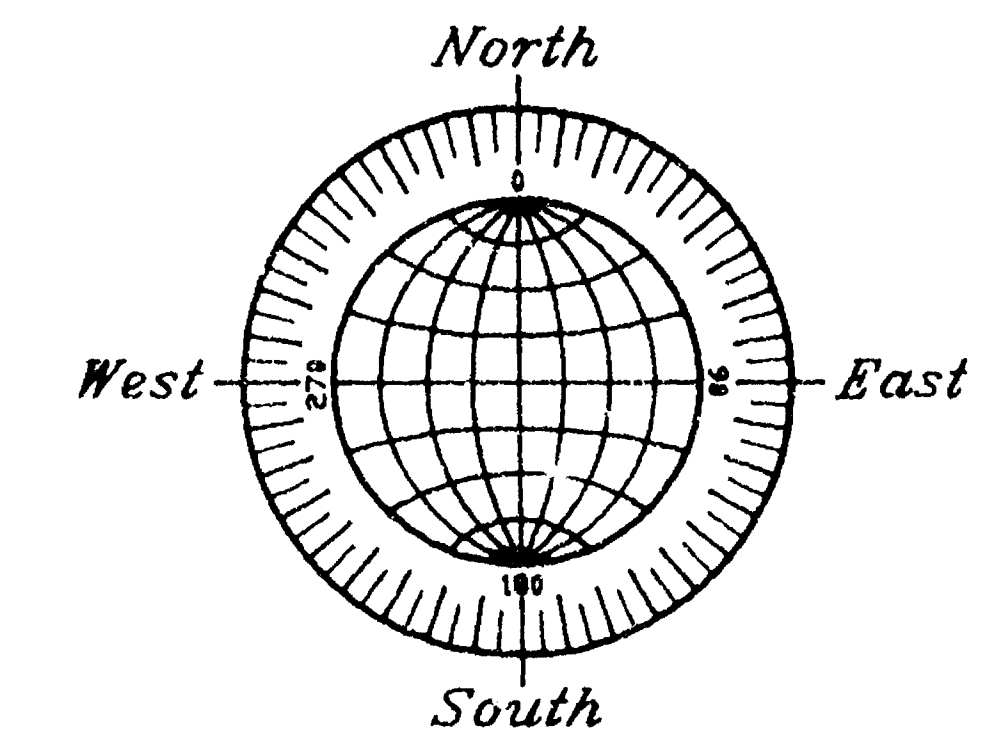
JOB NO. 2655B

CITY OF OSHKOSH - 15TH WARD

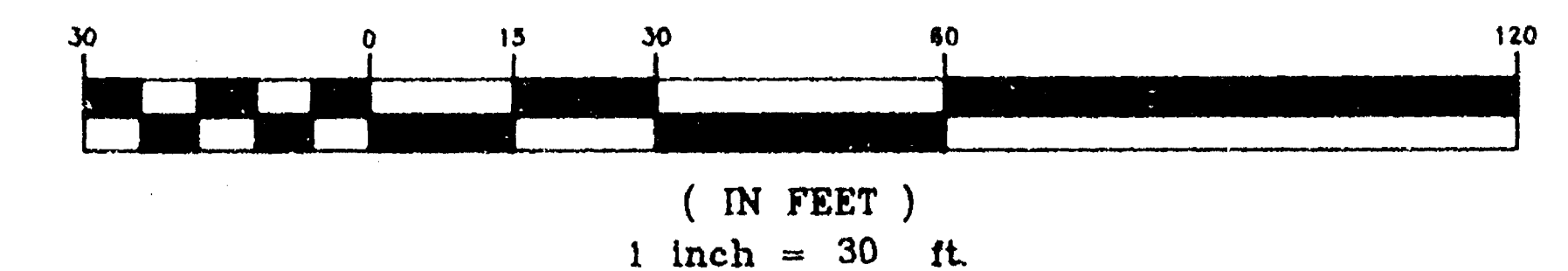


KNOWN AS 717 LEEWARD COURT WEST.
BEING LOT 2 IN CERTIFIED SURVEY MAP NO. 1525, IN THE 15TH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SEPTEMBER 4, 1996 SURVEY FOR MRS CLIFF PINNOW NO. 2994



GRAPHIC SCALE



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LEEWARD COURT WEST WHICH HAS AN ASSUMED BEARING OF SOUTH 89°51'37" WEST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

() DENOTES RECORDED DIMENSION WHERE DIFFERENT TO ACTUAL MEASUREMENTS.

△ DENOTES MASONRY NAIL SET.

□ DENOTES CHISELED CROSS IN CONCRETE SET.

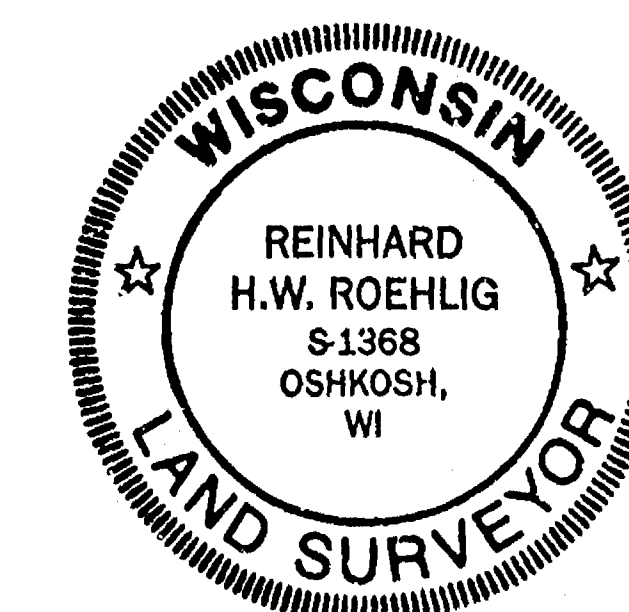
SURVEYOR'S CERTIFICATE

I, Reinhard Rohlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations 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 title thereto, within one (1) year from the date hereof.

9/9/96
Date

Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368



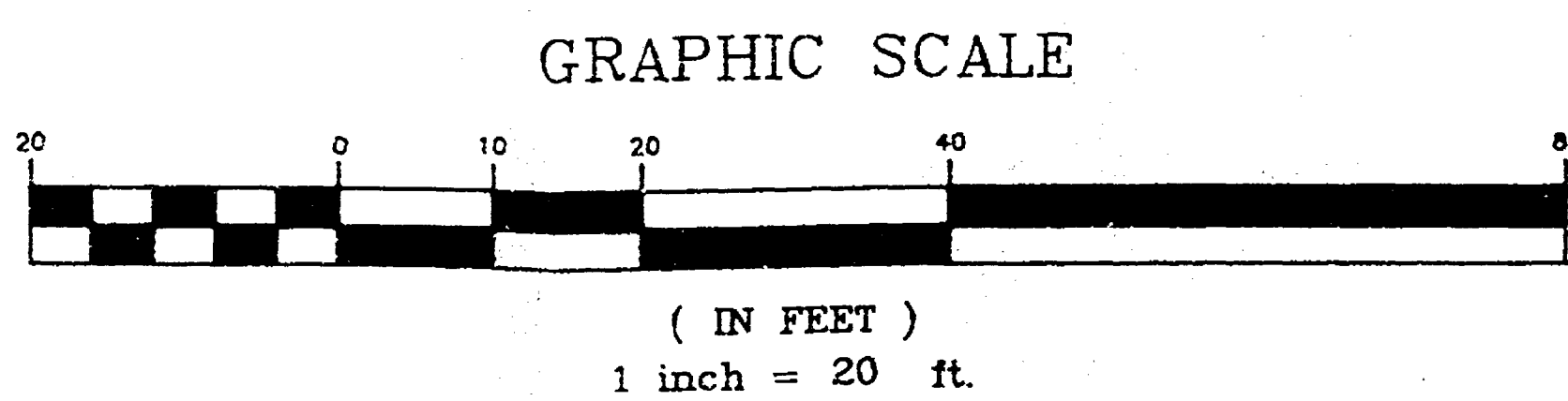
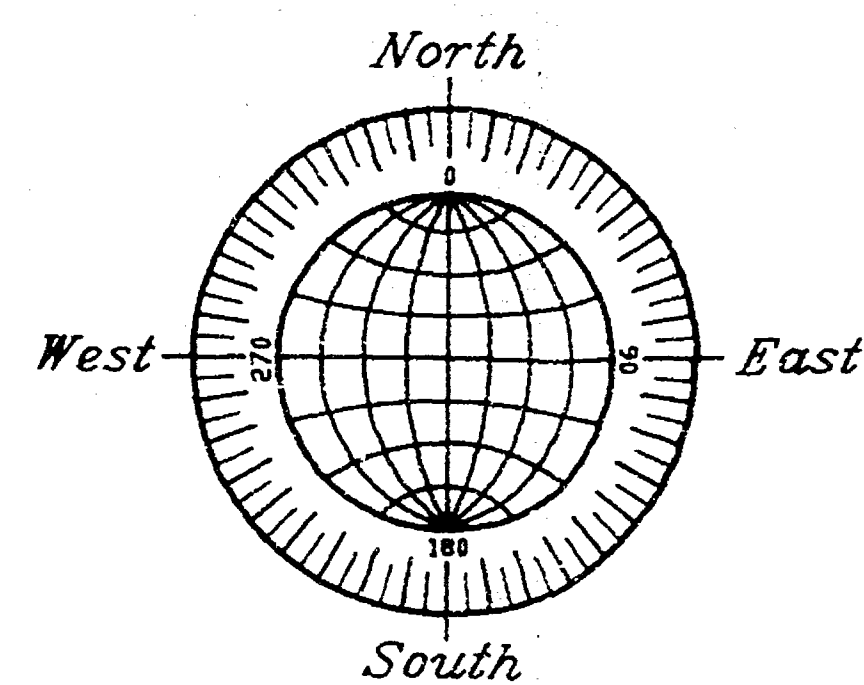
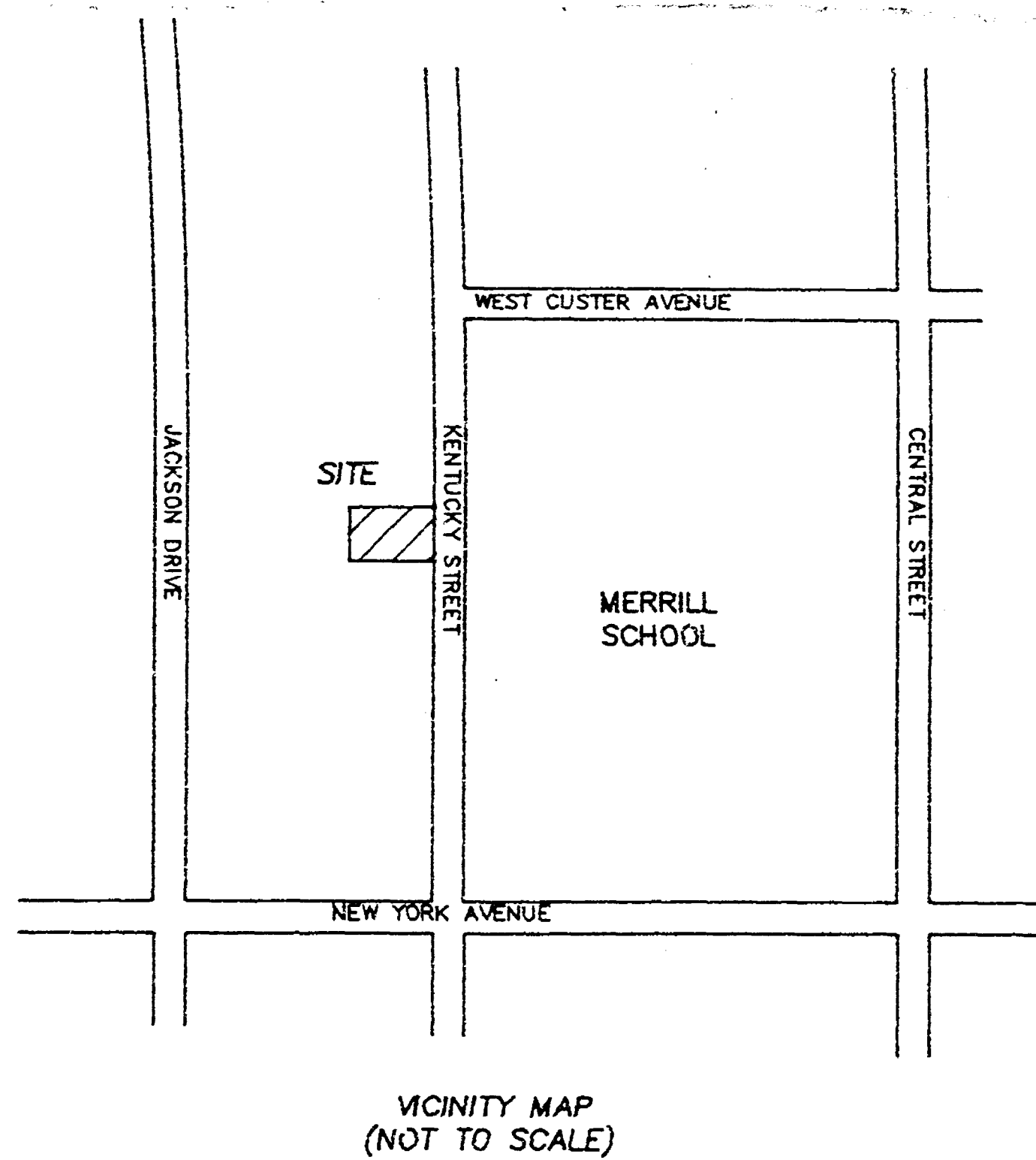
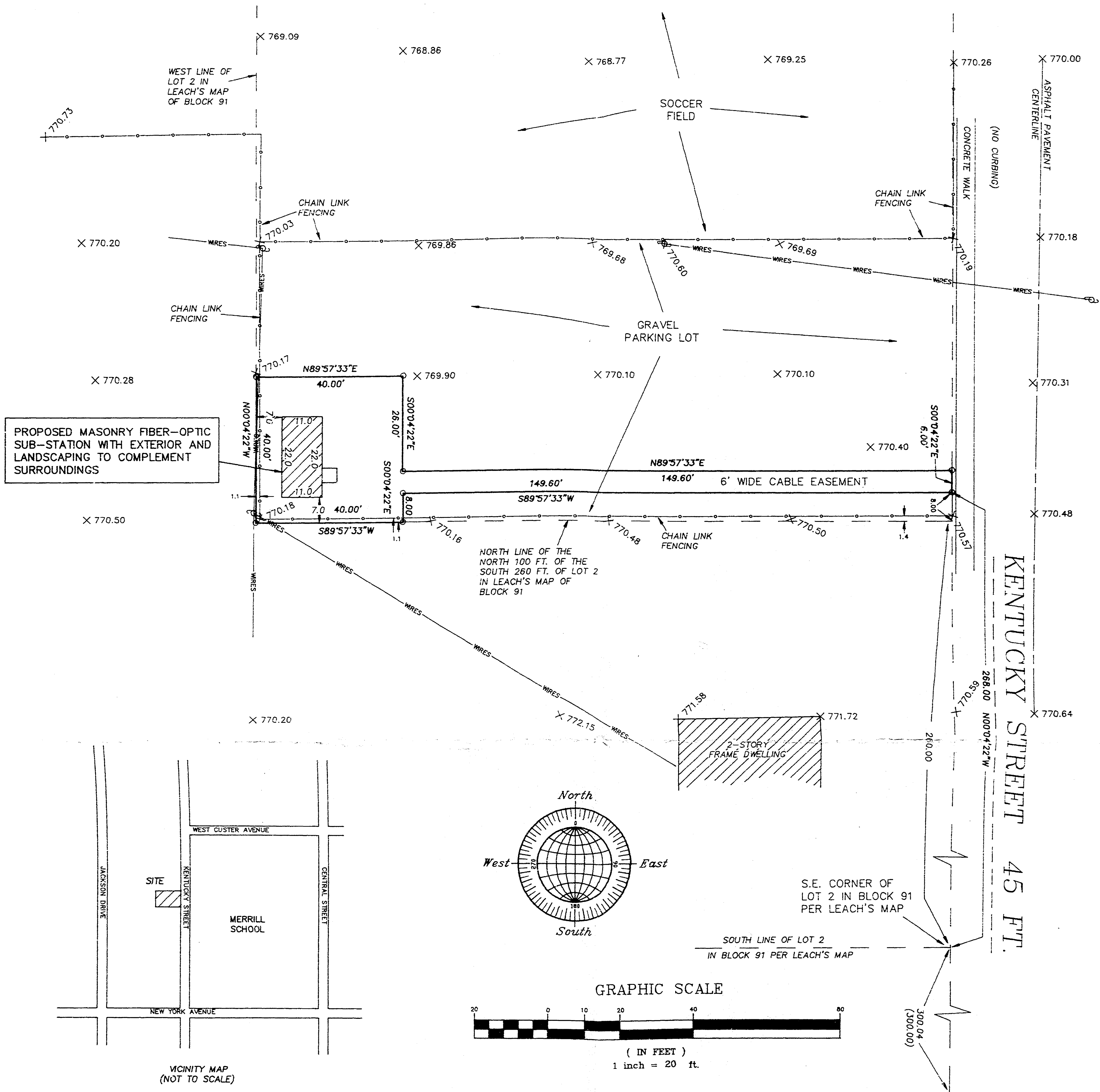
SEPTEMBER 4, 1996

ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.

417 North Sawyer Street * Oshkosh WI * 54901
(414) 233-2884

NO. 2594

CITY OF OSHKOSH - 15TH WARD



EASEMENT DESCRIPTION

SITUATED ALONG KENTUCKY STREET, BEING THAT PART OF LOT 2 IN BLOCK 91 PER LEACH'S MAP IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID LOT 2, THENCE NORTH 00°04'22\"/>

MAY 23, 1997 EASEMENT FOR AMERITECH NO. 3069

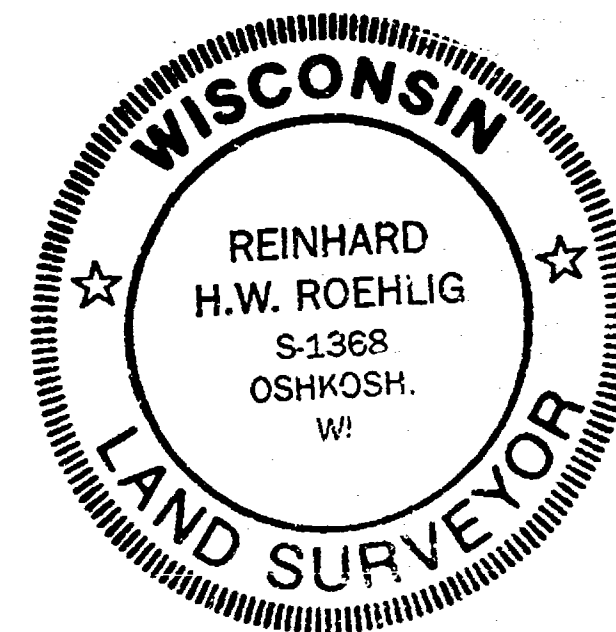
Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations 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 title thereto, within one (1) year from the date hereof.

5-23-97
Date

Reinhard Roehlig, Registered
Land Surveyor S-1368



REVISED 5/23/97
MARCH 13, 1997

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LAND SURVEYING
&
CONSULTING LTD.
417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

NO. 3069

NEW YORK AVENUE

AMERITECH FIBER-OPTIC EASEMENT

PART OF LOT 2 IN BLOCK 91 PER LEACH'S MAP
IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

AREA IS NOT IN A FLOOD PLAIN.
PARCEL IS ZONED R-2 (RESIDENTIAL).
A CONDITIONAL USE PERMIT IS REQUIRED.

() DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
o DENOTES 3/4\"/>

+771.65 DENOTES EXISTING ELEVATION BASED ON CITY OF OSHKOSH DATUM.

CITY of OSHKOSH-15TH WARD