ALL OF LOTS 1 AND 2 AND THAT PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 293 FILED IN VOLUME 1 OF SURVEY MAPS ON PAGE 293 AS DOCUMENT ALL OF LOTS 1 AND 2 AND THAT PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 293 FILLU IN VOLUME 1 OF SURVEY MAPS ON PAGE 293 AS DOCUMENT NO. 512036 AND BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, T18N, R16E, IN THE THIRTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 01 DEGREES 13 MINUTES 27 SECONDS WEST, 272.85 FEET, ALONG THE WEST LINE OF SAID LOT 3, TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 44; THENCE NORTH 54 DEGREES 16 MINUTES 26 SECONDS EAST, 56.44 FEET, ALONG THE NORTHERLY LINE OF SAID HIGHWAY; THENCE NORTH 10 DEGREES 38 MINUTES 07 SECONDS EAST, 51.28 FEET ALONG THE WESTERLY LINE OF RELOCATED SOUTH WASHBURN STREET; THENCE NORTHWESTERLY 197.70 FEET, CONTINUING ALONG THE WESTERLY LINE OF SOUTH WASHBURN STREET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 387.03 FEET AND A CHORD WHICH BEARS WESTERLY 15 DECREES 17 MINUTES 03 SECONDS WEST 195.56 FEFT TO THE POINT OF BEGINNING. NORTH 15 DEGREES 17 MINUTES 03 SECONDS WEST, 195.56 FEET, TO THE POINT OF BEGINNING. MORE FULLY DESCRIBED AS FOLLOWS: BEING ALL OF LOTS 1 AND 2 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 293 AS RECORDED IN VOLUME OF CERTIFIED SURVEY MAPS ON PAGE 293 AS DOCUMENT NUMBER 512036, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE N88'59'52'W, 1027.42 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33 AS EVIDENCED AND OCCUPIED TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH WASHBURN STREET AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, 204.55 FEET ALONG THE ARC OF A 387.03 FOOT RADIUS CURVE TO THE LEFT OF SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A CHORD WHICH BEARS S14'17'53"E AND IS 202.18 FEET IN LENGTH TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.T.H. "44"; THENCE S10'30'34"W, 44.94 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S54°18'49"W, 200.31 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S45°30'23"W, 99.42 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S54'19'38"W, 152.00 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 293; THENCE NO0'39'21"E, 520.71 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33 AS EVIDENCED AND OCCUPIED; THENCE S88'59'52"E, 309.44 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 128,899 SQUARE FEET (2.9591 ACRES±) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. UNPLATTED LANDS 50' 50' NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33-18-16 AS EVIDENCED & OCCUPIED CENTER OF SECTION 33-18-16 EAST 1/4 CORNER -SECTION 33-18-16 (N89°03'12"W) (1335.55') N88'59'52"W 1336.86 N89°20'16"W 309.44' (309.40') 1027.42 1335.09 -NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33-18-16 AS EVIDENCED & OCCUPIED 0 7.3'± STORY METAL BUILDING *∟7.5′±* WOOD LOADING DOCK ~7.5'± PROPERTY ADDRESS: 50 2170 S.T.H. "44" CONCRETE NOO:48'01' PAVEMENT //1 STORY/// METAL BUILDING 128,899 SQ.FT.± (2.9591 ACRES±) J. 4 *∽7.7'±* UNPLATTED LANDS CLIENT: Θ, **520.71** (520.89) GAMBRINUS ENTERPRISES ATTENTION: LOYAL BERG 2850 S. OAKWOOD ROAD "44" (WIDTH VARIES) OSHKOSH, WISCONSIN 54904 LEGEND: 3/4" X 24" SOLID ROUND IRON REBAR SÉT, WEIGHING 1.502 LBS. PER LIN. FT. P = 1" I.D. ROUND IRON PIPE FOUND

S.T.H. ROAD) SCONSIN REIDER S-1251 APPLETON, WIS. AND SURVEY And SURVE I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

⊗ = STONE WITH CROSS FOUND = BERNTSEN MONUMENT FOUND

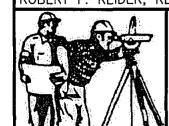
8 = WELL SEPTIC TANK \triangle = SEPTIC VENT

() = RECORDED AS

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 16 EAST AS EVIDENCED & OCCUPIED WHICH IS ASSUMED TO BEAR N88'59'52"W.

SCALE

		CURVE TABLE:							
			CENTRAL	ARC	CHORD	CHORD			
	CURVE	RADIUS	ANGLE	LENGTH	BEARING	LENGTH	TANGENT BE	ARING	
	C1	387.03	30'16'54"	204.55	S14'17'53"E	202.18	S00°50'34"W	S29°26'20"E	
_		;			(S15°17'03"E)				



CAROW LAND SURVEYING CO., INC.

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DRAWN BY nt-dv DGV PROJECT NO. A0810.5

1'' = 60'