

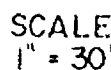
CITY OF OSHKOSH - 3rd Ward

"Cottrill, Peaslee & Johnston's"

N

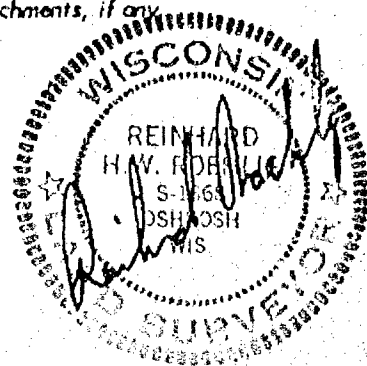
APRIL 12, 1984

SURVEY NO. 1419-H



NEBRASKA STREET 50.0

417 NORTH SAWYER STREET / P.O. BOX 2963
OSHKOSH, WISCONSIN 54903
(414) 426-2800



PLAT OF SURVEY

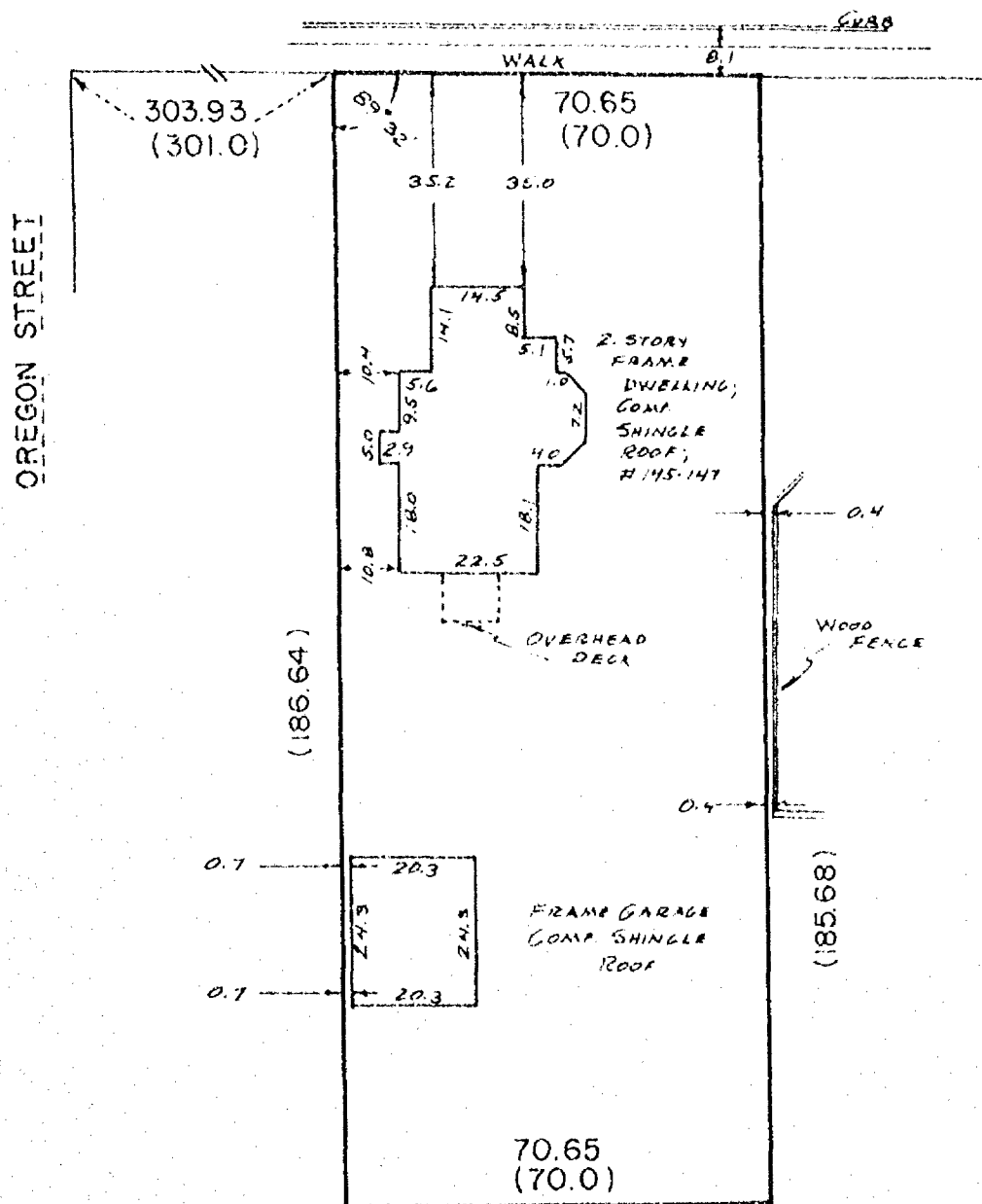
18th

KNOWN AS 145-147 WEST 18TH AVENUE, BEING THE WEST 70.0 FT. OF LOT 47 IN COTTRILL, PEASLEE AND JOHNSTON'S SUBDIVISION OF LOTS 3 AND 4 IN THE THIRD WARD, CITY OF OSHKOSH, PER LEACH'S MAP OF 1894 AND NOW IN THE 14TH WARD OF CITY, EXCEPTING THEREFROM THE SOUTH 75.0 FT. THEREOF, WINNEBAGO COUNTY, WISCONSIN.

MARCH 5, 1984

SURVEY FOR OSHKOSH SAVINGS SURVEY NO. 1395-M
APPLICANT: CAROL SPIEGELBERG
MONUMENT WAIVER ON FILE

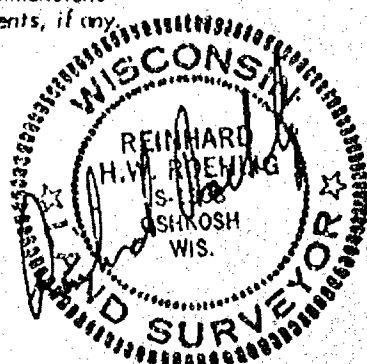
18th AVENUE (49.5)

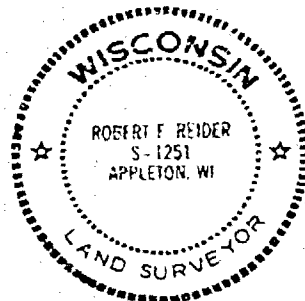


I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and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

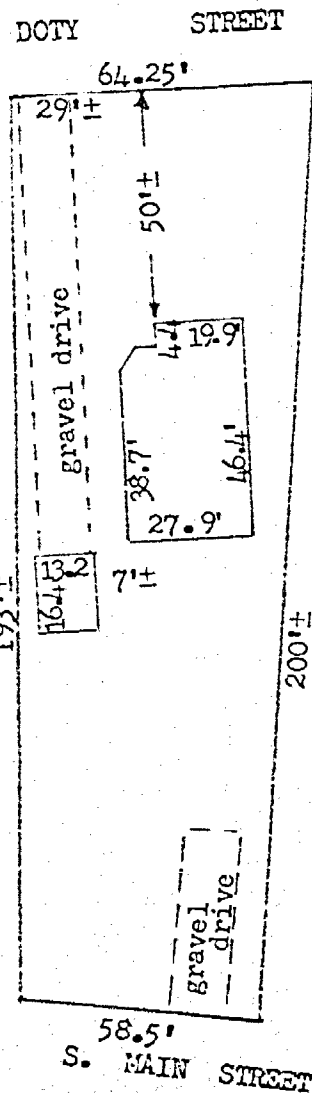




Robert F. Reider

That part of Lot Fifteen (15) in COTTRILL, PEASLEE & JOHNSTON'S SUBDIV. of Lots 1 & 4, in the Third Ward, City of Oshkosh, per Leach's Map of 1894, and now in the Fourteenth Ward of said City, described as follows, viz:- Commencing on the Easterly line of Doty Street at the Northwest corner of said Lot Fifteen (15), thence southeasterly, along the Easterly line of said Doty Street, to a point that is Two Hundred Thirty-six (236) feet northeasterly of the Southwest corner of said Lot Fifteen (15), thence northeasterly to a point on the Westerly line of South Main Street that is Ninety-six and Five-tenths (96.5) feet southerly of the intersection of the Westerly line of said South Main Street with the North line of said Lot Fifteen (15), thence northerly, along the Westerly line of said South Main Street, Ninety-six and Five-tenths (96.5) feet, to the North line of said Lot Fifteen (15), thence west, along the North line of said Lot Fifteen (15), to the place of beginning, excepting therefrom that portion of said Lot Fifteen (15) included within the limits of the following described tract of land, viz:- Commencing at a point on the North line of said Lot Fifteen (15), One Hundred (100) feet east of the Northwest corner of said Lot Fifteen (15), thence west, along the North line of said Lot Fifteen (15), One Hundred (100) feet, to the Northwest corner of said Lot Fifteen (15), thence southeasterly, along the Easterly line of said Doty Street, Sixty (60) feet, thence easterly, Ninety-three and Five-tenths (93.5) feet, to a point that is Fifty (50) feet southerly of the place of beginning, thence easterly, to a point on the Westerly line of said South Main Street, that is Thirty-eight (38) feet southerly of the point of intersection of the Westerly line of said South Main Street with the North line of said Lot 15, thence northerly, along the Westerly line of said South Main Street, Forty-four (44) feet, thence westerly, to the place of beginning.

DOC. NO. 543749



ADDRESS: 2200 DOTY STREET

2 STORY HOUSE

THERE ARE NO BUILDING ENCROACHMENTS

-SPATT

I, ROBERT F. REIDER

certify that this mortgage inspection was made by me or under my direction and control of the described property on,

AUGUST 19, 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. Associated Mortgage Inc., 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: Associated Mortgage Inc.

REVISIONS	Associated Mortgage Inc.		
	P.O. BOX 2157, APPLETON, WIS. 54913-2157		
	CAROW LAND SURVEYING CO., INC. P.O. BOX 1297		
	1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
DRAWN BY	ec dv EC	SCALE	1"=40'
APPD	X	DATE	8-20-85
		DRAWING NO.	858.200

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 4

(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.

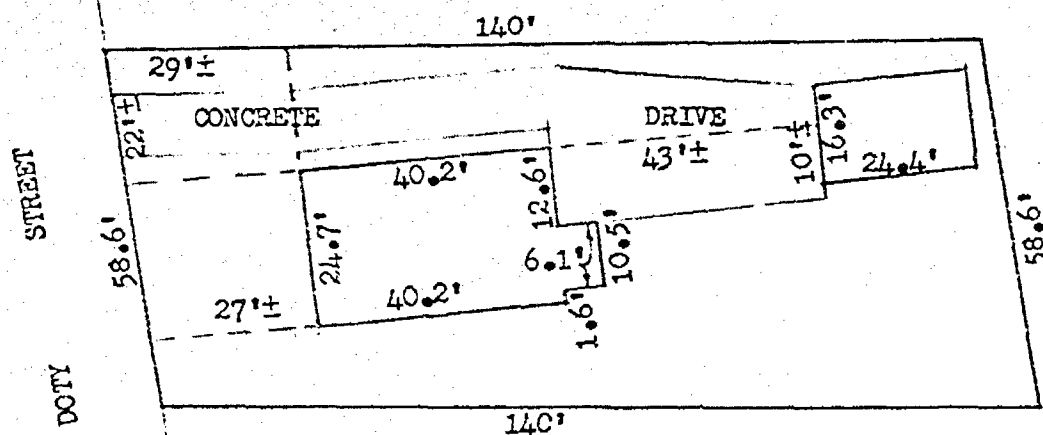
(e) Bearings or angles on any property survey map shall be shown to the nearest minute; distances shall be shown to the nearest 1/100th foot.

(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) (a), Register, June, 1976, No. 234, eff. 7-1-75; 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

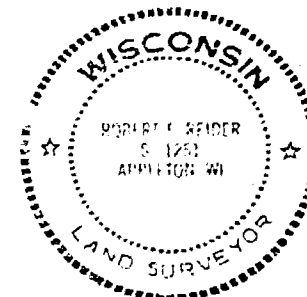


That part of Lot Forty-two (42) in COTTRILL, PEAEBLEE & JOHNSTON'S SUBDIVISION OF Lots 1 & 4, in the Third Ward, City of Oshkosh, per Leach's Map of 1894, and now in the Fourteenth Ward of said City, described as follows, viz: Commencing at the Northwest corner of said Lot Forty-two (42), thence East, along the North line of said Lot Forty-two (42), One Hundred Forty (140) feet, thence Southerly, parallel with the Westerly line of said Lot Forty-two (42), to the South line of said Lot Forty-two (42), thence West, along the South line of said Lot Forty-two (42), One Hundred Forty (140) feet, to the Westerly line of said Lot Forty-two (42), thence Northerly, along the Westerly line of said Lot Forty-two (42), to the place of beginning. ALL BEING IN WINNEBAGO CO., WIS.

THERE ARE NO BUILDING ENCROACHMENTS.

HOUSE IS A TWO STORY.

ABRAMS - 1810 DOTY STREET



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,
NOVEMBER 19, 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. Associated Mortgage Inc.,
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:
Associated Mortgage Inc.

REVISIONS	Associated Mortgage Inc. 1011 N. Lynndale Dr. Suite 2B, Appleton, Wis.		
DESC	CAROW LAND SURVEYING CO., INC. P.O. BOX 1297 1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
11-20-84			
LEC	DRAWN BY rr dv RFR	SCALE 1"=30'	DRAWING NO.
	APPD LEC	DATE 11-19-84	2411.104

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 4

(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. 272, eff. 7-1-74; am. (5) (e) and (6) (e), Register, June, 1976, No. 234, eff. 7-1-75; 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

SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Bob Freund a part of Lot 8 in Cottrill, Peaslee & Johnston's Subdivision of Lots 1 & 4, in the Third Ward, City of Oshkosh per Leach's Map of 1894 and now in the Fourteenth Ward of said City, Winnebago County, Wisconsin containing 43,985 square feet of land and being described by: Commencing at the South-west Corner of said Lot 8; thence North 111.37 feet; thence S89°-02'-52"E 395.04 feet; thence S00°-02'-37"E 111.33 feet; thence N89°-03'-14"W 395.12 feet to the point of commencement.

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

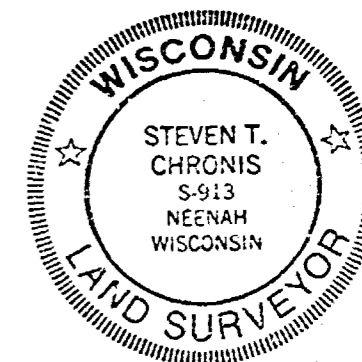
That I have fully complied with the provisions of Chapter 235.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 30th day of Sept., 1987

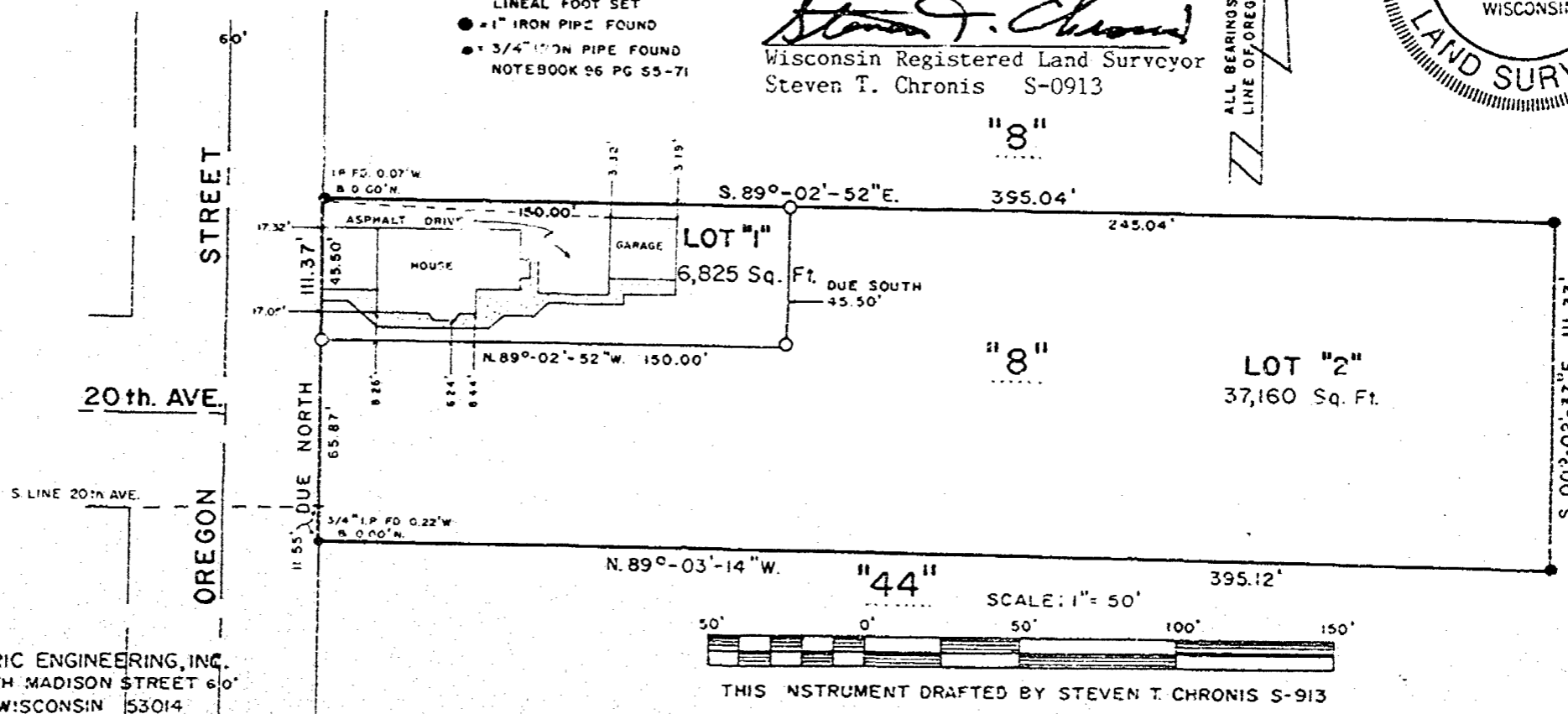
LEGEND

- 1" x 24" IRON PIPE WEIGHING 168 lbs. per LINEAL FOOT SET
 - 1" IRON PIPE FOUND
 - 3/4" IRON PIPE FOUND
- NOTEBOOK 96 PG 55-71

Steven T. Chronis
Wisconsin Registered Land Surveyor
Steven T. Chronis S-0913



ALL BEARINGS REFERENCED TO THE EAST
LINE OF OREGON STREET, ASSUMED NORTH



AERO-METRIC ENGINEERING, INC.
539 NORTH MADISON STREET 60'
CHILTON, WISCONSIN 53014

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS S-913

OWNER'S CERTIFICATE:

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

Dated this _____ day of _____, 1987.

In the Presence of:

Harold F. Wellnitz

Bernice O. Wellnitz

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1987, the above named Harold F. Wellnitz and Bernice O. Wellnitz, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin

My Commission expires _____

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE:

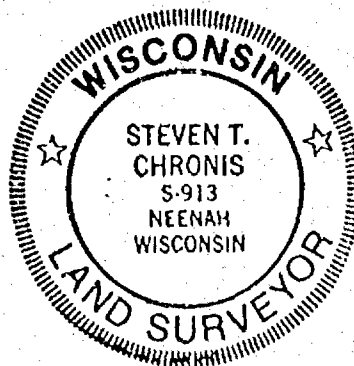
This Certified Survey Map of a part of Lot 8 in Cottrill, Peaslee and Johnston's Subdivision, Harold F. Wellnitz and Bernice O. Wellnitz, owners, is hereby approved.

Date

Bruce Roskom, Secretary

Dated this 30th day of Sept., 1987.

Steven T. Chronis
Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis



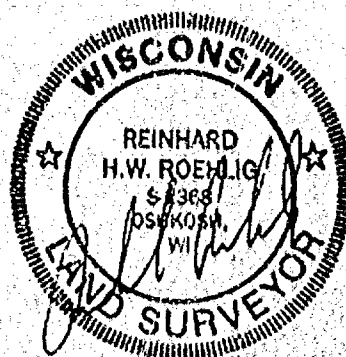
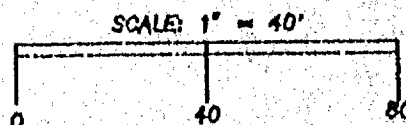
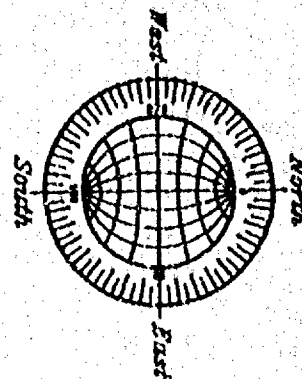
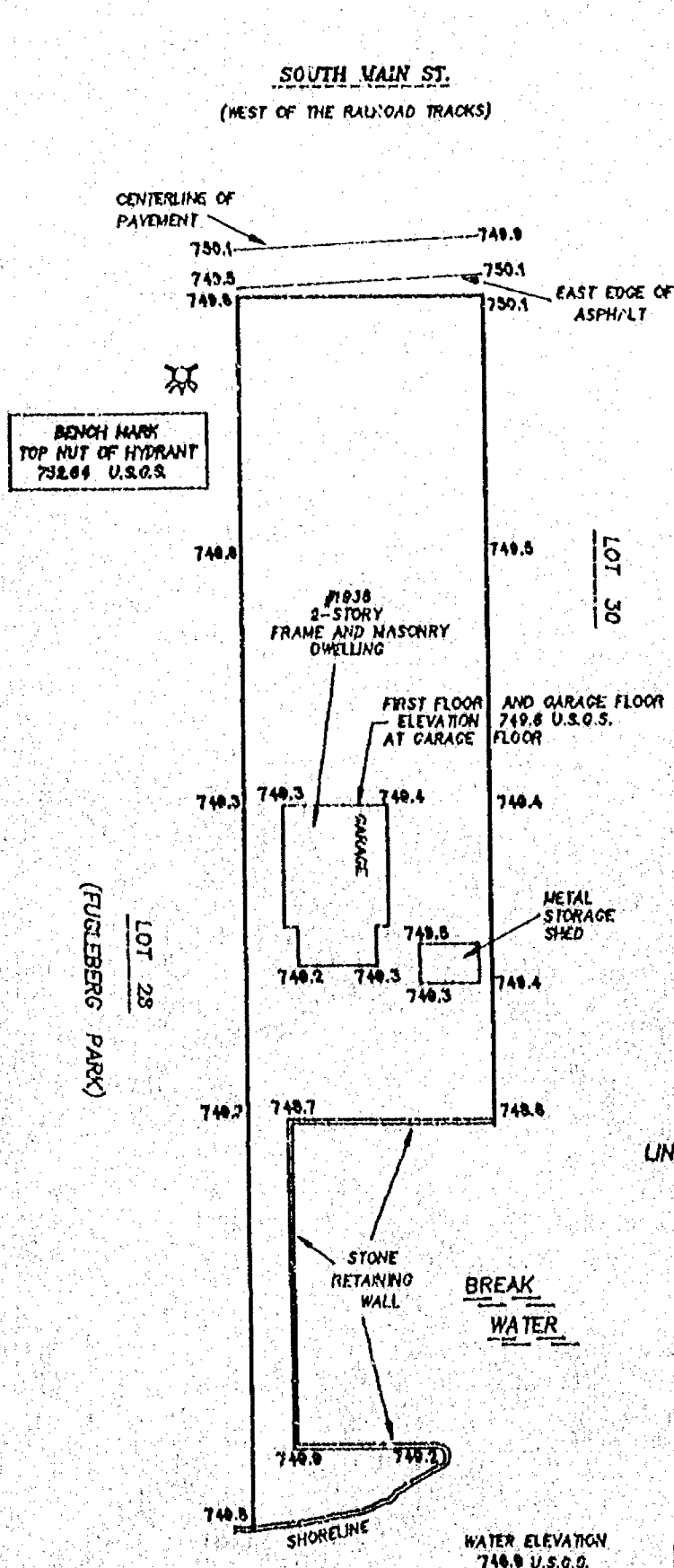
FLOOD PLAIN SURVEY

KNOWN AS 1938 SOUTH MAIN STREET, BEING LOT 29 IN COTTRILL, PEASLEE AND JOHNSTON'S SUBDIVISION OF LOTS 1 AND 4 IN THE 3RD WARD, PER LEACH'S MAP OF 1894, NOW THE 14TH WARD, LYING EAST OF THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

NO. 3000

SURVEY FOR: MIKE PETERS
A BOUNDARY SURVEY WAS NOT PERFORMED.

SEPTEMBER 20, 1998



THE RELATIONSHIP OF BUILDINGS TO PROPERTY LINES AND SHORELINE AS SHOWN, ARE APPROXIMATE.

749.8 DENOTES ELEVATION AT U.S.G.S. DATUM

100 YEAR FLOOD ELEVATION
IS 749.00 U.S.G.S.

SEPTEMBER 20, 1998

JOB NO. 3000

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

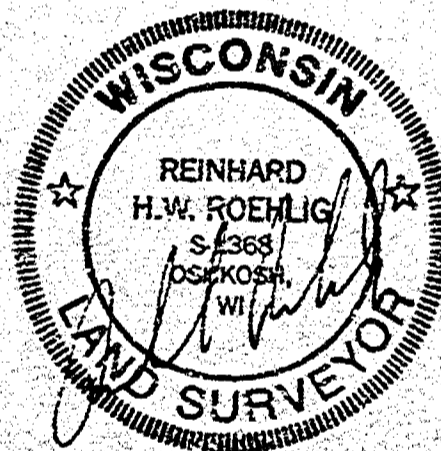
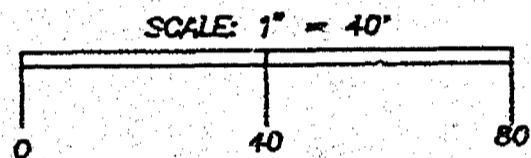
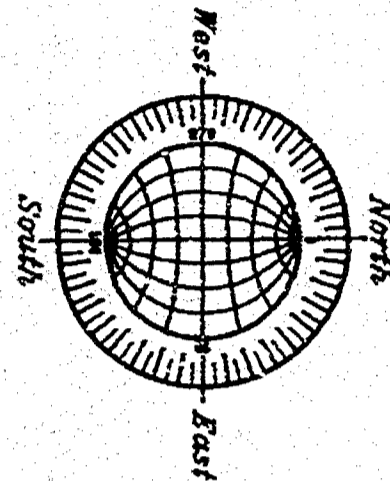
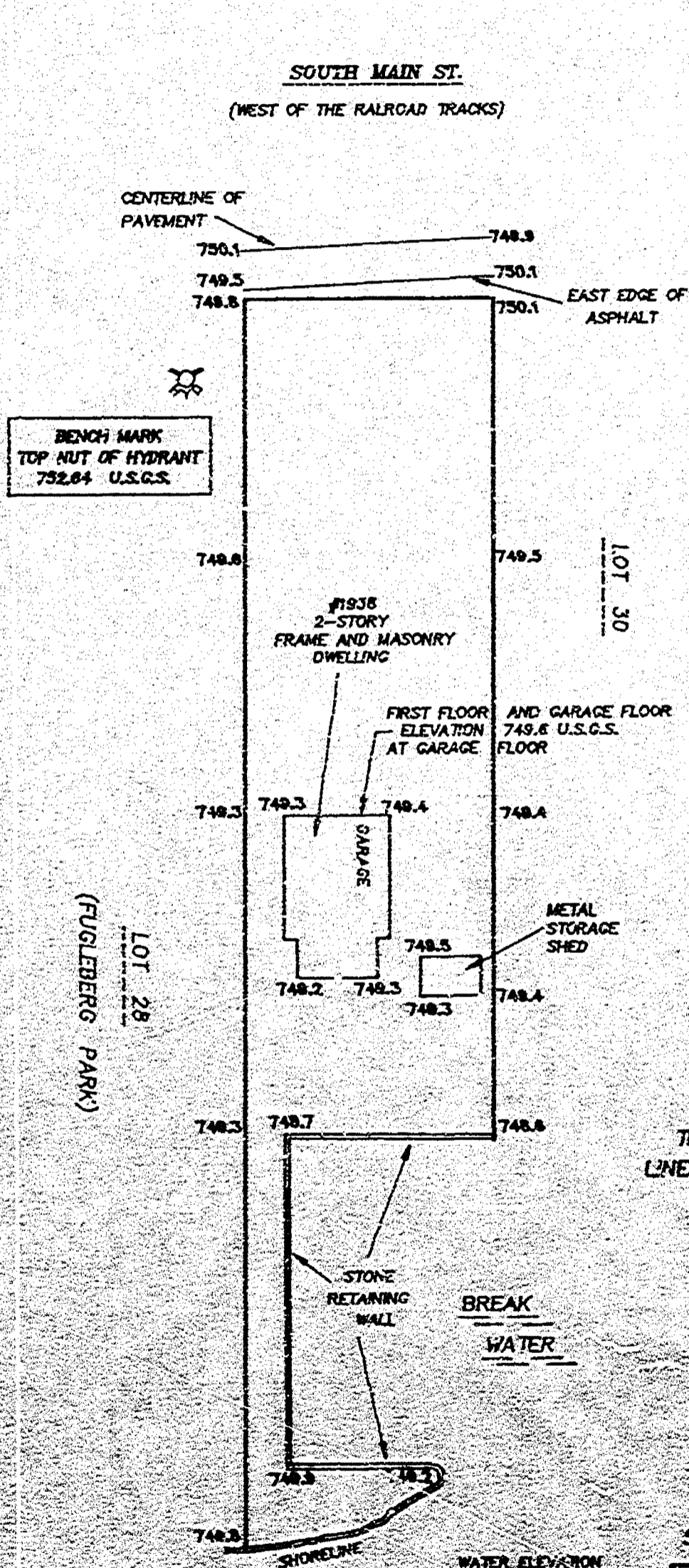
FLOOD PLAIN SURVEY

KNOWN AS 1938 SOUTH MAIN STREET, BEING LOT 29 IN COTTRILL, PEASLEE AND JOHNSTON'S SUBDIVISION OF LOTS 1 AND 4 IN THE 3RD WARD, PER LEACH'S MAP OF 1894, NOW THE 14TH WARD, LYING EAST OF THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

NO. 3000

SURVEY FOR: MIKE PETERS
A BOUNDARY SURVEY WAS NOT PERFORMED.

SEPTEMBER 20, 1996



THE RELATIONSHIP OF BUILDINGS TO PROPERTY LINES AND SHORELINE AS SHOWN, ARE APPROXIMATE.

748.6 DENOTES ELEVATION AT U.S.G.S. DATUM

100 YEAR FLOOD ELEVATION IS 749.00 U.S.G.S.

SEPTEMBER 20, 1996

JOB NO. 3000

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