

PARCEL A

A parcel of land which is Lot 1, Herbert Doemel's Subdivision and a part of Lot 1, Doemel Plat, all located in Section 7, T18N, R17E, in the 15th Ward, City of Oshkosh, Winnebago County, Wisconsin; more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 1, Herbert Doemel's Subdivision; said point being the **POINT OF BEGINNING**; thence S 90°00'00" W, along the North Line of E. Murdock Avenue, a distance of 100.00 feet; thence N 1°47'04" E, a distance of 183.53 feet; thence S 90°00'00" E, parallel to the North Line of E. Murdock Avenue, a distance of approximately 127.73 feet, to the Ordinary High Water Line of Lake Winnebago; thence southerly and easterly, along said Ordinary High Water Line of Lake Winnebago to the East Line of Lot 1, Herbert Doemel's Subdivision; thence S 1°48'35" W, along the East Line of said Lot 1, a distance of 31.10 feet; thence S 90°00'00" W, along the North Line of Lot 2, Herbert Doemel's Subdivision, a distance of 60.00 feet; thence S 1°47'04" W, along the West Line of said Lot 2, a distance of 113.5 feet, to the **POINT OF BEGINNING**; said described tract containing approximately 0.4991 acres, (21,740 Square Feet), more or less, and is subject to all existing easements and restrictions of record.

PARCEL B

A parcel of land which is part of Lot 1, Doemel Plat, located in Section 7, T18N, R17E, in the 15th Ward, City of Oshkosh, Winnebago County, Wisconsin; more particularly described as follows:

COMMENCING at the Northwest Corner of Lot 1, Herbert Doemel's Subdivision; thence S 90°00'00" W, parallel with E. Murdock Street, a distance of 20.00 feet, said point being the **POINT OF BEGINNING**; thence continuing S 90°00'00" W, a distance of 123.00 feet; thence S 86°17'13" W, a distance of 77.81 feet, to the East Line of Hickory Lane; thence N 2°19'10" W, along the East Line of Hickory Lane, a distance of 40.34 feet; thence S 88°40'25" E, a distance of 79.30 feet; thence N 0°00'00" W, a distance of 26.57 feet; thence N 90°00'00" E, a distance of 124.87 feet; thence S 1°47'04" W, a distance of 60.03 feet to the **POINT OF BEGINNING**; said described tract containing 0.2371 Acres, (10,330 Square Feet), more or less, and is subject to all existing easements and restrictions of record. **Said parcel can only be conveyed with or to an adjoining property.**