

PLAT OF SURVEY

KNOWN AS 2880 JACKSON STREET, BEING THE NORTH 188.0 FT. OF THE WEST 512.0 FT. OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 12, T18N, R16E, IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION ALLOTTED FOR HWY. "45" (JACKSON STREET) R.O.W. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE N.W. CORNER OF SECTION 12, THENCE NORTH 88-38-28 EAST ALONG THE NORTH LINE OF SAID SECTION 41.50 FT. TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 88-38-28 EAST 470.51 FT., THENCE SOUTH 01-37-58 EAST 188.00 FT., THENCE SOUTH 88-38-28 WEST 470.62 FT., THENCE NORTH 01-36-00 WEST 188.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.031 ACRES. SUBJECT TO RIGHTS IN VOL.227, PG.404 AND VOL.633, PG.429, SAID PARCEL CONTAINS 88,466.22 SQ. FT. (2.031 ACRES).

MARCH 24, 1986 SURVEY FOR ROADWAY SERVICES SURVEY NO. 1702-S
AKRON, OHIO

○ ——— DENOTES 1 INCH DIAMETER IRON PIPE SET.

—○— DENOTES ELEVATION CONTOUR LINE.

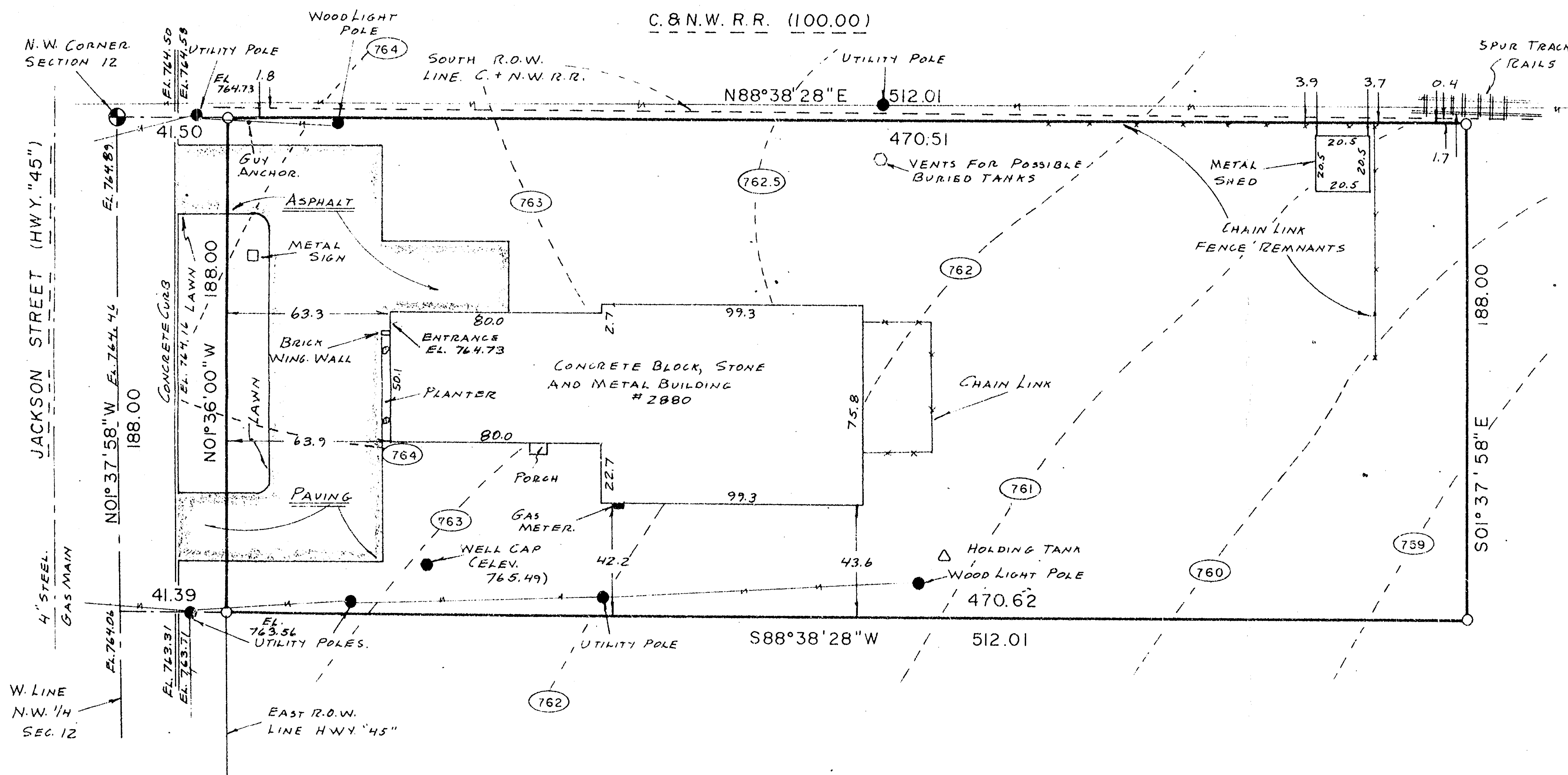
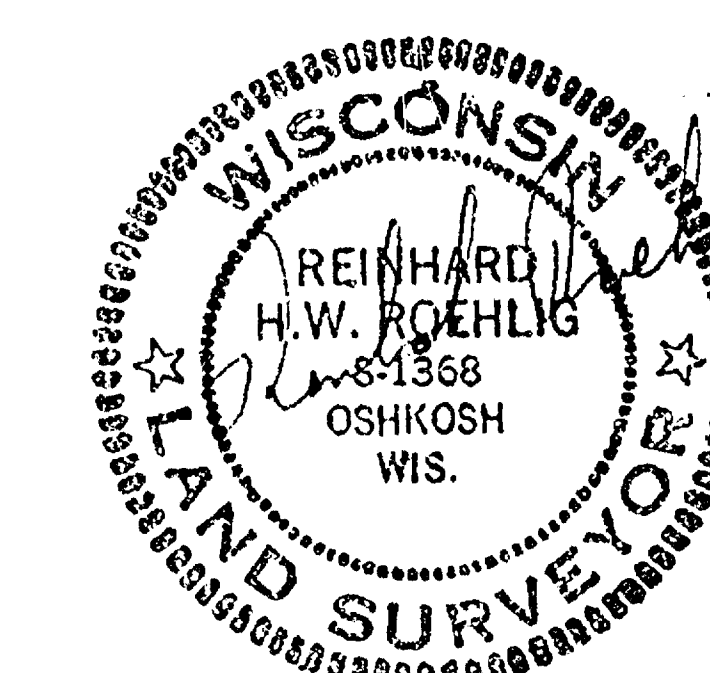
ELEVATIONS ARE TO CITY OF OSHKOSH DATUM.

LAND IS ZONED M-3 HEAVY INDUSTRIAL.

EXISTING BURIED WISCONSIN TELEPHONE LINES (IF ANY) MUST BE FIELD LOCATED BY WISCONSIN TELEPHONE AT TIME OF ANY CONSTRUCTION.

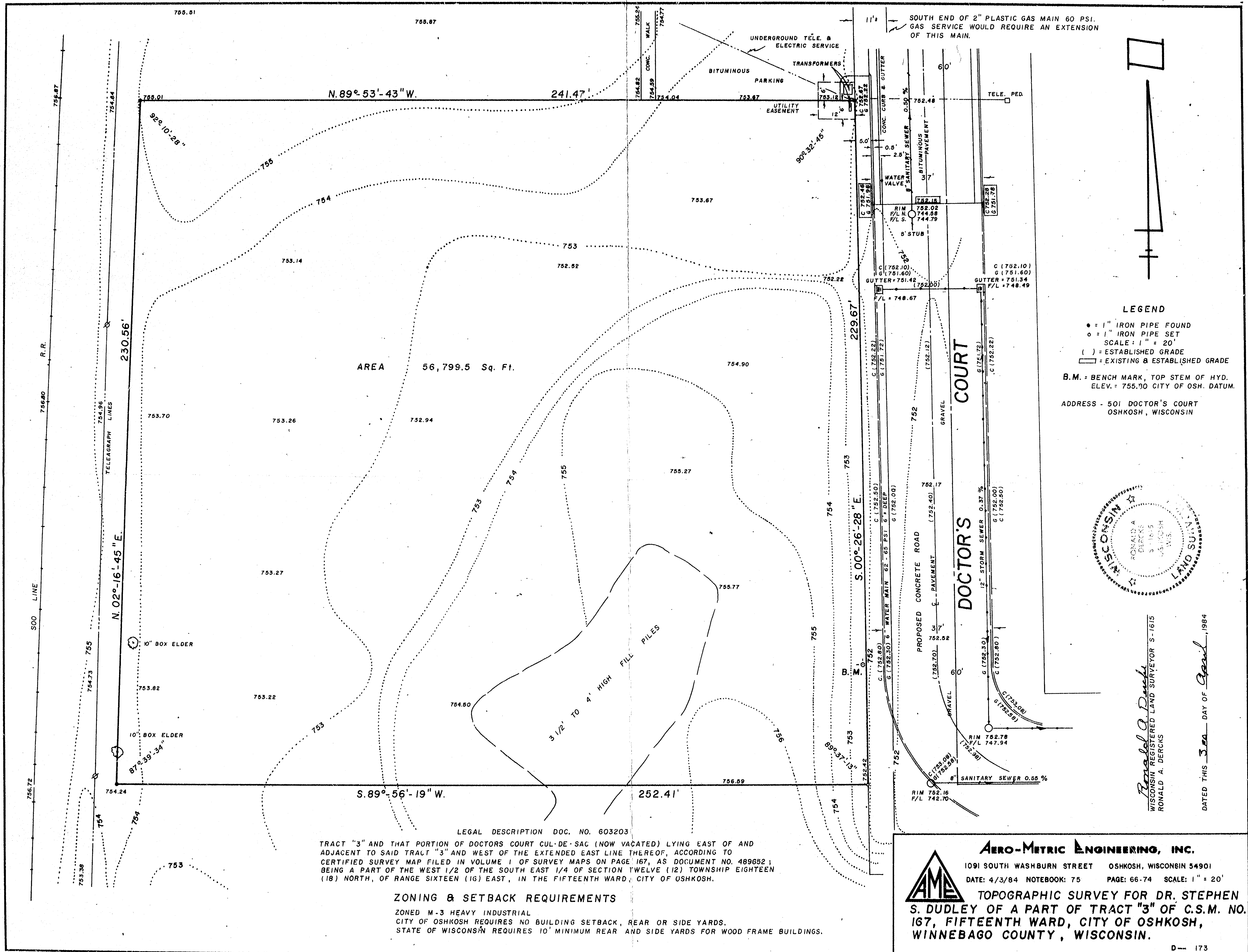
I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

 **national survey & engineering**
417 NORTH SAWYER STREET
P.O. BOX 2963
OSHKOSH, WISCONSIN 54903
(414)426-2800



— — — — — DENOTES OVERHEAD POWER LINES

SCALE 1" = 40'

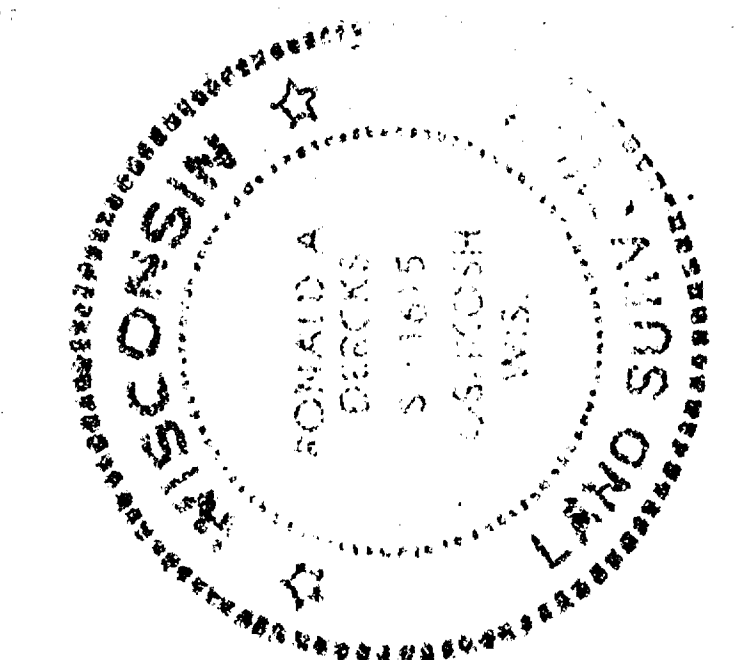


LEGEND

- = 1" IRON PIPE FOUND
- = 1" IRON PIPE SET
- SCALE: 1" = 20'
- () = ESTABLISHED GRADE
- = EXISTING & ESTABLISHED GRADE

B.M. = BENCH MARK, TOP STEM OF HYD.
ELEV. = 755.90 CITY OF OSH. DATUM.

ADDRESS - 501 DOCTOR'S COURT
OSHKOSH, WISCONSIN



Ronald A. Dercks
WISCONSIN REGISTERED LAND SURVEYOR S-1615
RONALD A. DERCKS

DATED THIS 3rd DAY OF April, 1984

LEGAL DESCRIPTION DOC. NO. 603203

TRACT "3" AND THAT PORTION OF DOCTORS COURT CUL-DE-SAC (NOW VACATED) LYING EAST OF AND ADJACENT TO SAID TRACT "3" AND WEST OF THE EXTENDED EAST LINE THEREOF, ACCORDING TO CERTIFIED SURVEY MAP FILED IN VOLUME 1 OF SURVEY MAPS ON PAGE 167, AS DOCUMENT NO. 489652; BEING A PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION TWELVE (12) TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE SIXTEEN (16) EAST, IN THE FIFTEENTH WARD, CITY OF OSHKOSH.

ZONING & SETBACK REQUIREMENTS

ZONED M-3 HEAVY INDUSTRIAL
CITY OF OSHKOSH REQUIRES NO BUILDING SETBACK, REAR OR SIDE YARDS.
STATE OF WISCONSIN REQUIRES 10' MINIMUM REAR AND SIDE YARDS FOR WOOD FRAME BUILDINGS.

AERO-METRIC ENGINEERING, INC.
1091 SOUTH WASHBURN STREET OSHKOSH, WISCONSIN 54901
DATE: 4/3/84 NOTEBOOK: 75 PAGE: 66-74 SCALE: 1" = 20'

TOPOGRAPHIC SURVEY FOR DR. STEPHEN S. DUDLEY OF A PART OF TRACT "3" OF C.S.M. NO. 167, FIFTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

CLIENT: KEN EMMERICH
PAUL SCHMIDT REALTY
CENTURY 21
319 N. SAWYER ST.
OSHKOSH, 54901

LEGEND
● EXISTING IRON PIPE
○ 1" X 30" IRON PIPE SET
--- WOOD FENCE
--- FENCE
() DESCRIBED AS
P. R. PRO - RATED



Robert H. Saylor
ROBERT H. SAYLER S-1894
WISCONSIN REGISTERED LAND SURVEYOR
OCTOBER 8, 1987

LOCATED IN PART OF THE NW1/4 OF THE SW1/4
SEC. 12, T.18N., R.16E., 15TH WARD, CITY OF
OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

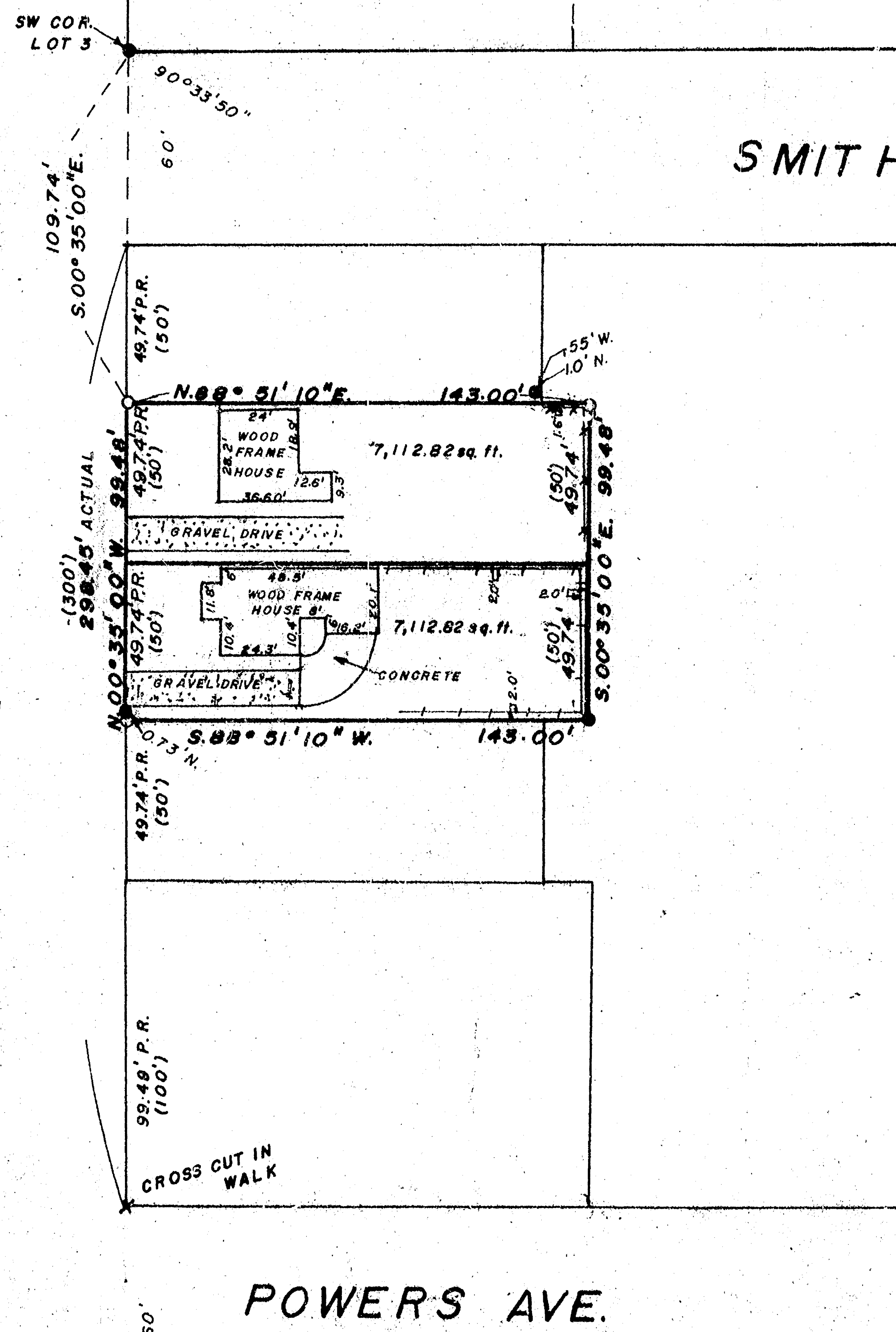
INTER URBAN LAND CO.
3RD ADDITION
BLOCK 19

LOT 3

GENEVA
ST.

SMITH AVE.

JACKSON ST. (U.S.H. "45")



DESCRIPTION

Located in part of the NW1/4 of the SW1/4, Sec. 12, T.18N., R.16E., 15th Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows: Beginning at an iron pipe that is 109.74 ft. S.00°35'00"E. from the SW Corner of Lot 3, Blk. 19 of the recorded plat of INTER URBAN LAND COMPANY 3RD ADDITION to the City of Oshkosh. From that point running N.88°51'10"E. 143.00 ft., thence S.00°35'00"E. 99.48 ft., thence S.88°51'10"W. 143.00 ft., thence N.00°35'00"W. 99.48 ft. to the said point of beginning. Being a parcel of land of 14,225.64 sq. ft. (0.327 acres) more or less. Subject to all easements and restrictions of record.

S-001851

SCALE: 1" = 40'

FB. 37 PG. 27

SAYLER SURVEY, INC. LAND SURVEYORS WINNECONNE, WI

FIRST ADDITION TO ANCHORAGE PARK

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: City of Oshkosh, Department of Local Affairs and Development, Winnebago County Planning and Zoning Department.

WITNESS the hand and seal of said owners this _____ day of _____, 1979.

In the presence of:

Russell F. Williams

Jeannette E. Williams

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1979, the above named Russell F. Williams and Jeannette E. Williams to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wisconsin
My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

First Wisconsin National Bank of Oshkosh, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Russell F. Williams and Jeannette E. Williams, owners.

IN WITNESS WHEREOF, the said First Wisconsin National Bank of Oshkosh has caused these presents to be signed by _____, its President, and countersigned by _____, its cashier, at Oshkosh, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 1979.

In the presence of:

First Wisconsin National Bank of Oshkosh

President

Cashier

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1979, _____, President, and _____, cashier of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and cashier of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

COMMON COUNCIL RESOLUTION

Resolved, that the plat of First Addition to Anchorage Park in the city of Oshkosh, Russell F. Williams and Jeannette E. Williams, owners, is hereby approved by the Common Council.

Date _____ Approved _____
City Manager: William D. Frueh

Date _____ Signed _____
City Manager: William D. Frueh

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the city of Oshkosh.

City Clerk: Converse C. Marks

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

I, Richard H. Jansen, being the duly appointed qualified and acting City Treasurer of the city of Oshkosh, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 1979 on any of the land included in the plat of First Addition to Anchorage Park.

Date _____ City Treasurer: Richard H. Jansen

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

I, Frank Luedeke, being the duly elected, qualified and acting treasurer of the county of Winnebago, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 1979 affecting the lands included in the plat of First Addition to Anchorage Park.

Date _____ County Treasurer: Frank Luedeke

CITY PLAN COMMISSION CERTIFICATE

The Plat of First Addition to Anchorage Park in the city of Oshkosh, Russell F. Williams and Jeannette E. Williams, owners, is hereby approved by the City Plan Commission.

Date _____ Secretary of Planning Commission
Roland Miller

Steven T. Chronis
WISCONSIN REGISTERED LAND SURVEYOR 5-93
STEVEN T. CHRONIS
DATED THIS *2nd* DAY OF *March* 1979

INTERIOR ANGLES

EXTERIOR BOUNDARY

1	89°-59'-34"
2	88°-58'-43"
3	107°-17'-53"
4	162°-06'-29"
5	166°-33'-00"
6	214°-58'-45"
7	131°-54'-54"
8	208°-10'-42"
9	270°-00'-00"
10	91°-30'-06"
11	88°-29'-34"
12	91°-30'-26"
13	268°-29'-54"
14	270°-00'-00"
15	90°-00'-00"
2340°-00'-00"	

LOTS 19-31

1	89°-59'-34"
2	88°-58'-43"
3	107°-17'-53"
4	162°-06'-29"
5	166°-33'-00"
6	214°-58'-45"
7	131°-54'-54"
8	208°-10'-42"
9	270°-00'-00"
20	91°-30'-06"
21	88°-29'-54"
14	270°-00'-00"
15	90°-00'-00"
16	90°-00'-00"
19	270°-00'-00"
18	270°-00'-00"
17	270°-00'-00"
2700°-00'-00"	

CURVE DATA

Curve No.	Lot No.	Radius Length	Chord Bearing	Chord Length	Central Angle	Arc Length	Tangent Bearing
18-19	23	50.00'	N. 01°-10'-10" E.	60.00'	286°-15'-36"	249.81'	N. 35°-42'-02" W.
	24	50.00'	N. 53°-32'-14.5" W.	30.63'	35°-40'-25"	31.13'	N. 71°-22'-27" W.
	25	50.00'	S. 83°-16'-29.5" W.	42.82'	50°-42'-07"	44.24'	S. 57°-55'-26" W.
	26	50.00'	S. 29°-32'-48" W.	47.53'	56°-45'-16"	49.53'	S. 01°-10'-10" W.
	27	50.00'	S. 26°-11'-40" E.	45.96'	54°-43'-40"	47.76'	S. 53°-33'-30" E.
	28	50.00'	S. 79°-55'-27" E.	44.41'	52°-43'-54"	46.02'	N. 73°-42'-36" E.
	28	50.00'	N. 55°-52'-29" E.	30.63'	35°-40'-14"	31.13'	N. 38°-02'-22" E.

SURVEYOR'S CERTIFICATE

I, Steven T. Chronis, Registered Land Surveyor of Aero-Metric Engineering, Inc., hereby certify: That I have surveyed, divided and mapped First Addition to Anchorage Park, being a division of lot 135 Replat of Oakwood Beach Plat and lot 18 of Anchorage Park located in the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twelve (12), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 4.494 Acres of land.

That I have made such land-division and plat under the direction of Russell F. Williams being described by: Commencing at the Southeast corner of said Section 12, thence North 3799.29 feet, thence West 1555.51 feet to the Northeast corner of lot 6 of Anchorage Park and the true point of beginning, running thence N. 88°-49'-24" W. 470.08 feet along the North line of lots 5 and 6 of Anchorage Park to its intersection with the Easterly line of the Chicago and Northwestern Railroad right-of-way, thence N. 02°-11'-11" E. 391.42 feet along the East line of the Chicago and Northwestern Railroad right-of-way, thence N. 74°-54'-00" E. 39.83 feet, thence S. 87°-12'-29" E. 52.80 feet, thence S. 73°-45'-29" E. 37.26 feet, thence N. 71°-15'-46" E. 62.97 feet, thence S. 60°-39'-08" E. 58.81 feet, thence S. 88°-49'-50" E. 75.00 feet, thence N. 01°-10'-10" E. 153.86 feet to the South line of Nicolet Avenue, thence N. 89°-40'-04" E. 280.16 feet along the South line of Nicolet Avenue to the West line of Bowen Street, thence S. 01°-10'-30" W. 5.00 feet along the West line of Bowen Street to the Northeast corner of lot 17 of Anchorage Park, thence S. 89°-40'-04" W. 205.12 feet along the North line of lots 17 and 18 of Anchorage Park, thence S. 01°-10'-10" W. 150.82 feet along a line 15 feet East of and parallel to the West line of lot 18 of Anchorage Park, thence S. 88°-49'-50" E. 75.00 feet to the Southeast corner of lot 18 of Anchorage Park, thence S. 01°-10'-10" W. 385.06 feet along the West line of lots 16, 15, 14 and 13 of Anchorage Park to the true point of beginning.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Oshkosh in surveying, dividing and mapping the same.

Dated this 2nd day of March, 1979

Steven T. Chronis
Wisconsin Registered Land Surveyor S-913
Steven T. Chronis

COVENANT:

"THIS PLAT IS SUBJECT TO SECTION 30.39 (h), STORM DRAINAGE AND GRADING PLAN OF THE OSHKOSH MUNICIPAL CODE AS IN EFFECT ON THE DATE OF THIS FILING. THIS SECTION IN ADDITION TO THE FILING OF AN APPROVED DRAINAGE PLAN, SAID PLAN HAS BEEN APPROVED AND IS ON FILE OF OSHKOSH, WISCONSIN."

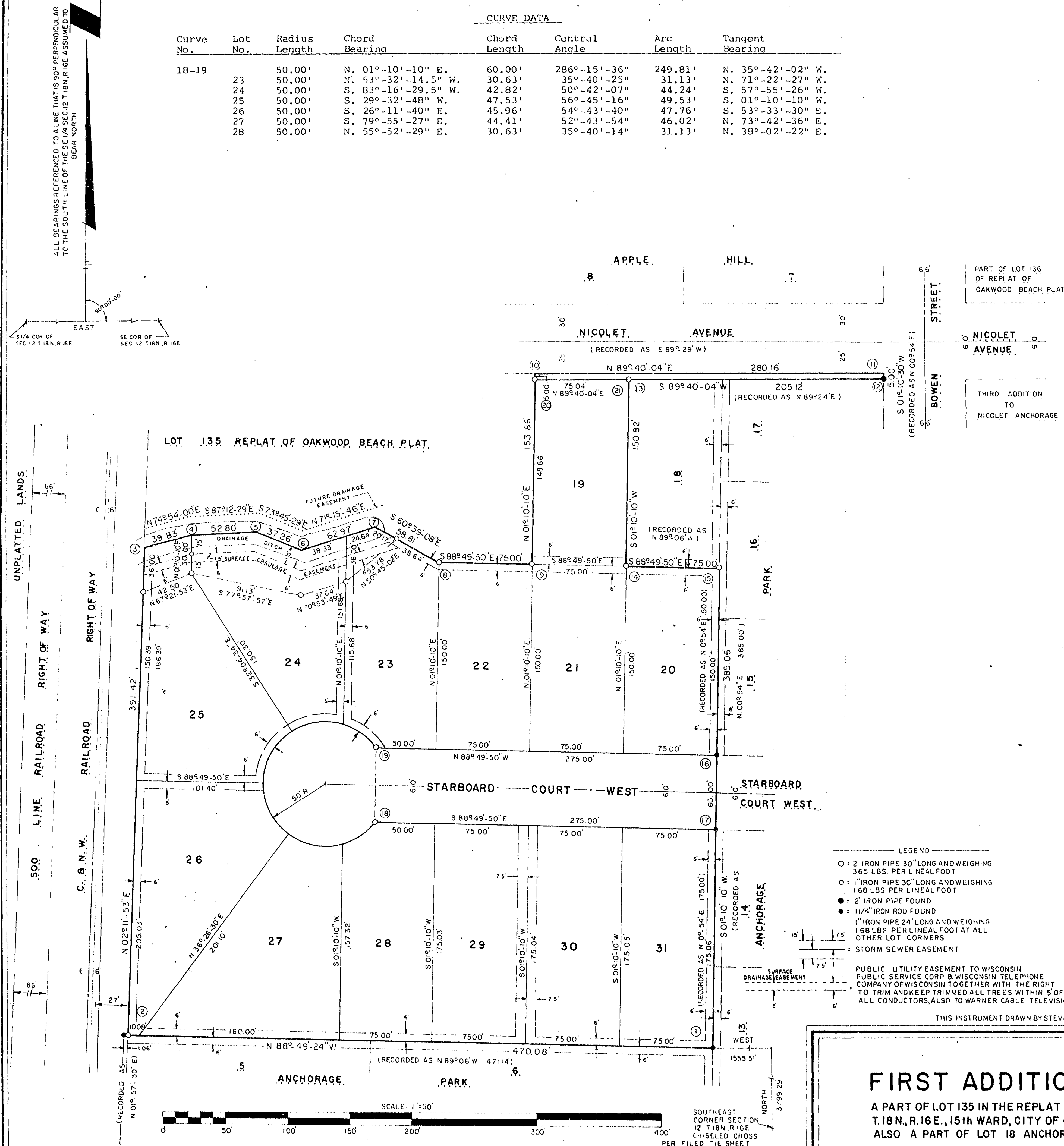
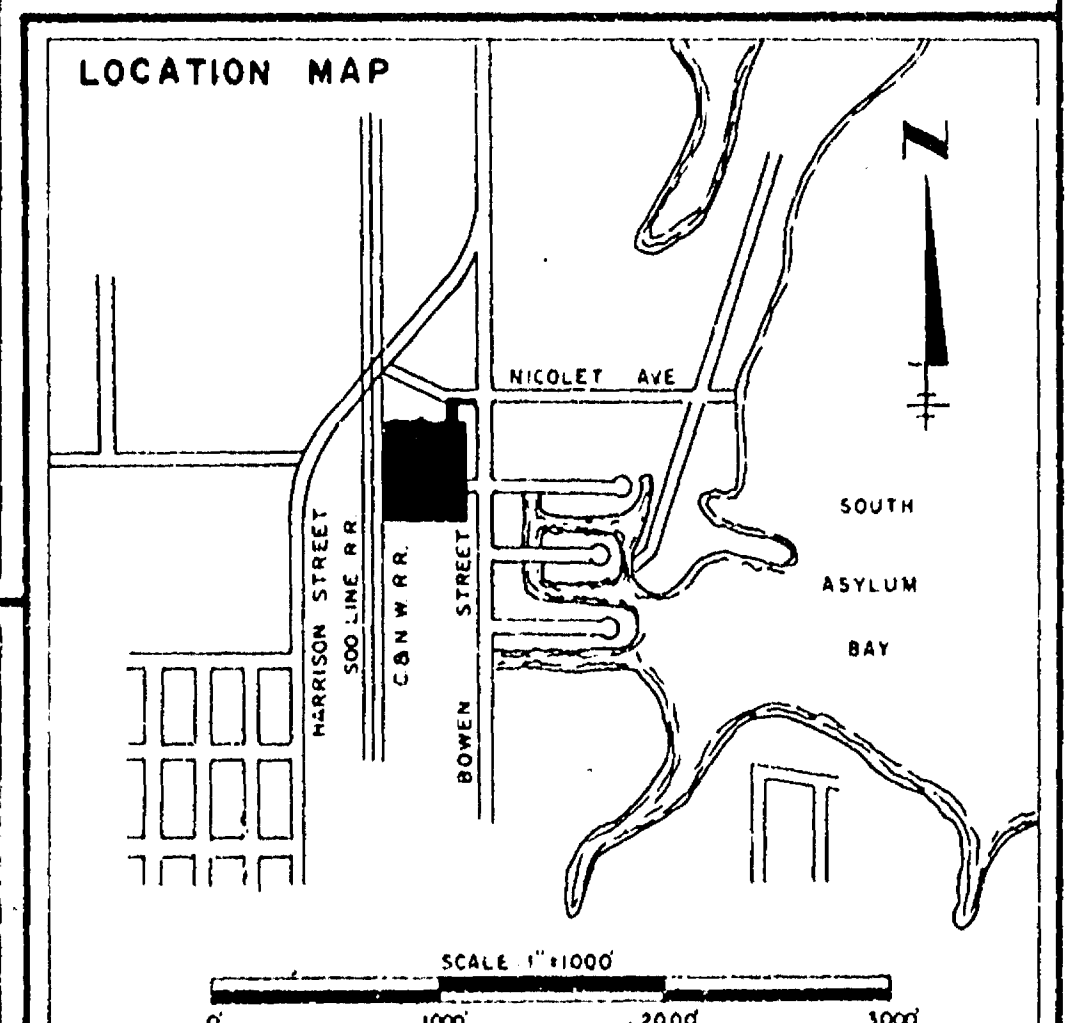
ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

THIS INSTRUMENT DRAWN BY STEVEN T. CHRONIS, WISCONSIN REGISTERED LAND SURVEYOR S-913

FIRST ADDITION TO ANCHORAGE PARK

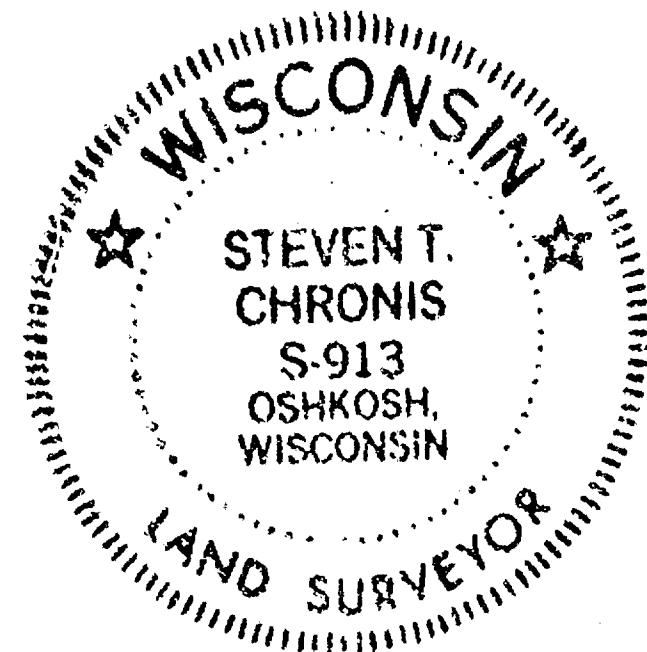
A PART OF LOT 135 IN THE REPLAT OF OAKWOOD BEACH PLAT IN THE NE 1/4 SECTION 12 T.18N., R.16E., 15th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN AND ALSO A PART OF LOT 18 ANCHORAGE PARK.

SHEET 1 OF 2

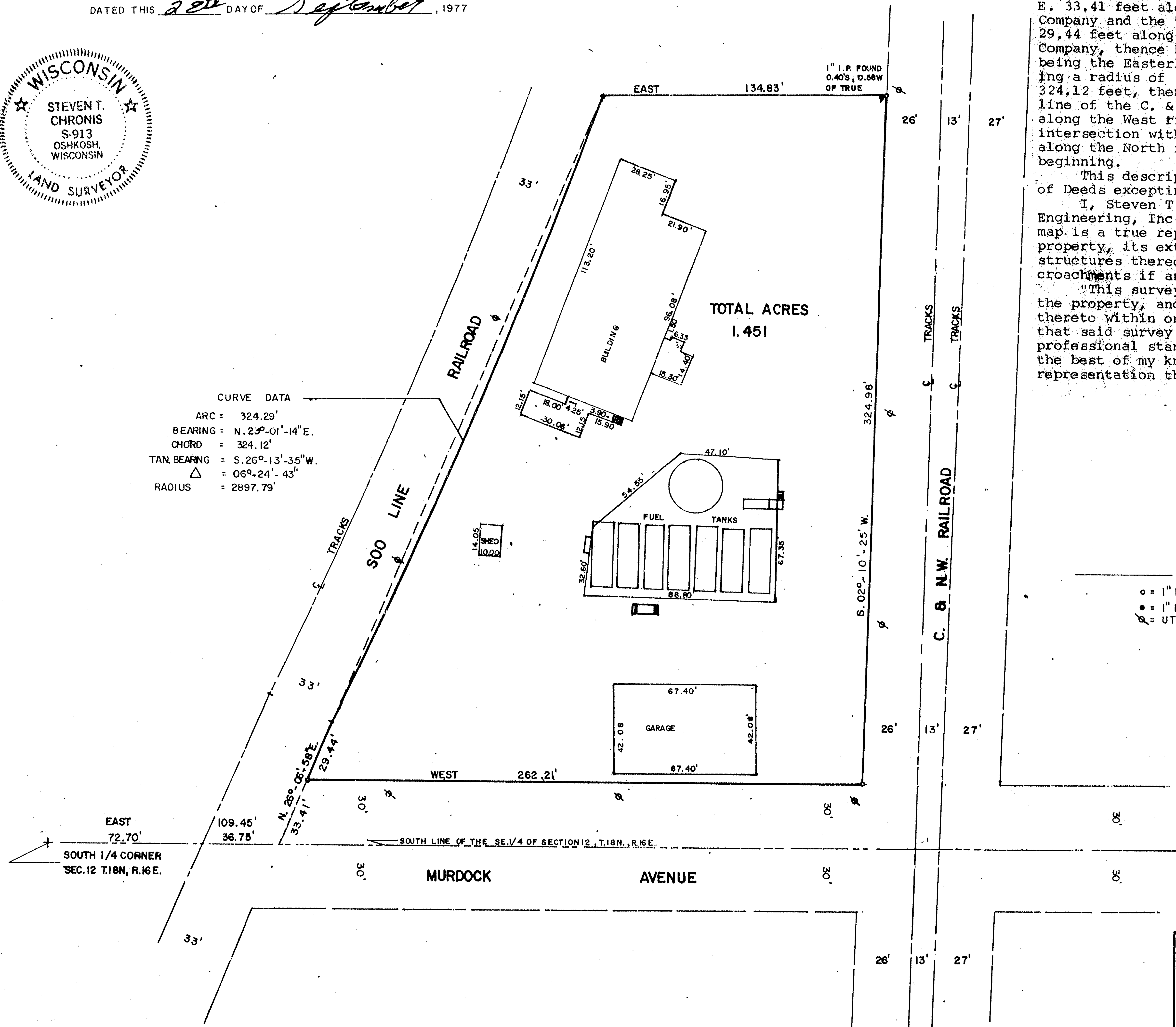


Steven T. Chronis
STEVEN T. CHRONIS WISC. REGISTERED LAND SURVEYOR S-913

DATED THIS 22nd DAY OF September, 1977



CURVE DATA
ARC = 324.29'
BEARING = N. 23°-01'-14" E.
CHORD = 324.12'
TAN BEARING = S. 26°-13'-35" W.
△ = 06°-24'-43"
RADIUS = 2897.79'



Description
for
H. E. Levenhagen
416 E. Murdock Avenue
Oshkosh, Wisconsin

A part of the Southwest Quarter (SW¹/₄) of the Southeast Quarter (SE¹/₄) of Section Twelve (12), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1.451 Acres of Land and being described by: Commencing at the South ¹/₄ Corner of said Section 12, thence East 109.45 feet along the South line of the SE¹/₄ of said Section 12 to its intersection with the Easterly right-of-way line of the Soo Line Railroad Company, thence N. 26°-06'-58" E. 33.41 feet along the Easterly right-of-way line of the Soo Line Railroad Company and the true point of beginning, thence continue N. 26°-06'-58" E. 29.44 feet along the Easterly right-of-way line of the Soo Line Railroad Company, thence Northerly 324.29 feet along the arc of a curve to the left being the Easterly right-of-way line of the Soo Line Railroad Company having a radius of 2897.79 feet and the chord of which bears N. 23°-01'-14" E. 324.12 feet, thence East 134.83 feet to a point on the West right-of-way line of the C. & NW. Railroad Company, thence S. 02°-10'-25" W. 324.98 feet along the West right-of-way line of the C. & NW. Railroad Company to its intersection with the North Line of Murdock Avenue, thence West 262.21 feet along the North right-of-way line of Murdock Avenue to the true point of beginning.

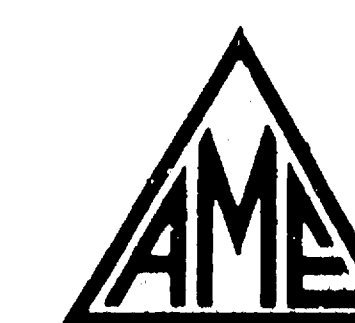
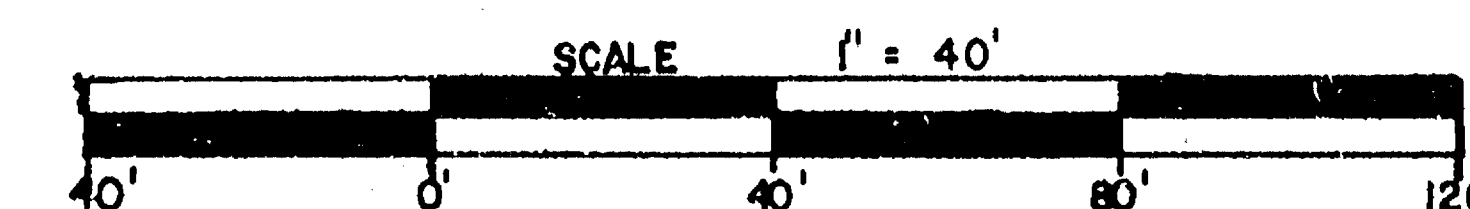
This description comprising all the land recited in Volume 273 p. 194 of Deeds excepting the South 30 feet.

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments if any.

"This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof and as to them I hereby certify that said survey and the above map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof."

LEGEND
○ = 1" IRON PIPE SET
● = 1" IRON PIPE FOUND
⊕ = UTILITY POLE

ALL BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE. 1/4 OF SECTION 12, T.18N., R.16E. ASSUMED TO BEAR EAST



AERO-METRIC ENGINEERING, INC.

3 OTTER AVENUE, P.O. BOX 176 OSHKOSH, WISCONSIN 54901
DATE: 9/26/77 NOTEBOOK: PAGE: 56 - 59 SCALE: 1" = 40'

MORTGAGE SURVEY OF THE STANDARD OIL BULK PLANT IN THE SW. 1/4 OF THE SE. 1/4 SECTION 12, T.18N., R.16E., FIFTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.