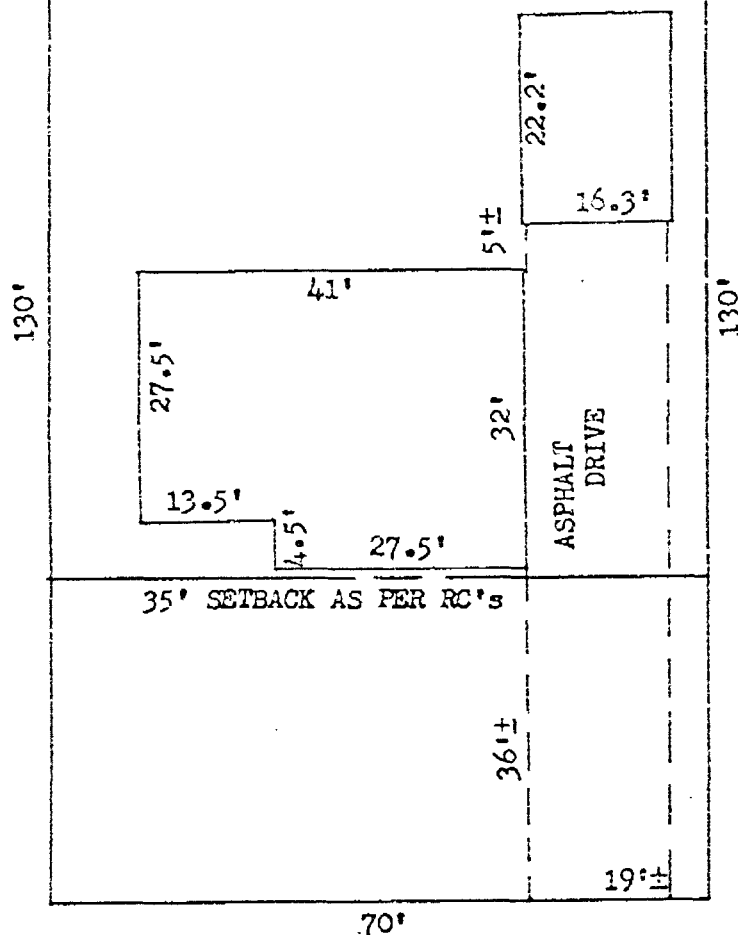


J - L (City of Oshkosh Subdivisions)

CENTERLINE OF UTILITY EASEMENT AS PER  
RC's. UNSPECIFIED SIZE.



NORTHPOINT

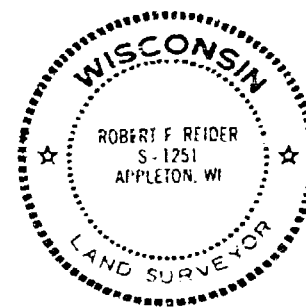
STREET

DESCRIPTION: LOT 58, FIRST SUBDIVISION  
LAKEVIEW PARK, CITY OF OSHKOSH, WINNEBAGO  
COUNTY, WISCONSIN.

REITER: 1730 NORTHPOINT ST.

NO BUILDING ENCROACHMENTS PRESENT

1 STORY HOUSE



*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,  
APRIL 20, 1988, 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 Bank, N. A.  
in agreement with Carow Land Surveying Co., Inc. has  
waivered parts of Administrative Code A-2 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 BANK, N. A.

REVISIONS	Associated Bank, N. A.		
	P.O. Box 408 Neenah Wisconsin 54956		
	CAROW LAND SURVEYING CO., INC., P.O. BOX 1297		
	1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
	DRAWN BY ec ko	DV	SCALE 1"=20'
	APPO	DATE 4-20-88	DRAWING NO. 884.91

## 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 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 1 in 3,000.

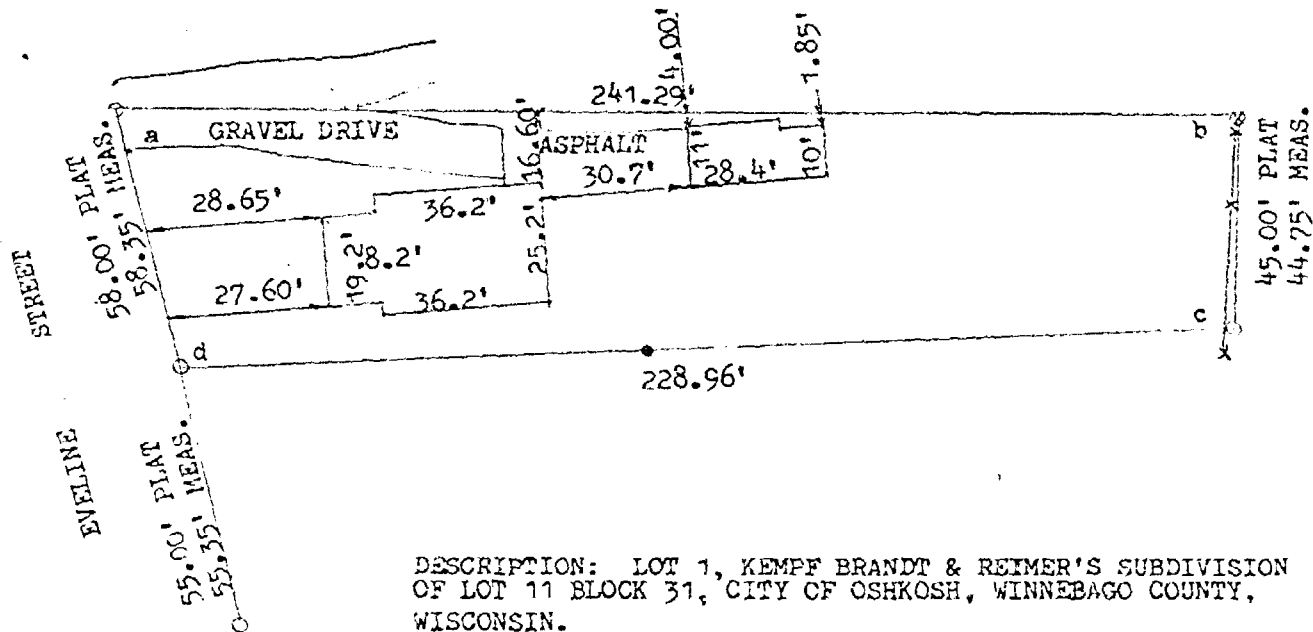
(e) Bearings or angles on any property survey map shall be shown to the nearest minute; distances shall be shown to the nearest 1/100th foot.

(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, 1975, No. 234, eff. 7-1-75; am. (1) (b), Register, January, 1982, No. 312, 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



DESCRIPTION: LOT 1, KEMPF BRANDT & REIMER'S SUBDIVISION  
OF LOT 11 BLOCK 31, CITY OF OSHKOSH, WINNEBAGO COUNTY,  
WISCONSIN.

LEGEND:

○ = 1" IRON PIPE FOUND

✕ = 1" IRON PIPE FOUND IN CONCRETE

● = 3/4"x24" SOLID ROUND #6 IRON REBAR SET

—X—X— = FENCE LINE

ANGLES:

a=75°-55'-32"

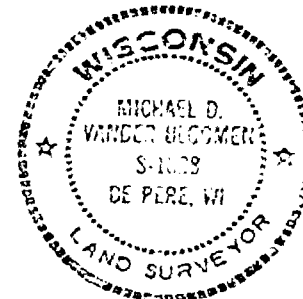
b=91°-58'-28"

c=91°-00'-37"

d=107°-05'-23"

*Michael D. Vander Bloomen* 6-1-87

I, MICHAEL D. VANDER BLOOMEN, CERTIFY THAT THIS PLAT OF  
SURVEY IS A CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY,

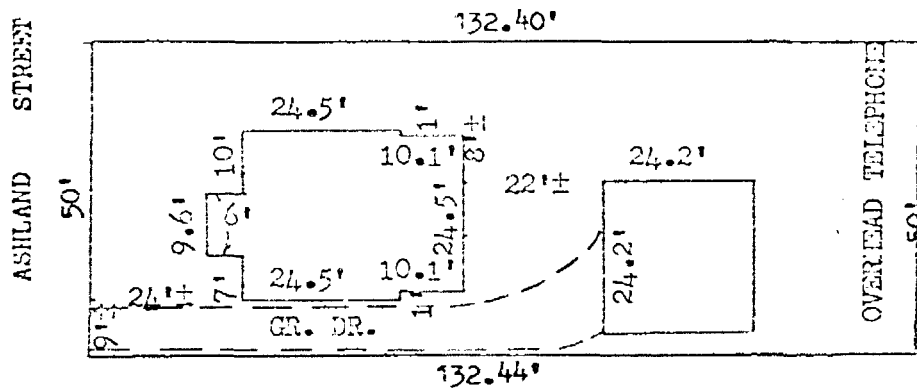


REVISIONS	RUSS DIENER		
	30 EVELINE ST. OSHKOSH, WISCONSIN 54901		
	CAROW LAND SURVEYING CO., INC., P.O. BOX 1297		
	1837 W. WISCONSIN AVE. - APPLETON, WI 54912		
DRAWN BY	MV-ec	MV	SCALE 1"=40'
	APPD	✓	DATE 6-1-87
DRAWING NO.			A876.8




PAULSEN: 2120 ASHLAND ST.  
OSHKOSH, WISCONSIN.

Robert F. Reider



certify that this mortgage inspection was made by me or under my direction and control of the described property on, AUGUST 22, 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. Oshkosh Savings & Loan 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: Oshkosh Savings & Loan.

REVISIONS	Oshkosh Savings & Loan P.O. Box 80, Oshkosh, Wis. 54902		
	CAROW LAND SURVEYING CO., INC., P.O. BOX 1297 1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
	DRAWN BY ec-dy	MV	SCALE 1"=30'
	APP'D Y	DATE 8-22-86	DRAWING NO. 868.197
			

## 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.;

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(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.

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(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.

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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) (e) and (6) (e), Register, June, 1975, No. 234, eff. 7-1-75; am. (1) (b), Register, January, 1982, No. 313, eff. 2-1-82; am. (1) (b) and f. 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

✓

JULY 23 1980 OFFICE

SURVEY NO. 101-S

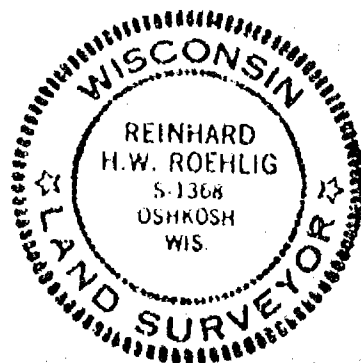
SET

FOUND 2" PIPE



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

Richard Roehly



Stock No. 26273

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 1413  
 Lot 8 and part of Lot 31 in the SUBDIVISION OF THE SE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$   
 OF SEC. 27, T.18N., R.16E., City of Oshkosh, Winnebago Co., Wisconsin

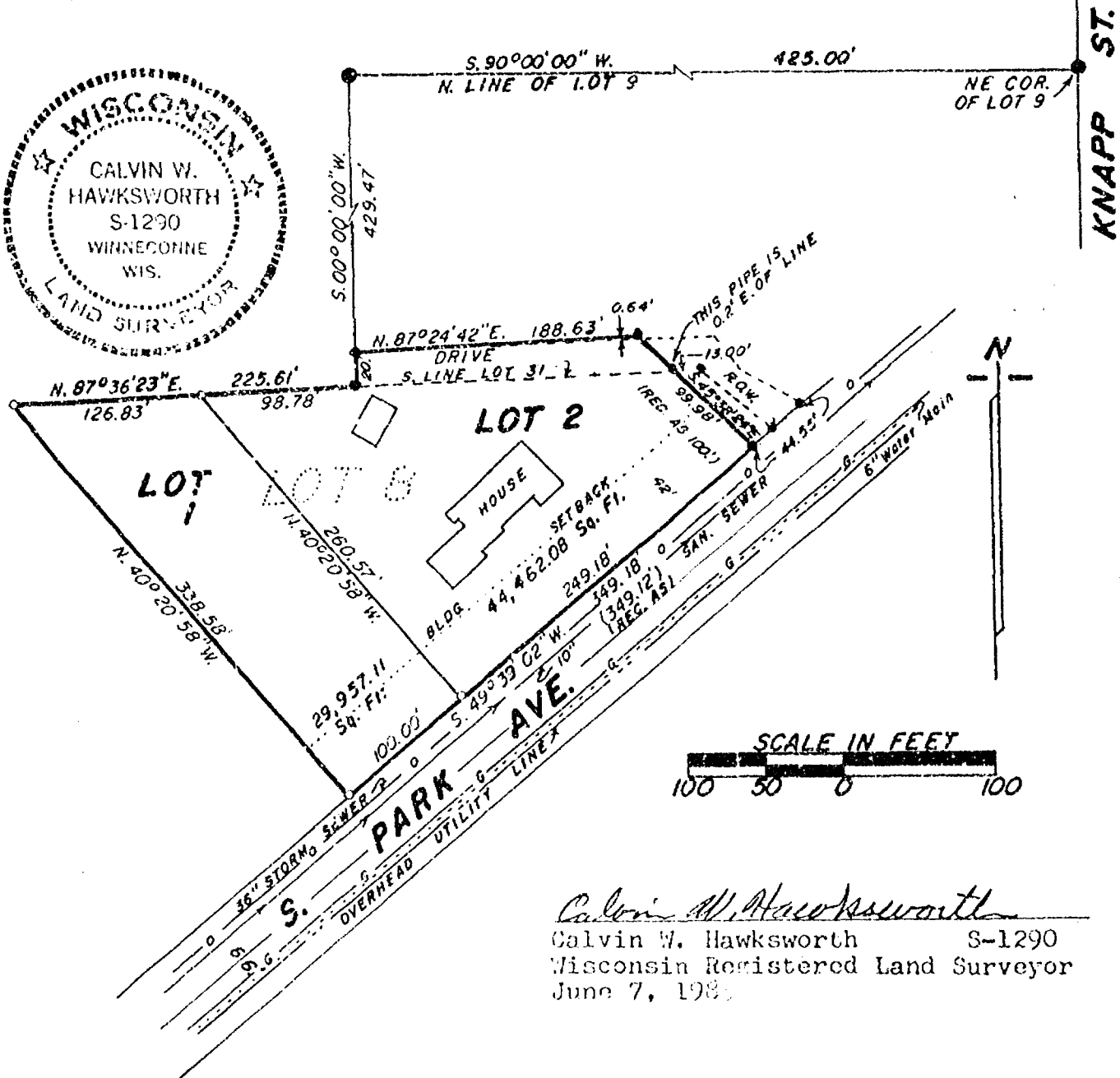
CITY OF OSHKOSH PLANNING COMMITTEE CERTIFICATE

This certified survey map located in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of  
 Sec. 27, T.18N., R.16E., known as Lot 8 and part of Lot 31 in the  
 SUBDIVISION OF THE SE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$ , Sec. 27, T.18N., R.16E. per  
 LEACH'S MAP OF 1894, is hereby approved.

6/25/85  
 Date approved

*Calvin W. Hawksworth*  
 Authorized signature

Bearings are referenced to the North line of Lot 9, assumed to bear  
 S. 90° 00' 00" W.



- Existing irons found
- 1"x30" iron pipe weighing 1.13 lbs./lineal ft.

Sheet 1 of 2 sheets



Stock No. 26273

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 1413Lot 8 and part of Lot 31 in the SUBDIVISION OF THE SE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  OF SEC. 27, T.18N., R.16E., City of Oshkosh, Winnebago Co. Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Calvin W. Hawksworth, registered land surveyor, hereby certify:

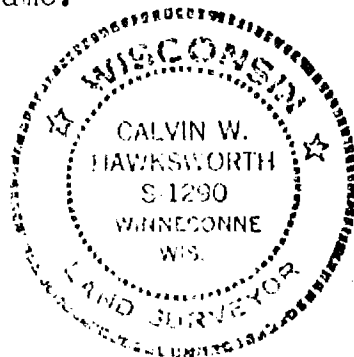
That I have surveyed, divided and mapped the parcel of land located in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 27, T.18N., R.16E., City of Oshkosh, Winnebago County, Wisconsin, described as follows: Lot 8 and part of Lot 31 in the SUBDIVISION OF THE SE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  OF SEC. 27, T.18N., R.16E., per LEACH'S MAP OF 1894, City of Oshkosh, Winnebago County Wisconsin, more specifically described as follows: Beginning at an iron pipe that is 425.00 ft., S.90°00'00"W. and 429.47 ft., S.00°00'00"W. of the NE corner of Lot 9 of the SUBDIVISION OF THE SE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  OF SEC. 27, T.18N., R.16E., per LEACH'S MAP OF 1894. From that point running N.37°24'42"E., 188.63 ft., thence S.45°38'24"E., 99.98 ft. (Rec. as 100.00 ft.) to the Northerly line of South Park Avenue, thence S.49°29'02"W. along said R.O.W. line, 349.18 ft., thence N.40°20'58"W., 338.58 ft. to the Northerly line of Lot 8, thence N.87°36'23"E., 225.61 ft., thence N.00°00'00"E., 20.00 ft. to the said point of beginning. Subject to all easements and restrictions of record.

That I have made such survey, land division and map by the direction of John Rohner, 1034 S. Park Ave., Oshkosh, WI; 54901; that such map is a true and correct representation of the exterior boundaries of the land surveyed.

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

Calvin W. Hawksworth

Calvin W. Hawksworth S-1290  
Wisconsin Registered Land Surveyor  
June 7, 1985



## OWNER'S CERTIFICATE

As owner(s), I(we) hereby certify that I(we) caused the land described on this certified survey map to be surveyed, divided and mapped as represented hereon.

WITNES the hand and seal of said owner(s) this 10<sup>th</sup> day of JUNE 10, 1985.

In presence of:

John R. Rohner

Witness

John R. Rohner

Owner(s)

1034 W. SO. PARK AVE.

Street address

OSHKOSH

City

State

54901

Zip

STATE OF WISCONSIN) SS  
WINNEBAGO COUNTY)

Personally came before me this 11 day of JUNE, 1985, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Vernon A. Swanson

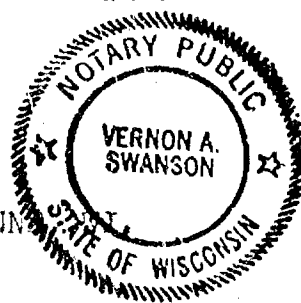
Notary Public, WI.

My commission expires IS PERMANENT.

Sheet 2 of 2 sheets

SAYLER SURVEY, INC. 139A W. MAIN ST.

WINNECONNE



Zoning

Stock No. 26273

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 1440  
Part of the NE $\frac{1}{4}$  of the Sec. 35, T.18N., R.16E. in the City of  
Oshkosh, Winnebago County, Wisconsin

### LEGEND

- o 1" x 30" iron pipe weighing  
1.13 lbs./linear ft.
- ⊗ Bernsten Monuments
- UG-- Gas Line
- W-- Water
- o Overhead Utility Poles

Bearings are referenced  
to the East line of the  
SE $\frac{1}{4}$  of Sec. 35, assumed  
bearing N.00°31'31"W.

### SURVEYOR'S CERTIFICATE

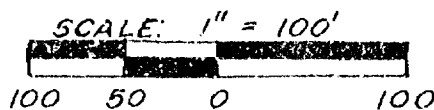
I, Calvin W. Hawksworth,  
registered land surveyor, hereby  
certify:

That I have surveyed, divided and  
mapped the parcel of land located in part  
of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  Sec. 35, City of  
Oshkosh, Winnebago County, Wisconsin  
described as follows: Beginning at an  
iron pipe that is 2663.53 ft. (Rec. as  
2663.63 ft.) N00°31'31"W. and 33.00 ft.,  
S.89°56'12"W. of the Southeast corner of  
said Sec. 35. From that point running  
S.89°56'12"W., 323.9 ft., to the Easterly  
R.O.W. line of the Soo Line Railroad, thence  
S.25°14'49"E. along said R.O.W. line 482.84 ft.,  
thence N.89°56'12"E., 89.01 ft. to the Westerly  
R.O.W. line of Oregon St., thence N.00°31'31"W.  
436.87 ft. to the said point of beginning.  
Subject to all easements and restrictions of  
record.

That I have made such survey, land  
division and map by the direction of John  
Lieske, 2721 Oregon St., Oshkosh, WI 54901;  
that such map is a true and correct represen-  
tation of the exterior boundaries of the land  
surveyed.

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

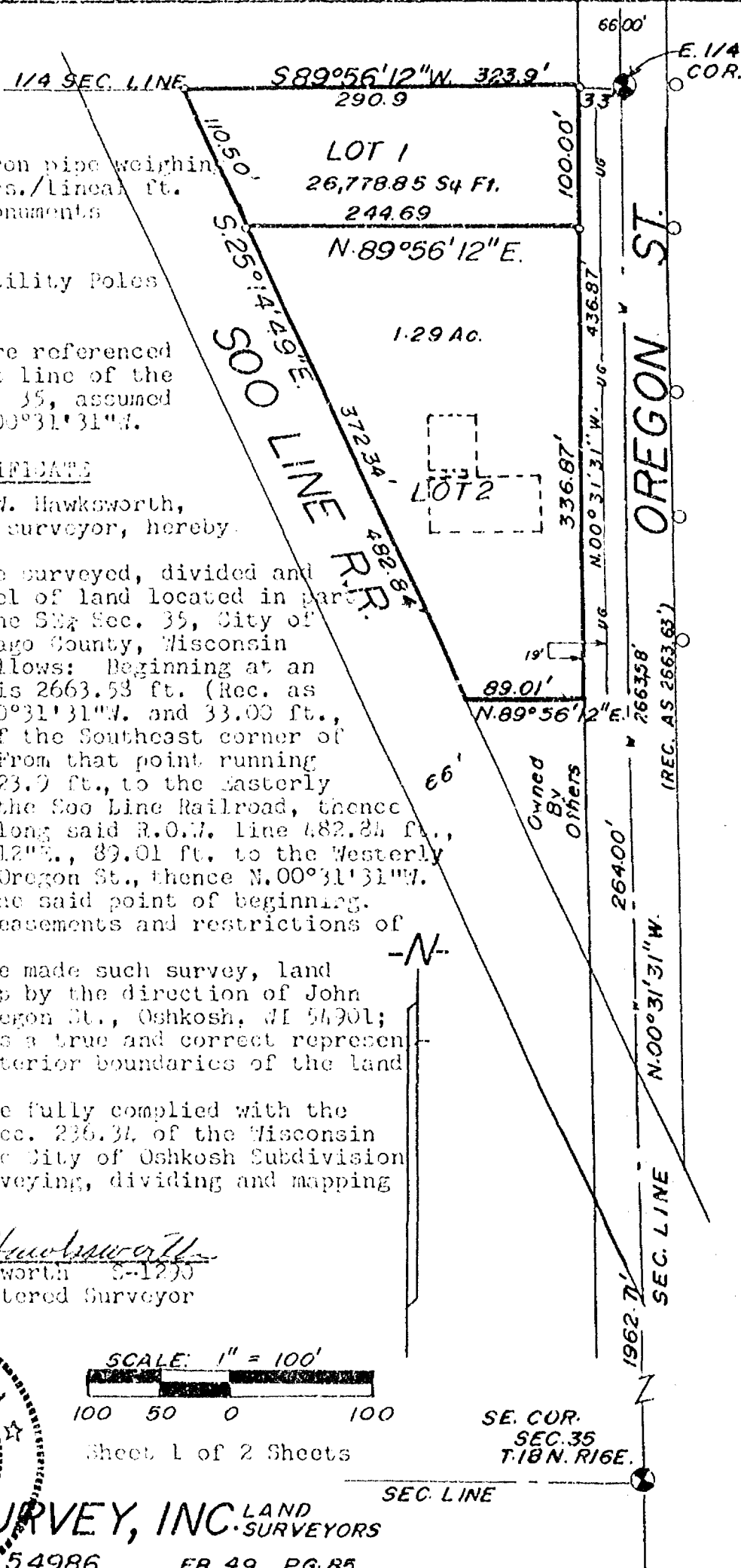
*Calvin W. Hawksworth*  
Calvin W. Hawksworth S-1290  
Wisconsin Registered Surveyor  
August 13, 1985



Sheet 1 of 2 Sheets

SE. COR.  
SEC. 35  
T.18N. R.16E.

**SAYLER SURVEY, INC.** LAND SURVEYORS  
WINNEBAGO, WI 54986  
FB. 49 PG. 85



Stock No. 26273

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 1440  
 Part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  Sec. 35, T.18N., R.16E. in the City of  
 Oshkosh, Winnebago County, Wisconsin

## 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 hereon.

WITNESS the hand and seal of said owner this 13<sup>th</sup> day of August, 1985.

In presence of:

Witness

Owner

2721 Oregon St  
 Street Address

Oshkosh WI 54901  
 City State Zip

STATE OF WISCONSIN  
 WINNEBAGO COUNTY

Personally came before me this 13<sup>th</sup> day of August, 1985, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

Omro WI

My commission expires 10-16-88.

## CITY OF OSHKOSH PLANNING COMMITTEE CERTIFICATE

This Certified Survey Map of part of the SE $\frac{1}{4}$  of Sec. 35, T.18N., R.16E., City of Oshkosh is hereby approved.

Date

8/27/85

Authorized Signature

Calvin W. Hawksworth  
 Calvin W. Hawksworth S-1290

Wisconsin Registered Land Surveyor  
 August 13, 1985

036655

Register's Office

Winnebago County, Wis.

Received for record this 27<sup>th</sup>  
 day of Aug. A.D., 1985  
 at 1:40 o'clock P. M. and  
 recorded in Vol. 1 of C.S.M.  
 on page 1440.

Register of Deeds

Sheet 2 of 2 Sheets

Sayler Survey, Inc.

139A W. Main

Winneconne, WI

clg  
 6/27

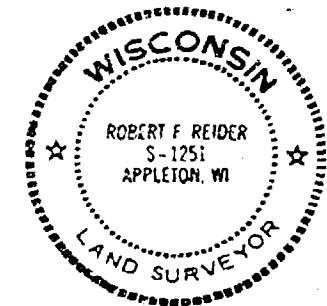


DESCRIPTION: THE SOUTH 22 FEET OF THE WEST ½ OF LOT 1, LEACH'S  
MAP OF BLOCK 43 AND THE WEST ½ OF LOT 5, BLOCK "C", MERRITT'S  
2ND ADDITION, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

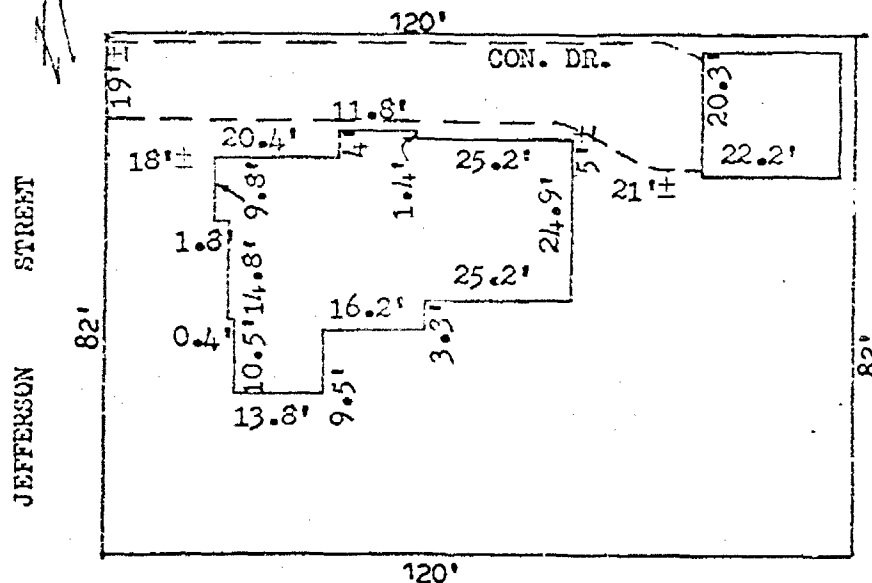
NO BUILDING ENCROACHMENTS PRESENT

WAGNER: 628 JEFFERSON ST.  
OSHKOSH, WISCONSIN.

2 STORY HOUSE



*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,  
AUGUST 22, 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. Oshkosh Savings & Loan  
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:  
Oshkosh Savings & Loan.

REVISIONS	Oshkosh Savings & Loan P.O. Box 80, Oshkosh, Wis. 54902		
	CAROW LAND SURVEYING CO., INC., P.O. BOX 1297 1837 W. WISCONSIN AVE. • APPLETON, WI 54912		
	DRAWN BY ec-dv MV	SCALE 1"=30'	DRAWING NO 868.199
	APPRO X	DATE 8-22-86	

## Chapter A-E 5

## MINIMUM STANDARDS FOR PROPERTY SURVEYS

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(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 parcels 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 1

(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. 272, eff. 7-1-74; am. (5) (a) and (6) (c), 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. 8-1-82.

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,

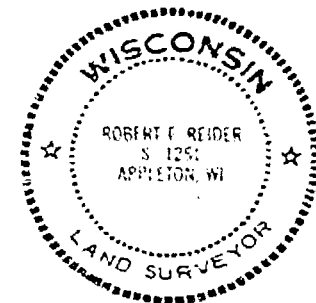
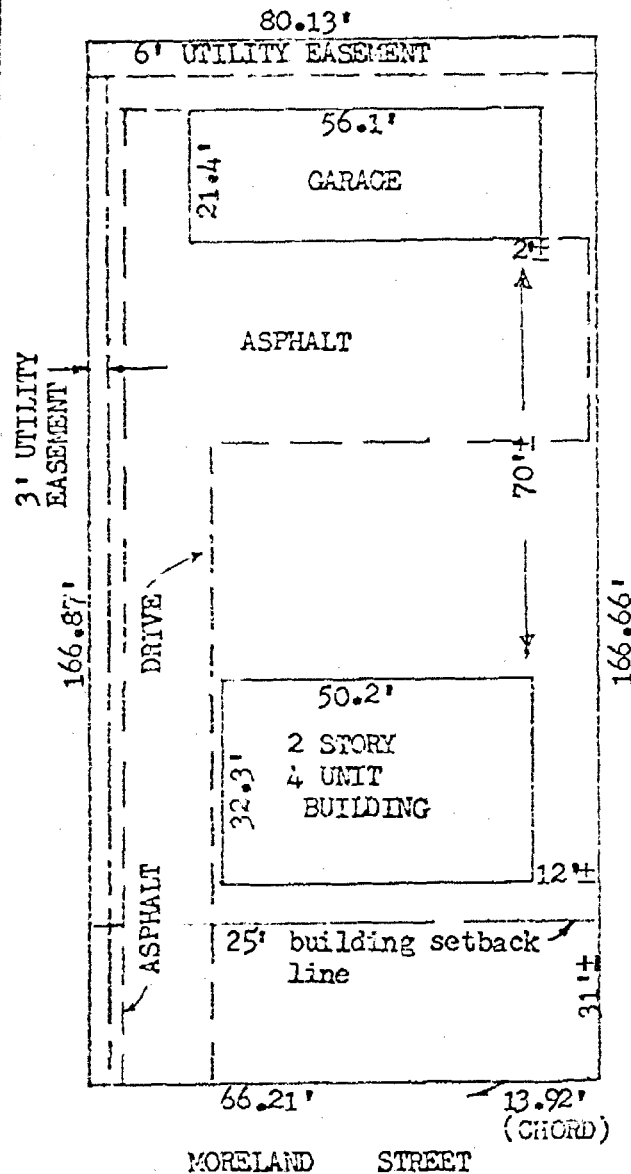
Register, August, 1982, No. 320

DESCRIPTION: LOT 8, KITTY E. SUBDIVISION, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN.

ADDRESS: 1355 MORELAND STREET

THERE ARE NO BUILDING ENCROACHMENTS

-ELLISTON



*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,  
APRIL 15, 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 RTV EC	SCALE 1"=30'	DRAWING NO. 854.62
	APPD X	DATE 4-15-85	

## 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 lands 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 1

(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.

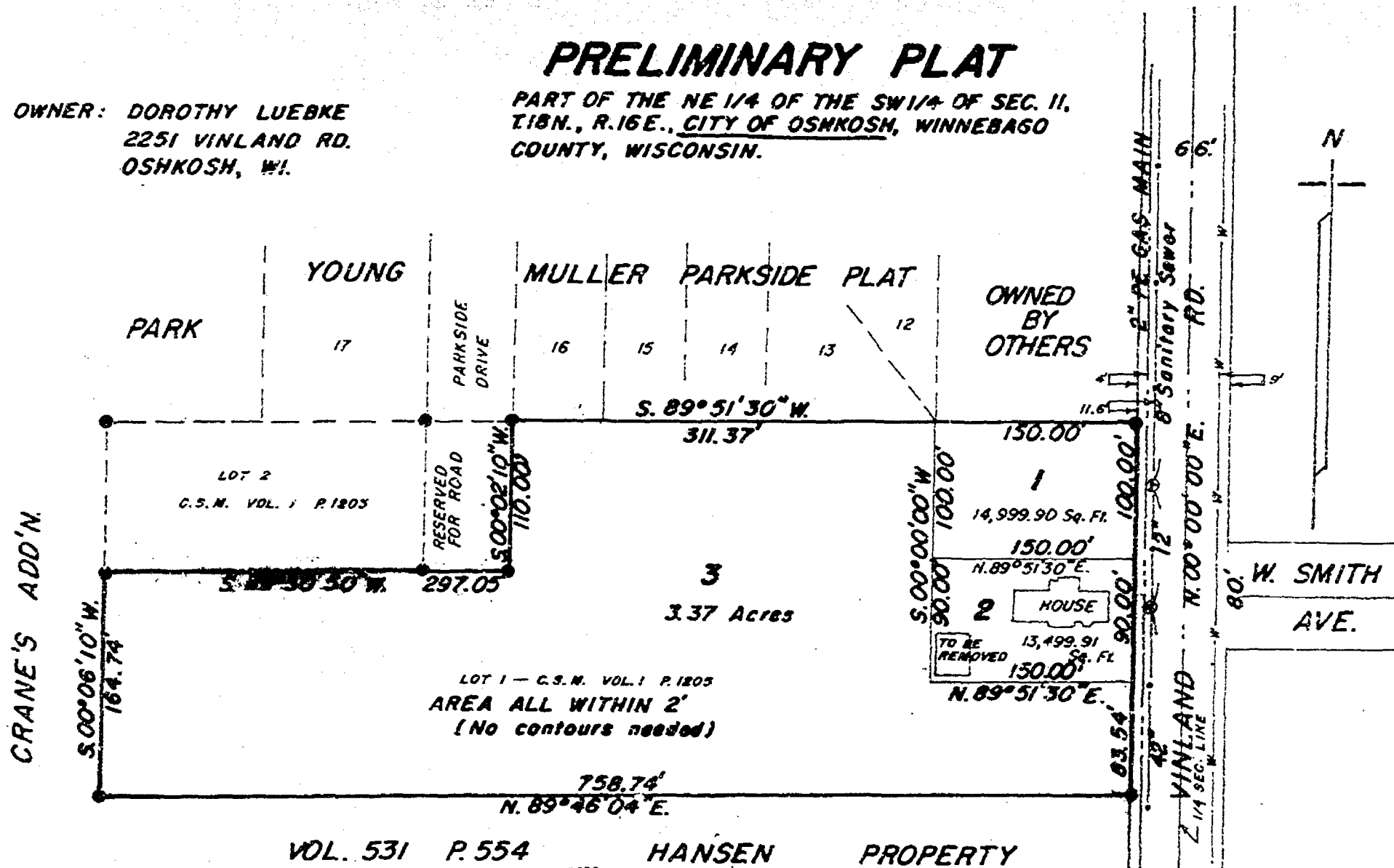
History: Cr. Register, June, 1974, No. 222, eff. 7-1-74; am. (5) (c) and (6) (c), Register, June, 1975, No. 234, eff. 7-1-75; am. (1) (b), Register, January, 1982, No. 313, eff. 2-1-82; am. (1) (b) and c. and rec. (2), Register, August, 1982, No. 320, eff. 9-1-82.

**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

PART OF THE NE 1/4 OF THE SW 1/4 OF SEC. 11,  
T.18N., R.16E., CITY OF OSHKOSH, WINNEBAGO  
COUNTY, WISCONSIN.

OWNER: DOROTHY LUEBKE  
2251 VINLAND RD.  
OSHKOSH, WI.



- ⊕ MANHOLES  
 --- GAS LINE  
 -W- WATER MAIN  
 -'-' SANITARY SEWER  
 ● EXISTING IRON PIPE

**SCALE: 1 in. = 100 ft.**

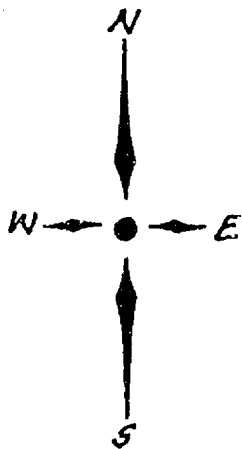


*Calvin W. Hawksworth*  
Calvin W. Hawksworth 5-1290  
Wisconsin Registered Land Surveyor  
April 25, 1985



Zoning

CERTIFIED SURVEY MAP FOR JOHN P. LIVESEY OF LOT ONE, CSM 1359, IN THE NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>, SECTION 27, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

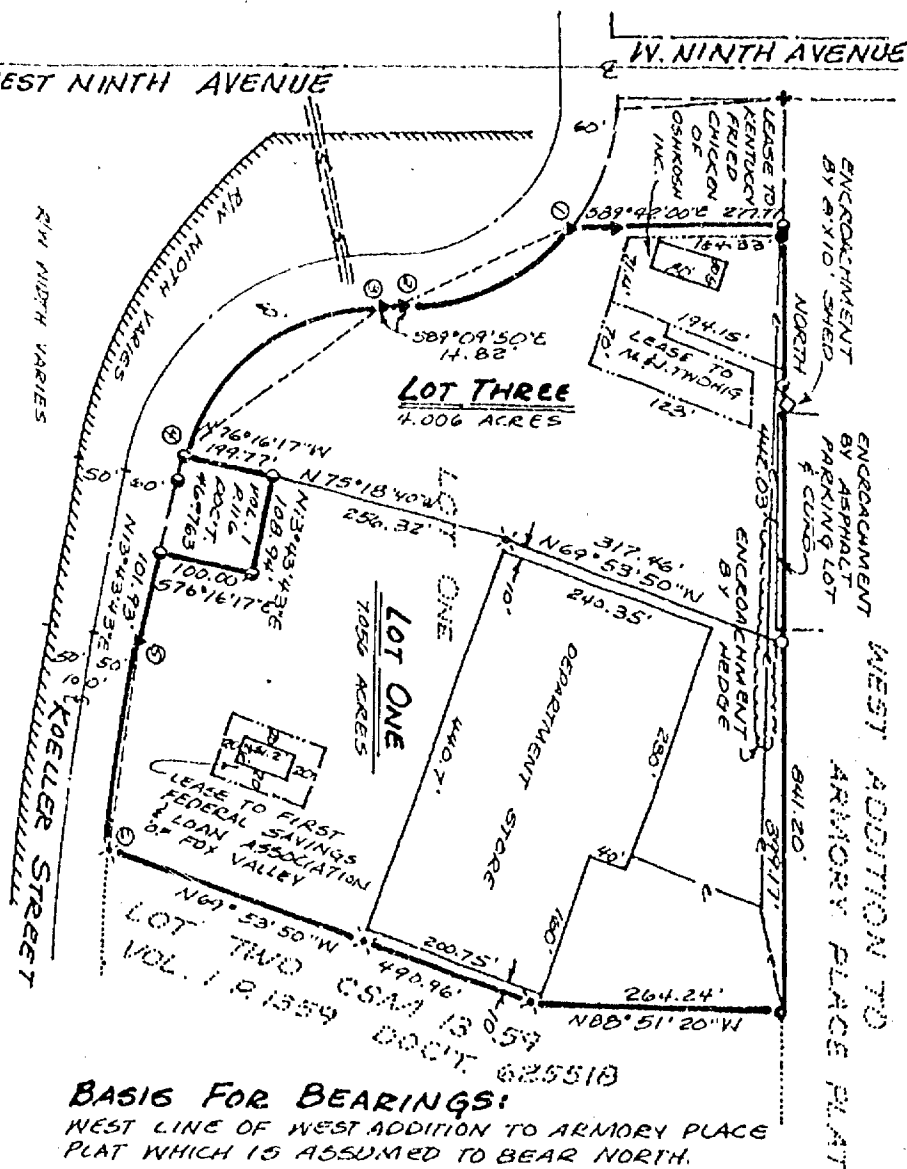


SCALE: 1"=200'  
200' 150' 100' 50' 0'

THIS INSTRUMENT  
DRAFTED BY  
JOSEPH S. GLODOWSKI  
LAMPERT, LEE & ASSOCIATES  
10968 HWY. "54" EAST  
WISCONSIN RAPIDS, WI. 54494  
DRAWN BY LAURA L. PAVELSKI  
ON FEB. 20, 1985.

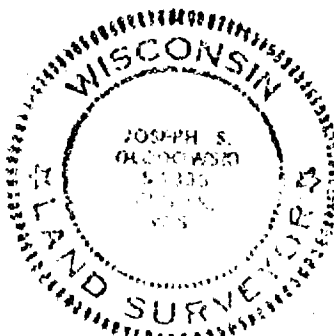
LEGEND

- 3/4" x 24" ROUND IRON  
ROD SET ~ 1.502 LB/FT.
- 3/4" ROUND IRON ROD FOUND
- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- △ R.R. SPIKE
- ✕ P.K. NAIL
- AERIAL ELECTRICAL LINE
- HEDGE
- NO ACCESS
- LEASE LINE
- 10' SANITARY SEWER EASEMENT
- PREVIOUSLY RECORDED AG...



CURVE DATA TABLE

CURVE NO.	LOT NO.	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	TANGENT BEARING	CHORD LENGTH	ARC LENGTH
1-2	THREE	223.70'	53°31'04"	S64°01'38"W	N09°09'50"W	201.78'	209.34'
3-4	THREE	226.48'	73°02'42"	N54°18'49"E	S89°09'50"E	269.57'	288.73'
5-6	ONE	2814.79'	04°29'20"	N08°20'30"E	N10°35'10"E	220.41'	220.53'



STATE OF WISCONSIN)  
WINNEBAGO COUNTY )<sup>SS</sup>

I, Joseph S. Glodowski, Registered  
Land Surveyor, hereby certify:

That I have surveyed and mapped the property described and represented on this  
certified survey map.

That I have made such survey and map by the direction of John P. Livesey and  
Attorney Peter Dohr, agents.

That such survey and map is a correct representation of the exterior boundaries of  
the land surveyed, described as:

Lot One, CSM 1359 recorded in Volume 1 on page 1359 as Document 625518 of  
the Winnebago County Certified Survey Maps located in the NW $\frac{1}{4}$  NW $\frac{1}{4}$ ,  
Section 27, T18N, R16E, City of Oshkosh, Winnebago County, Wisconsin.

Beginning at an iron red stake on the Westerly line of West Addition to  
Armory Place Plat which is NORTH 310.00 feet from the iron pipe stake on  
the Southwest corner of Lot 13 of said Plat;

Thence N88°51'20"W 264.24 feet to a P.K. nail in asphalt pavement;

Thence N69°53'50"W 490.96 feet to a P.K. nail in asphalt pavement on the  
Easterly right-of-way line of Koeller Street which is a circular curve  
concave to the East with a radius of 2814.79 feet and a central angle of  
04°29'20";

Thence Northeasterly 220.53 feet along the arc of said right-of-way to a  
railroad spike in asphalt pavement which is measured by a chord of 220.47 feet  
and bears N08°20'30"E;

Thence N13°43'43"E continuing along the Easterly line of said street 101.93  
feet to an iron pipe stake at the Southwest corner of Lot 1 of the certified  
survey map recorded in Volume 1 on page 116 as Document 469763 of the  
Winnebago County Registry Records;

Thence S76°16'17"E along the Southerly line of said Lot 1 100.00 feet to an  
iron pipe stake at the Southeast corner of said Lot 1;

Thence N13°43'43"E along the Easterly line of said Lot 1 108.94 feet to an  
iron pipe stake at the Northeast corner of said Lot 1;

Thence N76°16'17"W along the Northerly line of said Lot 1 99.77 feet to an  
iron pipe stake at the Northwest corner of said Lot 1 also being on the  
Easterly line of Koeller Street which is a circular curve concave to the  
Southeast, which has a radius of 226.48 feet and a central angle of 73°02'42";

Thence Northerly and Easterly 288.73 feet along the arc of said curved street  
to a railroad spike which is measured by a chord of 269.57 feet and bears  
N54°18'49"E;

(continued on page 1 of Sheet 2)



Stock No. 26273

(continued from Page 2 of Sheet 1)

Thence S89°09'50"E continuing along the Southerly line of Koeller Street 14.82 feet to an iron rod stake at the beginning of a circular curve which is concave to the Northwest, which has a radius of 223.70 feet and a central angle of 53°37'04";

Thence Easterly and Northerly 209.34 feet along the arc of said curved street to a railroad spike which is measured by a chord of 201.78 feet and bears N64°01'38"E;

Thence S89°42'00"E 227.77 feet to an iron pipe stake;

Thence SOUTH along the West line of West Addition to Armory Place Plat and its prolongation 841.20 feet to the point of beginning, containing 11.062 acres.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes.

Dated this 20th day of February 1985.



*Joseph S. Glodowski*  
 Joseph S. Glodowski  
 Registered Land Surveyor, S-1333

626047

Register's Office  
 Winnebago County, Wis.  
 Received for record this 21 <sup>st</sup>  
 day of Feb. A.D., 1985  
 at 10:00 o'clock A.M. and  
 recorded in Vol. 1 of CSM  
 on page 1362

*Joseph S. Glodowski*  
 Register of Deeds

*pd*  
*8*

DESCRIPTION PARCEL NO. 1: THE NORTH  
12.50 FEET OF LOT 9 AND ALL OF LOT 10,  
LAKEVIEW PARK, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN.

DESCRIPTION PARCEL NO. 2: THE NORTH  
25.00 FEET OF LOT 8 AND THE SOUTH  
37.50 FEET OF LOT 9, LAKEVIEW PARK,  
CITY OF OSHKOSH, WINNEBAGO COUNTY,  
WISCONSIN.

LEGEND:

- = 1" IRON PIPE FOUND
- = CHISEL NOTCH SET
- = 3/4" x 24" SOLID ROUND #6  
REBAR SET

ANGLES:

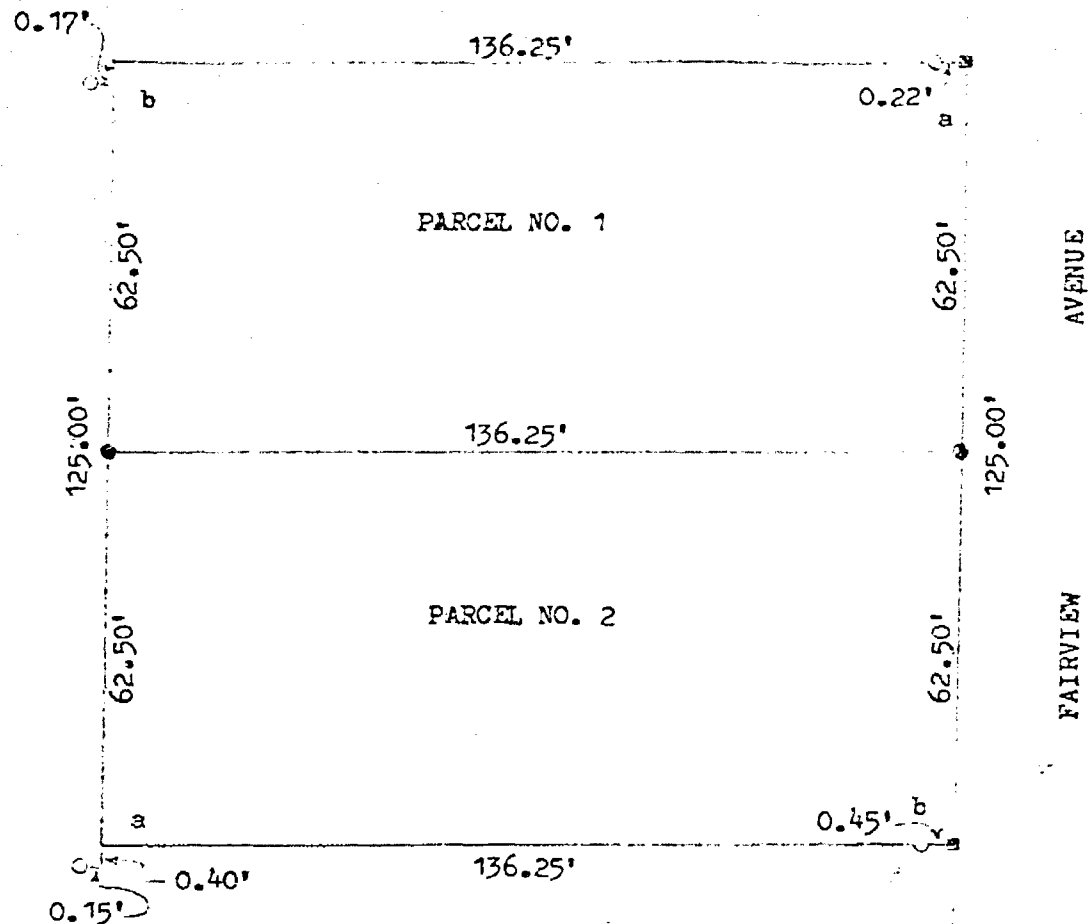
a = 89°-45'-30"  
b = 90°-14'-30"



I, ROBERT F. REIDER, CERTIFY THAT THIS PLAT OF  
SURVEY IS A CORRECT REPRESENTATION OF THE ABOVE  
DESCRIBED PROPERTY.

*Robert F. Reider*  
ROBERT F. REIDER

8-30-79  
DATED



REVISIONS	NORB VETTE REALTY		
	302 N. MAIN ST., OSHKOSH, WI. 54901		
	CAROW LAND SURVEYING CO., INC.		
	604 N. RICHMOND ST. APPLETON, WI 54911		
	DRAWN BY rr-kv BAD	SCALE 1"=30'	DRAWING NO. A-7578-79
	APP'D RFR-LEC	DATE 8/30/79	






LOTS 5 & 6 OF BLOCK 3 OF LAKE  
VIEW PARK ADD'N, CITY OF OSHKOSH

[illegible]

a.  $89^{\circ}53'30''$   
b.  $90^{\circ}04'43''$   
c.  $89^{\circ}55'17''$   
d.  $90^{\circ}06'30''$   
 $360^{\circ}00'00''$



## SURVEYORS CERTIFICATE

- o = Existing monuments      X = Chiseled cross in concrete  
 = 2' x 30" iron pipe set  
 = 1' x 30" iron pipe set  
 = reference caps or RR stakes  
 = Bernsten or Harrison monuments  
 X--X = fence  
 ( ) = recorded as  
 = stone monument

I hereby certify that I have surveyed the property as shown, according to official records and that the plat is a true and correct representation of said survey.

MAY 7, 1979

*Calvin W. Hawksworth*  
Wisconsin Registered Land Surveyor

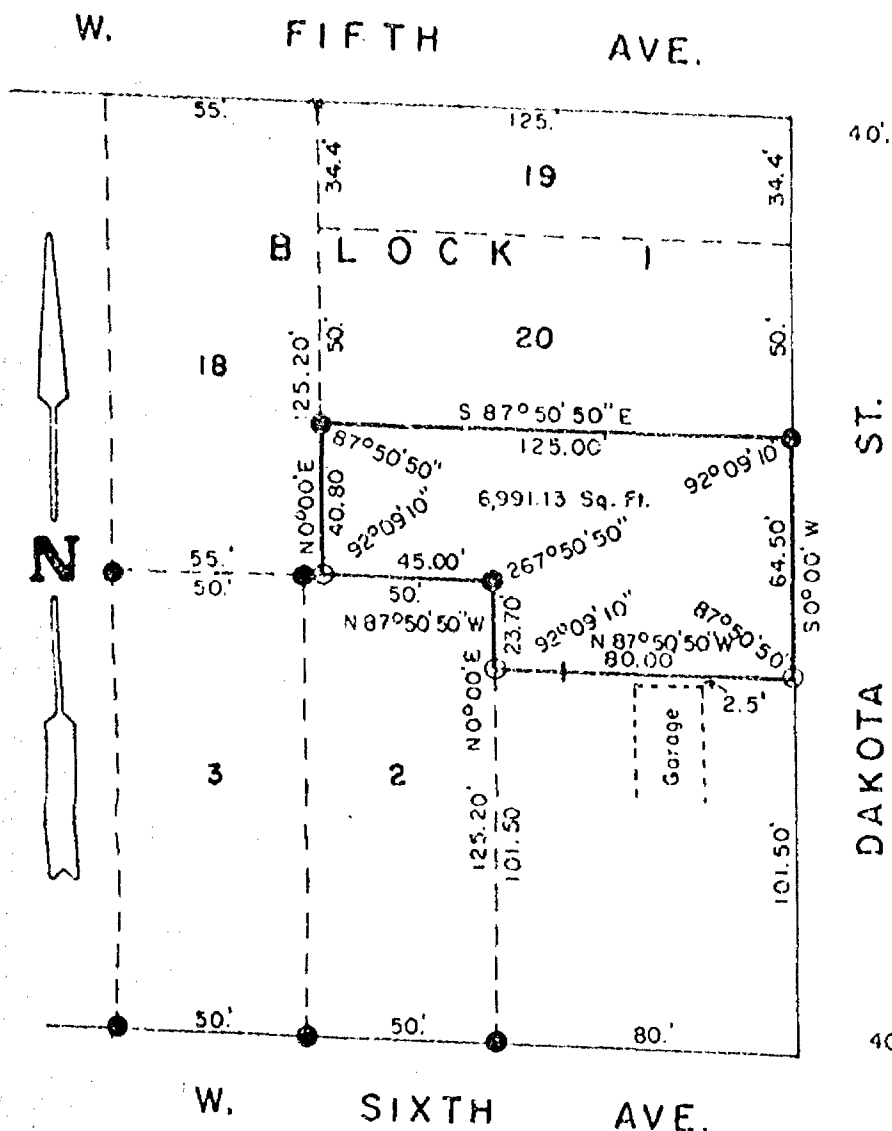
Wisconsin Registered Land Surveyor  
S-1290

S-1290

**R. K. SAYLER, INC.**  
LAND SURVEYORS  
WINNECONNE, WI 54986

SCALE 1:10000  
PROJECT NO S-000973  
FIELD BOOK 42 PAGE 11

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 Part of Lot 1 of Block 1 in ANNA M. LULL'S FIRST ADD'N. in the  
 City of Oshkosh



- Existing iron pipe
- 1" x 30" iron pipe weighing 1.13 lbs. per lineal ft.

Bearings are referenced to the West line of Dakota St., assumed bearing, N 0° 00' 00" E.



I, Calvin W. Hawksworth, registered land surveyor, hereby certify:  
 That I have surveyed and mapped part of Lot 1 of Block 1 in Anna M. Lull's First Add'n. in the City of Oshkosh, Winnebago County, Wisconsin, more specifically described as follows: Beginning at an iron pipe that is 101.50 ft., N 0° 00' 00" E of the SE corner of said Lot 1, Block 1. From that point running N 87° 50' 50" W, 80.00 ft., thence N 0° 00' 00" E, 23.70 ft., thence N 87° 50' 50" W, 45.00 ft., thence N 0° 00' 00" E, 40.80 ft., thence S 87° 50' 50" E, 125.00 ft., to the Westerly R.O.W. line of Dakota St., thence S 0° 00' 00" W, along said R.O.W. line, 64.50 ft. to the said point of beginning. Being a parcel of land of 6,991.13 sq. ft. in area, more or less.

That said map is a true representation of the exterior boundaries of the land surveyed; that I have fully complied with the provisions of Sec. 236.34 of the Wisconsin Statutes in surveying and mapping the same.

(See reverse side)

*Calvin W. Hawksworth*  
 Surveyor S-1290  
 June 24, 1977.

OWNER'S CERTIFICATE

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

Owner \_\_\_\_\_

Date: \_\_\_\_\_

CITY PLANNING COMMISSION CERTIFICATE:

This Certified Survey Map of part of Lot 1 of Block 1 in  
ANNA M. LULL'S FIRST ADDITION, City of Oshkosh, \_\_\_\_\_,  
owner, is hereby approved.

\_\_\_\_\_  
David Wendtland  
Secretary of Planning Commission

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

\_\_\_\_\_  
Calvin M. Hawksworth W.R.L.S. S-1290

SURVEY  
FOR  
JON FREDRICKSON  
OF  
LOT 2, LAKE BREEZE PLAT



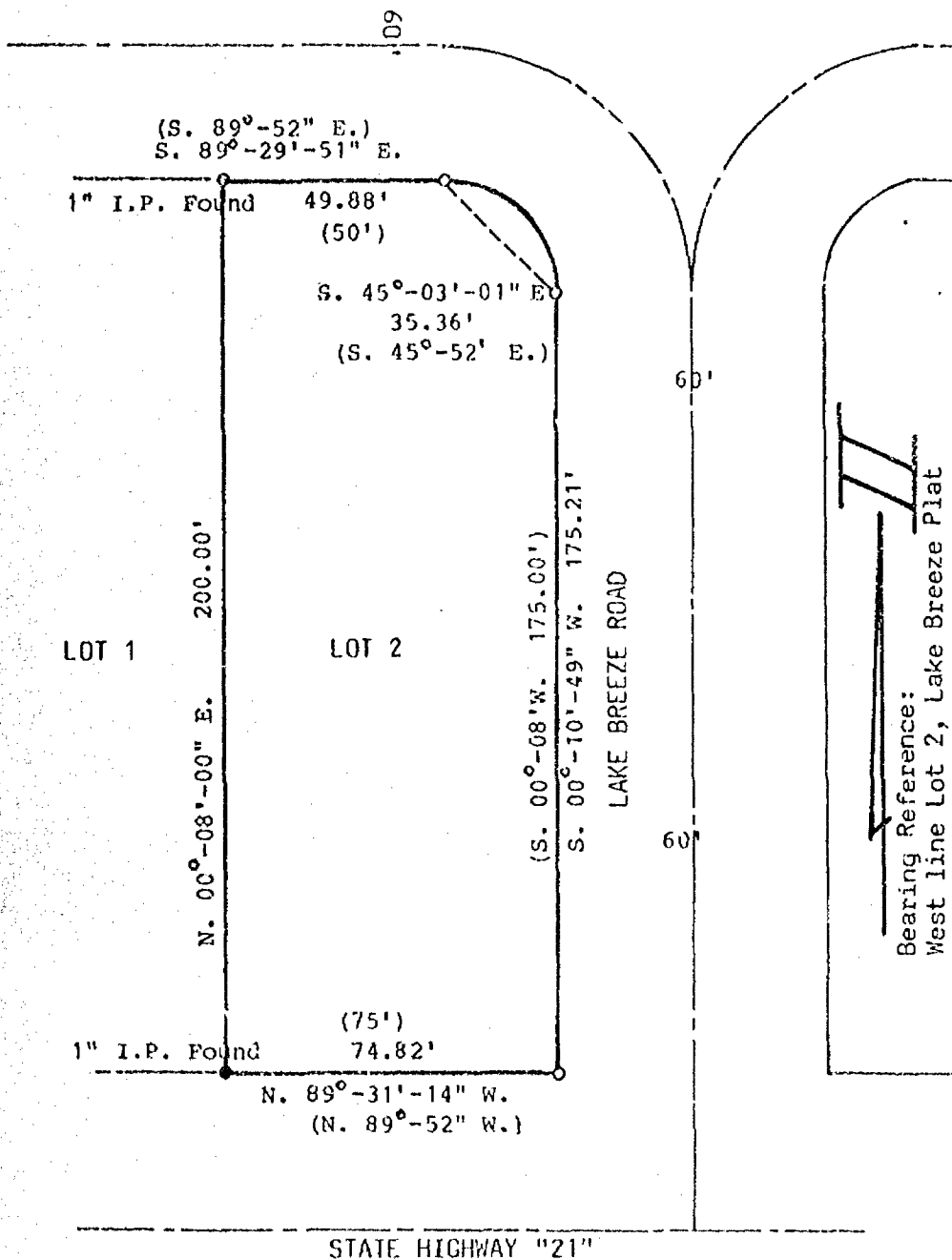
I, Lawrence C. Kriescher  
Wisconsin Registered  
Land Surveyor of Aero-  
Metric Engineering, Inc.,  
certify that I have  
surveyed the above  
described property and  
that the map shown to the  
left is a true and  
accurate representation  
thereof to the best of  
my knowledge and belief.

LOT 3

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

Legend

- o = 1" I.P. Set
  - = 1" I.P. Found
  - Scale: 1" = 40'
  - ( ) = Recorded Bearing/Dist.
- October 12, 1984



Aero-Metric Engineering, Inc.  
1091 S. Washburn St.  
Oshkosh, Wisconsin

L-1340



DESCRIPTION PARCEL NO. 1: THE NORTH  
12.50 FEET OF LOT 9 AND ALL OF LOT 10,  
BLOCK 8, LAKEVIEW PARK, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN.

DESCRIPTION PARCEL NO. 2: THE NORTH  
25.00 FEET OF LOT 8 AND THE SOUTH  
37.50 FEET OF LOT 9, BLOCK 8, LAKEVIEW  
PARK, CITY OF OSHKOSH, WINNEBAGO  
COUNTY, WISCONSIN.

LEGEND:

- = 1" IRON PIPE FOUND
- = CHISEL NOTCH SET
- = 3/4" x 24" SOLID ROUND #5  
REBAR SET

ANGLES:

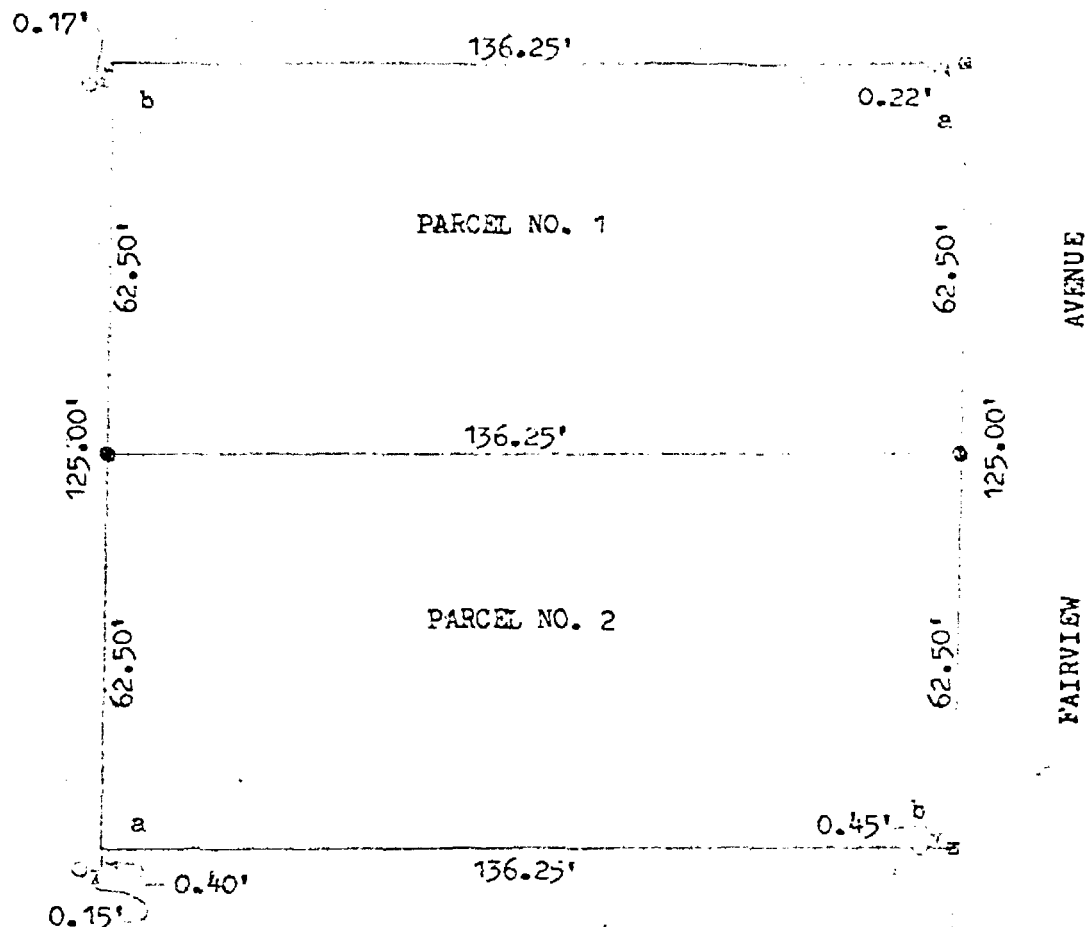
- a = 89°-45'-30"
- b = 90°-14'-30"



I, ROBERT F. REIDER, CERTIFY THAT THIS PLAT OF  
SURVEY IS A CORRECT REPRESENTATION OF THE ABOVE  
DESCRIBED PROPERTY.

*Robert F. Reider*  
ROBERT F. REIDER

8-30-79  
DATED



REVISIONS		NORB VETTE REALTY	
8-31-79		302 N. MAIN ST., OSHKOSH, WI. 54901	
BAD		CAROW LAND SURVEYING CO., INC.	
		604 N. RICHMOND ST. APPLETON, WI 54911	
	DRAWN BY	SCALE	DRAWING NO.
	rr-kv BAD	1"=30'	A-7578-79
	APPROVED	DATE	
	lec RFR-LEC	8/30/79	