

LEGEND

- ▲ 1" O.D. IRON PIPE SET
- P.K. NAIL SET
- ⊗ SAWED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/2" IRON PIPE FOUND
- () RECORDED AS
- Ⓜ TELEPHONE PEDESTAL
- Ⓜ ELECTRICAL PEDESTAL/TRANSFORMER
- Ⓜ CABLE PEDESTAL
- ⊗ LIGHT POLE
- X- EXISTING FENCE



BEARINGS ARE REFERENCED TO THE WEST LINE OF ALGOMA BOULEVARD ASSUMED TO BEAR S 24°07'07" E

1" = 40'

0 40 80

SCALE IN FEET

LEGAL DESCRIPTION PARCEL A:

ALL OF LOT OUTLOT 23, RIVER MILL SUBDIVISION AND PART OF LOT 8, PAINE & SAWYER'S ASSESSORS PLAT, ALL IN THE 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 23 OF RIVER MILL SUBDIVISION; THENCE SOUTH 24 DEGREES 07 MINUTES 07 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALGOMA BOULEVARD, A DISTANCE OF 101.95 FEET; THENCE SOUTH 71 DEGREES 59 MINUTES 03 SECONDS WEST, 115.38 FEET; THENCE NORTH 18 DEGREES 00 MINUTES 57 SECONDS WEST, 9.26 FEET; THENCE SOUTH 71 DEGREES 59 MINUTES 03 SECONDS WEST; 33.53 FEET; THENCE NORTH 25 DEGREES 22 MINUTES 17 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT 23 OF RIVER MILL SUBDIVISION AND THE WEST LINE OF SAID LOT 8 OF PAINE & SAWYER'S ASSESSORS PLAT, A DISTANCE OF 112.51 FEET; THENCE NORTH 79 DEGREES 15 MINUTES 25 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARBORETUM DRIVE, A DISTANCE OF 153.71 FEET TO THE POINT OF BEGINNING. CONTAINING 16,245 SQ. FT.

LEGAL DESCRIPTION PARCEL B:

PART OF LOT 8, PAINE & SAWYER'S ASSESSORS PLAT, ALL IN THE 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 23 OF RIVER MILL SUBDIVISION; THENCE SOUTH 24 DEGREES 07 MINUTES 07 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALGOMA BOULEVARD, A DISTANCE OF 101.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 07 MINUTES 07 SECONDS EAST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALGOMA BOULEVARD, A DISTANCE OF 12.60 FEET; THENCE SOUTH 72 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 8 OF PAINE & SAWYER'S ASSESSORS PLAT, A DISTANCE OF 147.60 FEET; THENCE NORTH 25 DEGREES 22 MINUTES 17 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 20.72 FEET; THENCE NORTH 71 DEGREES 59 MINUTES 03 SECONDS EAST; 33.53 FEET; THENCE SOUTH 18 DEGREES 00 MINUTES 57 SECONDS EAST, 9.26 FEET; THENCE NORTH 71 DEGREES 59 MINUTES 03 SECONDS EAST, 115.38 FEET TO THE POINT OF BEGINNING. CONTAINING 2,062 SQ. FT.

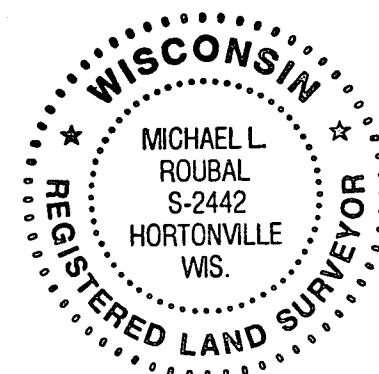
SURVEYOR'S CERTIFICATE

I, MICHAEL L. ROUBAL, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

DATED THIS THE 4TH DAY OF MAY, 2016

Michael L. Roubal

MICHAEL L. ROUBAL,
PROFESSIONAL LAND SURVEYOR S-2442



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PLAT OF SURVEY

ALL OF LOT OUTLOT 23, RIVER MILL SUBDIVISION AND
ALL OF LOT 8, PAINE & SAWYER'S ASSESSORS PLAT,
ALL IN THE 12TH WARD, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN.

SCALE 1"=40'
DATE April 2016
COMPUTER FILE
1-0086-004.csm.dwg

DRAWING NO.
1-0086-004