PRINTED ON 8/8/00

BENCHMARKS

1 – TAG NUT ON HYDRANT ON SOUTH SIDE OF OSHKOSH STREET, EAST DRIVE ENTRANCE TO FATHER CARR'S PROPERTY. ELEV=764.48

2 – RAILROAD SPIKE SET IN NORTH FACE OF POWER POLE ON WEST SIDE OF N. KOELLER STREET. PP# 125EE11 ELEV=764.40

3 – NORTH BOLT ON HIGH LINE POLE ON EAST SIDE OF N. KOELLER STREET 100'± NORTH OF ROBIN DRIVE. ELEV=766.18

SURVEYOR'S CERTIFICATE

I, Gary W. Lousberg, Registered Land Surveyor, hereby certify that on this date I have completed a survey for Father Martin P. Carr of a parcel of land described below.

That I have marked the corners or boundaries of said parcel on the ground by setting iron stakes as shown on the map and that the following is the correct description as surveyed and staked out:

A part of the Northwest 1/4 of the Southwest 1/4 of Section 15, T. 18 N.–R. 16 E., City of Oshkosh, Winnebago County, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 15; thence South 00°-39'-11" East along the West line of the Southwest 1/4 of said Section 15, 1,302.90 feet; thence South 89°-48'-56" East along the Westerly extension of the North right–of–way line of Robin Avenue, 178.58 feet; thence North 47°-03'-28" West, 8.81 feet; thence North 04°-18'-00" West along the Easterly right–of–way line of North Koeller Street, 183.14 feet to the point of beginning; thence South 89°-48'-56" East, parallel with the North right–of–way line of Robin Avenue, 499.40 feet; thence North 00°-38'-50" West, 488.41 feet; thence South 64°-32'-56" West along the Southeasterly line of Lot 1, Certified Survey Map Number 1222 and on its extension Easterly, 48.81 feet; thence North 25°-27'-04" West along the Southwesterly line of said Lot 1, 93.16 feet; thence South 64°-32'-56" West along the Southerly line of said Lot 1, 13.00 feet; thence North 25°-27'-04" West along the Southwesterly line of said Lot 1, 96.11 feet; thence South 61°-15'-56" West along the Easterly right–of–way line of Oshkosh Avenue, 158.04 feet; thence along said right–of–way line on a curve to the left, having a radius of 442.00 feet, 505.80 feet along curve to a point which is South 28°-28'-58" West, 478.65 feet from last described point; thence South 04°-18'-00" East along the Easterly right–of–way line of North Koeller Street, 134.80 feet to the point of beginning and containing 5.896 acres (256,819 Sq. Ft.) of land more or less, and being subject to all easements and restrictions of record.

That such survey is a correct representation of all the exterior boundaries of the land surveyed and the principal buildings thereon.

This survey is made for the exclusive use of the present owners and those who purchase, mortgage or guarantee title thereto within one year from the date hereof.

WISCONSIN GARY W. LOUSBERG S-2191 MANITOWOC WI LAND SURVEYOR

Gary W. Lousberg, R.L.S. №S-2191

NOTE:
AN UP–TO–DATE SURVEY HAS BEEN PERFORMED BY EXCEL ENGINEERING INC. FOR THE PURPOSE OF SHOWING ALL EASEMENTS CONTAINED IN TITLE COMMITMENT #94085S BY SCHMITT TITLE AND ESCROW COMPANY, DATED JULY 27, 2000.

NOTE:
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, BEFORE THE START OF WORK. THE RESPECTIVE UTILITIES AND UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

LEGEND:

- EXISTING SPOT ELEVATIONS
- WATER VALVE IN BOX
- WATER SERVICE VALVE
- EXISTING CURB INLET
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE
- TELEPHONE PEDESTAL
- EXISTING LIGHT POLE
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET WEIGHING 1.50 LBS./FT.
- DECIDUOUS TREE WITH TRUNK DIAMETER
- CONIFEROUS TREE
- BASKETBALL HOOP
- WOODED AREA
- BRUSH LINE
- EXISTING CHAINLINK FENCE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING CURB AND GUTTER
- EXISTING GROUND CONTOUR

AREA
256,819 sq.ft.
5.896 acres

CURVE DATA
I=65°33'56"
R=442.00'
L=505.80'
CD=478.65'
CB=S28°28'58"W

1"= 30' SCALE

NORTH

W. LINE – SW 1/4 – SEC. 15–18–16
S00°39'11"E
1302.90'

NW COR.–SW 1/4 SEC. 15–18–16

S89°48'56"E
178.58'

N47°03'28"W
8.81'

BENCHMARK 3

NORTH KOELLER STREET

S04°18'00"E
134.80'

N04°18'00"W
183.14'

BENCHMARK 2

BENCHMARK 1

OSHKOSH AVENUE

S61°15'56"W
158.04'

ROBIN AVENUE

S89°48'56"E
499.40'

N00°38'50"W
188.58'

N00°38'50"W
488.41'

S64°32'56"W
48.81'

N25°27'04"W
93.16'

S64°32'56"W
13.00'

N25°27'04"W
96.11'

LOT 1
CSM NO. 1222

20' WIDE SEWER AND WATER EASEMENT DOC. NO. 556774

10' WIDE SIDEYARD EASEMENT DOC. NO. 880621

EXISTING MEETING HALL
EXISTING POOL HALL
EXISTING GYMNASIUM
F.F.ELEV=764.4
F.F.ELEV=764.3
CANOPY
ATRIUM
CONCRETE
DOWNSPOUTS
GAS METER
ELECTRIC METER
PLANTING
EXISTING GARAGE
EXISTING GARAGE
EXISTING GARAGE
EXISTING CONCRETE SLAB
EXISTING HOUSE
EXISTING APARTMENT BUILDING
CONCRETE BASKETBALL COURT
ASPHALT
GRASS
WOODED
BRUSH

CB INLET
RIM=764.68
IE W 12"CONC=759.46

CB INLET
RIM=764.76
IE W 12"CONC=759.77

SAN MH
RIM=755.28
IE S 8"CONC/ASB=742.08
IE W 8"CONC/ASB=743.17

CB INLET
RIM=754.64
IE S 8"=752.00

SAN MH
RIM=755.58
IE N 8"CONC/ASB=744.17
IE W 8"CONC/ASB=742.64

SAN MH
RIM=757.87
IE N 8"CONC/ASB=744.15
IE S 8"CONC/ASB=744.25

SAN MH
RIM=761.65
IE N 12"CLAY=752.22
IE E 12"CLAY=751.25

SAN MH
RIM=760.13
IE S 8"CONC/ASB=745.04

2000 © EXCEL ENGINEERING INC.

ES

SHEET

DESIGN NO.: 001280

DATE:

PROJECT:
BETHLEHEM INN
1965 OSHKOSH AVE.
OSHKOSH, WI 54901

OWNER:
THE PLACE 2B
1965 OSHKOSH AVE.
OSHKOSH, WI 54901

EXCEL ENGINEERING INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926–9800
FAX: [920] 926–9801

FIELD WORK: 7/12/00 MWB, MJK

REVISIONS:
8/8/00

001280 Bethlehem Inn\cad-dwg\001280es.dwg Tue Aug 08 15:58:48 2000 DJ