

Stock No. 26273

NO. 2276

CERTIFIED SURVEY MAP NO. 2874SHEET 1 OF 3

BEING A DIVISION OF THE WEST 314 FT. OF LOT 2 IN SPERBECK PLAT, IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 16TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

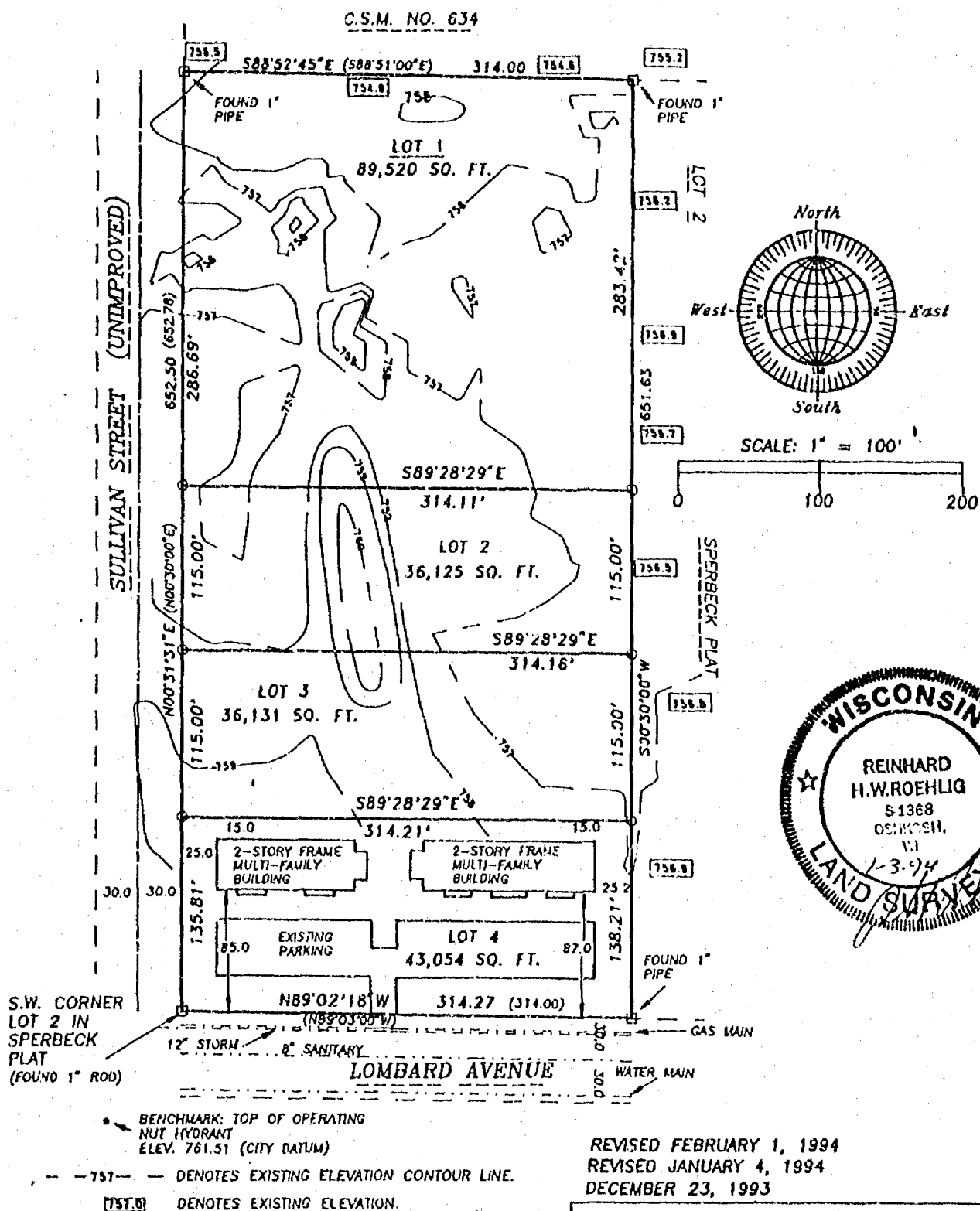
○ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, WEIGHING NOT LESS THAN 1.50 LBS. PER LINEAL FOOT, SET.

□ DENOTES MONUMENTATION FOUND AS SHOWN.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE EAST LINE OF SULLIVAN STREET, WHICH HAS AN ASSUMED BEARING OF NORTH 00°31'31" EAST.

() DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.



NOTE: NO STRUCTURE SHALL BE PLACED WITHIN 15 FEET OF THE SOUTH LINES OF LOTS 1, 2 OR 3.

PAYMENT OF PARK FEES IS REQUIRED IN LIEU OF PARKLAND DEDICATION IN THE AMOUNT OF \$1.00 PER LOT FOR LOTS 1, 2 AND 3.

A \$100 PER UNIT FEE IS REQUIRED IN LIEU OF PARKLAND DEDICATION.

NO. 2276B

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

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



Stock No. 26273

NO. 2276

CERTIFIED SURVEY MAP NO. 2874SHEET 2 OF 3

BEING A DIVISION OF THE WEST 314 FEET OF LOT 2 IN SPERBECK PLAT, IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 16TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE
(STATE OF WISCONSIN)**

:88

WINNEBAGO COUNTY)

I, REINHARD ROEHLIG, Wisconsin Registered Land Surveyor do hereby certify;

THAT I have surveyed, divided and mapped a division of the West 314 ft. of Lot 2 in Sperbeck Plat in the N.W. 1/4 of the N.W. 1/4 of Section 22, T18N, R16E, in the 16th Ward, City of Oshkosh, Winnebago County, Wisconsin which is bounded and described as follows;

BEGINNING AT THE S.W. CORNER OF SAID LOT 2, THENCE NORTH 00°31'31" EAST ALONG THE EAST LINE OF SULLIVAN STREET 652.50 FT., THENCE SOUTH 88°52'45" EAST ALONG THE NORTH LINE OF SAID LOT 314.00 FT., THENCE SOUTH 00°30'00" WEST 651.63 FT. TO A POINT ON THE NORTH LINE OF LOMBARD AVENUE, THENCE NORTH 89°02'18" WEST ALONG SAID LINE 314.27 FT. TO THE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I have made this survey by the direction of Leader Investment Corporation (a Wisconsin Corporation), 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.

1-3-94
Date

Reinhard Roehlig
Reinhard Roehlig Registered
Wisconsin Land Surveyor 8-1368

OWNERS CERTIFICATE

AS President and representative of Leader Investment Corporation, 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 representative this 14 day of MARCH, 1994.

Jack Goldman
Jack Goldman





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CERTIFIED SURVEY MAP NO. 2874SHEET 3 OF 3

BEING A DIVISION OF THE WEST 314 FEET OF LOT 2 IN SPERBECK PLAT, IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 16TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

PERSONALLY came before me this 10 day of March 1994 the aforementioned Jack Goldman, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Betty Shapiro
Notary Public Ill.
County, State of Wisconsin

My Commission Expires 1/1/95

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE

This Certified Survey Map, a division of the West 314 ft. of Lot 2 in Sperbeck Plat in the N.W. 1/4 of the N.W. 1/4 of Section 22, T18N, R16E, in the 16th Ward, City of Oshkosh, Winnebago County, Wisconsin, is hereby approved.

2/10/94
Date

[Signature]
Planning Commission Representative

THIS DOCUMENT WAS DRAFTED BY
REINHARD ROEHLIG.



869870

Register's Office
Winnebago County, Wis.
Received for record this 15th
day of March A.D., 1994
at 2:02 o'clock A.M. and
filed in Vol. 1 of CSM
on page 2874

[Signature]
Register of Deeds

Roehlig Surveying Chg
140

CSM 2874
969870

Register's Office
Winnebago County, Wis.
Received for record
this 24th Day of
March
A.D. 1994 at
8:12 o'clock AM
Marjorie D. Doherty
REGISTER OF DEEDS

870716

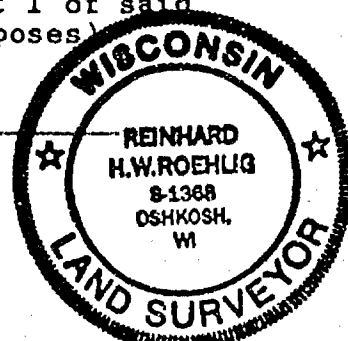
chg
12

AFFIDAVIT OF CORRECTION
RE: WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 2874

I, Reinhard Roehlig, Registered Wisconsin Land Surveyor hereby certify that:
In addition to the existing statement prohibiting structures of any kind within areas lying 15 feet north and south of the south lines of lots 1, 2 and 3 in the above captioned Certified Survey Map, the map shall also show dashed lines indicating 15 foot wide strips of unbuildable land lying on either side of, adjacent to and running parallel with the south lines of lots 1, 2 and 3 of the above captioned Certified Survey Map (a copy of revised sheet 1 of said Certified Survey Map is attached for informational purposes)

Reinhard Roehlig
Reinhard Roehlig, Registered
Land Surveyor S-1368

3-22-94
Date Signed



State of Wisconsin)
:SS
Winnebago County)

PERSONALLY came before me this 22nd day of March, 1994 the
aforementioned Reinhard Roehlig, to me known to be the person who
executed the foregoing instrument and acknowledged the same.

Robert C. Czerwinski
Notary Public, Winnebago
County, State of Wisconsin

My Commission Expires is permanent.

THIS INSTRUMENT WAS DRAFTED BY
✓ REINHARD ROEHLIG

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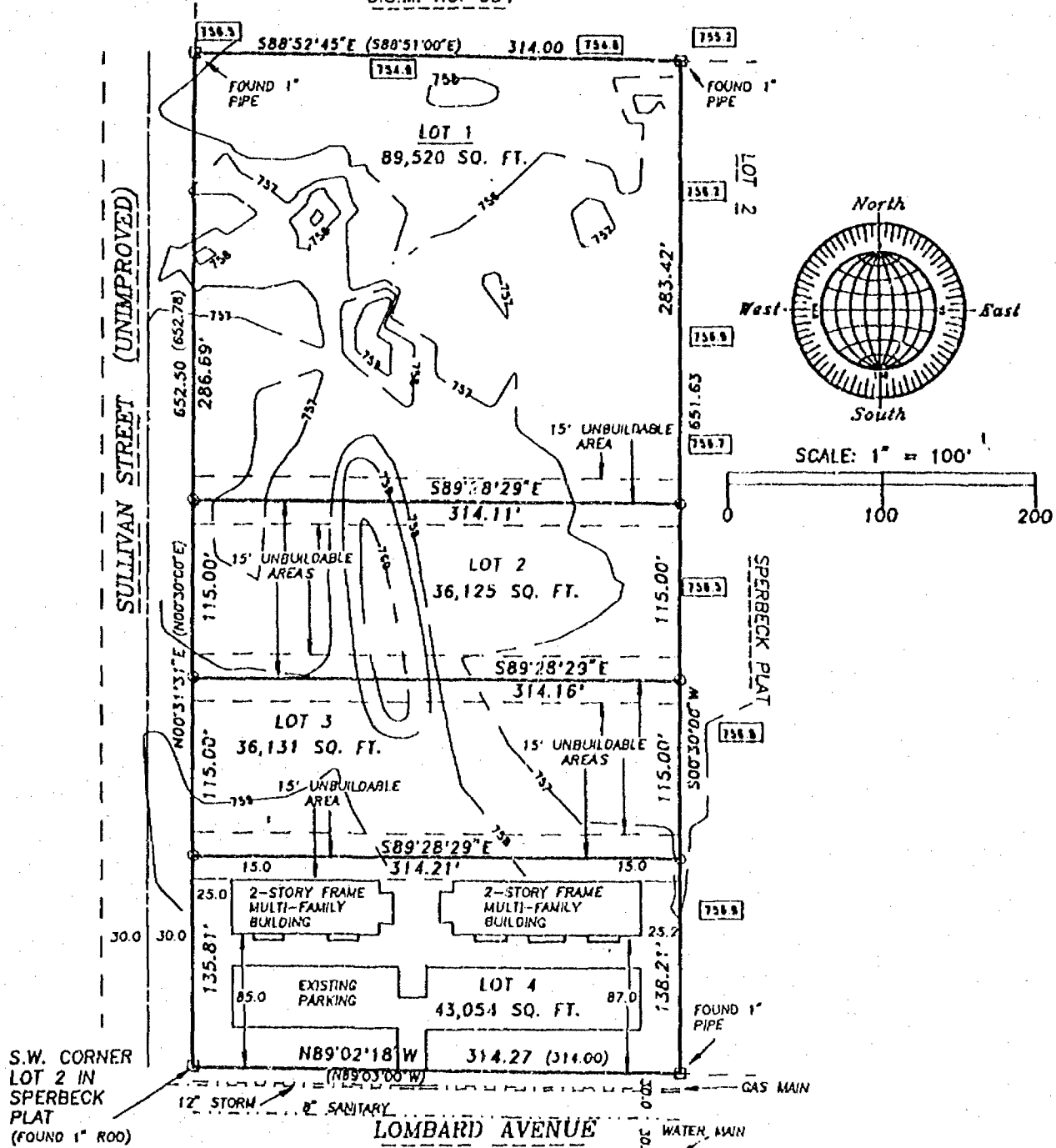
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C.S.M. NO. 634



BENCHMARK: TOP OF OPERATING
NUT HYDRANT
ELEV. 761.51 (CITY DATUM)

-- 757 -- DENOTES EXISTING ELEVATION CONTOUR LINE.

[757.0] DENOTES EXISTING ELEVATION.

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A \$100 PER UNIT FEE IS REQUIRED IN LIEU OF PARKLAND DEDICATION.

ADD UNBUILDABLE AREAS 3/22/94
REVISED FEBRUARY 1, 1994
REVISED JANUARY 4, 1994
DECEMBER 23, 1993

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