

CITY OF OSHKOSH - 16th Ward
Section 21 T18N R16E

Oxford PENDAFLEX®
HANGING FOLDERS

U.S. PAT.
2,891,186
CANADIAN
PAT. 1,044,444



No. 4153

Made in U.S.A.

FOURFIFTY CAMPBELL PLACE, a Condominium

LOT 1 OF CERTIFIED SURVEY MAP NO. 1220, RECORDED IN VOLUME 1 ON PAGE 1220 OF CERTIFIED SURVEY MAPS, DOCUMENT NO. 607899, RECORDED IN THE OFFICE OF THE WINNEBAGO COUNTY REGISTER OF DEEDS ON MARCH 30, 1984 AT 9:10 A.M.; BEING A PART OF GOVERNMENT LOT 1 OF FRACTIONAL SECTION 23, T.18N., R.16E., 16TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



DATED THIS 1st DAY OF August, 1985.

Ronald A. Dercks
WISCONSIN REGISTERED LAND SURVEYOR, 5-1615
RONALD A. DERCKS

AERO - METRIC ENGINEERING, INC.

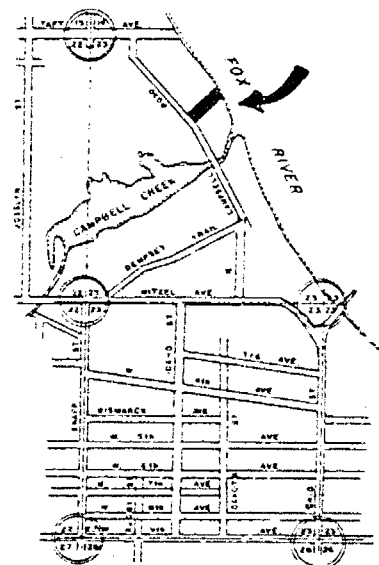
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

EXHIBIT "A"

(SHEET 1 of 1)

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

LOCATION SKETCH



FRACTIONAL SECTION 23, T.18N., R.16E.

SCALE: 1" = 1000'

SHEET 1 of 5

FOURFIFTY CAMPBELL PLACE, a Condominium

SURVEYOR'S CERTIFICATE

I, RONALD A. DERCKS, WISCONSIN REGISTERED LAND SURVEYOR OF AERO-METRIC ENGINEERING, INC. DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED ACCORDING TO THE OFFICIAL RECORDS THE CONDOMINIUM DESCRIBED ON EXHIBIT "A" AND THAT THE DRAWING SHOWN BELOW IS A TRUE AND CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED. I FURTHER CERTIFY THAT THIS IS A TRUE SCALED AND DIMENSIONAL REPRESENTATION OF THE BOUNDARIES, BUILDINGS AND IMPROVEMENTS. THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD AND UNDEFINED UNDERGROUND UTILITY EASEMENTS, SUCH AS SANITARY SEWER LATERALS, WATER LATERALS, ELECTRICAL, TELEPHONE AND TV CABLES.

LEGEND

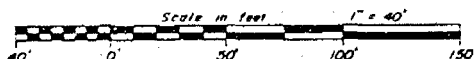
- = 1" x 24" IRON PIPE WEIGHING 1.68 LBS./LINEAL FOOT SET.
- = 1" IRON PIPE FOUND
- () = RECORDED BEARING, DISTANCE

ALL DIMENSIONS MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

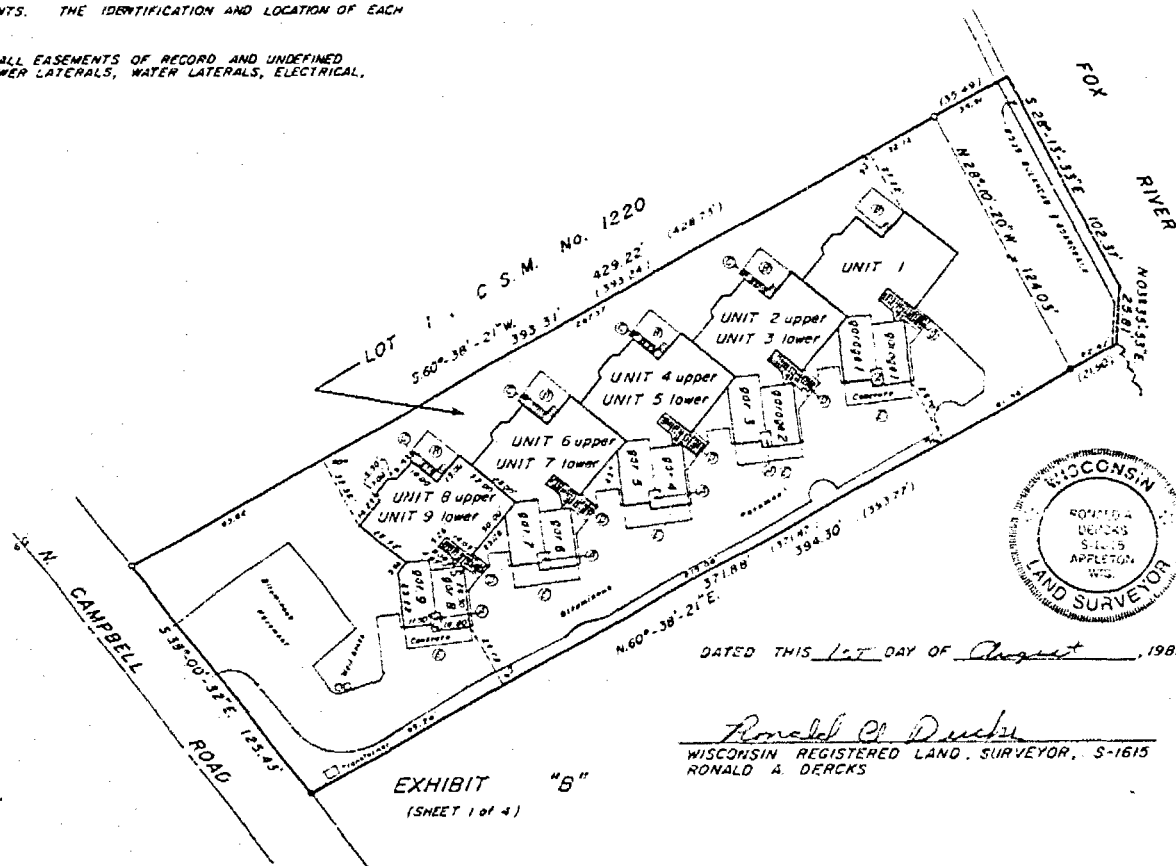
- ⊙ = Garbage Areas
- ⊕ = Porches, upper & lower
- ⊙ = Stairways
- ⊙ = Mail Entrance
- ⊙ = Driveway in front of garages

⊙, ⊙, ⊙, ⊙, ⊙ = LIMITED COMMON ELEMENT

ALL LAND EXCLUSIVE OF UNITS, GARAGES,
⊙, ⊙, ⊙, ⊙, ⊙ = COMMON ELEMENT



AERO-METRIC ENGINEERING, INC.
333 NORTH MADISON STREET
CHILTON, WISCONSIN 53014



DATED THIS 1st DAY OF August, 1985.

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

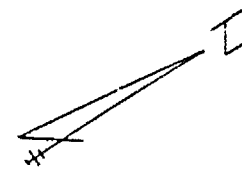
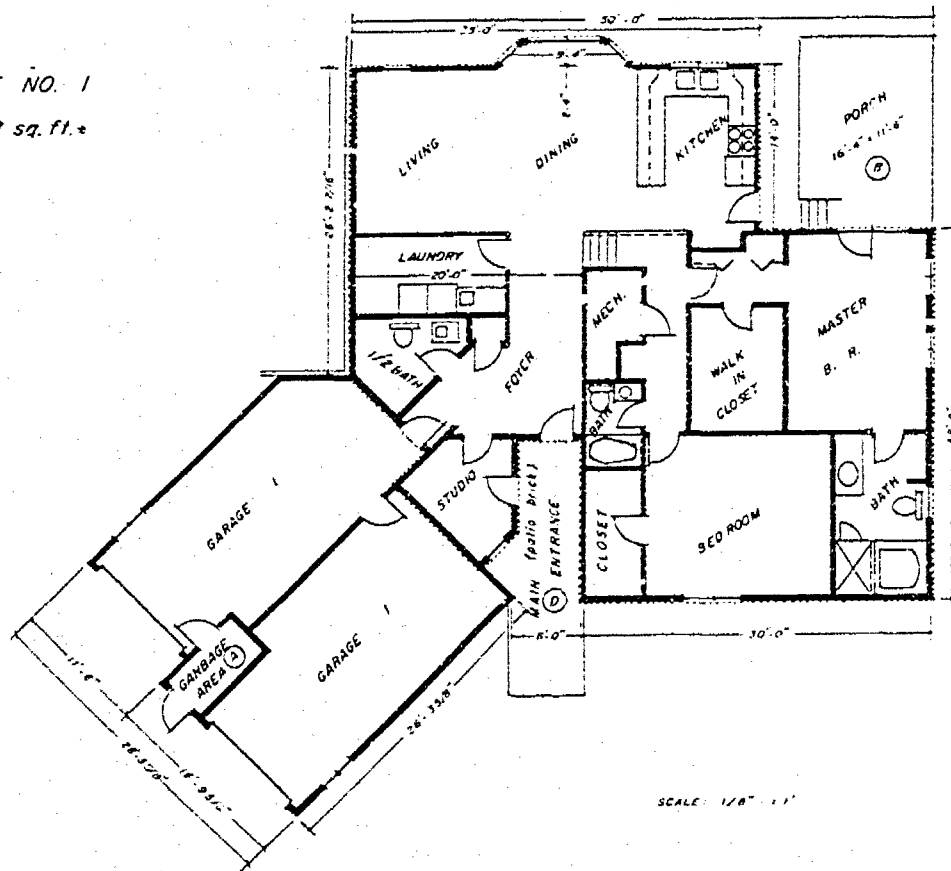
EXHIBIT "B"
(SHEET 1 of 4)

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

SHEET 2 of 5

FOURFIFTY CAMPBELL PLACE, a Condominium

UNIT NO. 1
1,898 sq. ft.*



DATED THIS 1ST DAY OF August, 1985.

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

SCALE: 1/8" = 1'

EXHIBIT "B"
(SHEET 2 of 4)

AERO-METRIC ENGINEERING, INC.

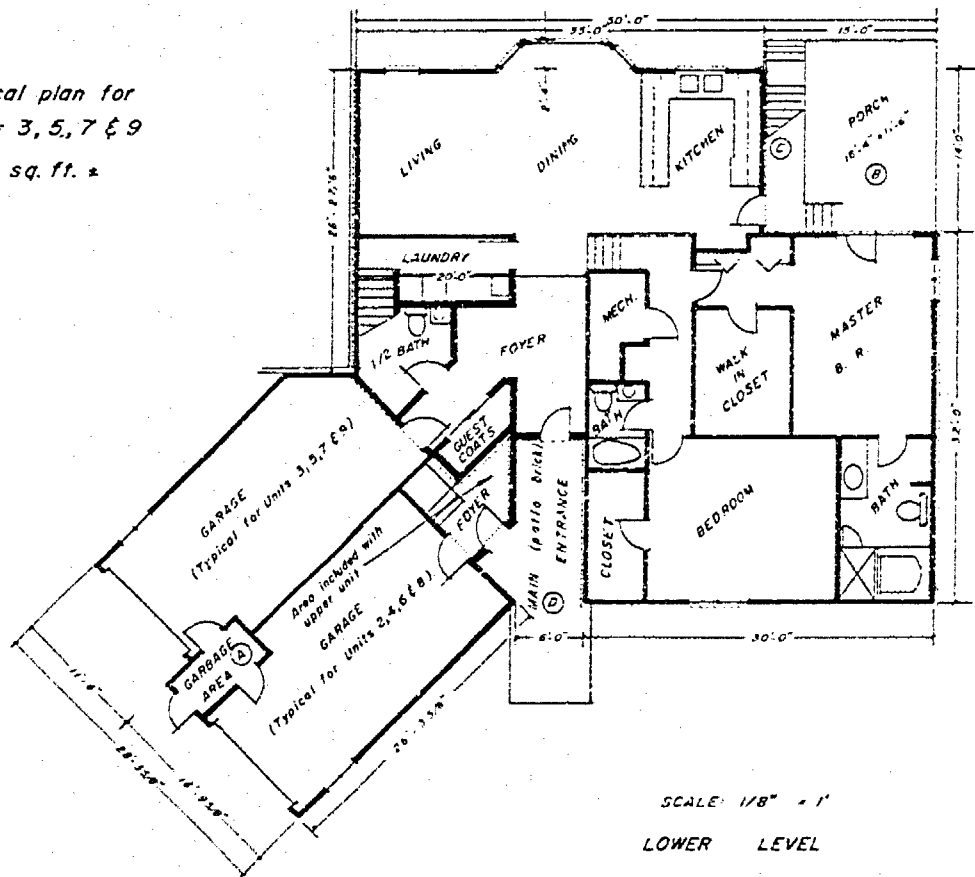
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

SHEET 3 of 5

FOURFIFTY CAMPBELL PLACE, a Condominium

Typical plan for
UNITS: 3, 5, 7 & 9
1,833 sq. ft. ±



DATED THIS 15TH DAY OF August, 1985.

Ronald A. Dercks
WISCONSIN REGISTERED LAND SURVEYOR, 5-1615
RONALD A. DERCKS

AERO - METRIC ENGINEERING, INC.

535 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

EXHIBIT "B"
(SHEET 3 OF 4)

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

SHEET 4 OF 5

for
£ 8

25'-0"

30'-0"

15'-0"

PORCH
10'-0" x 12'-0"

KITCHEN

DINING

LIVING

20'-0"

LAUNDRY

1/2 BATH

FOYER

MECH.

BATH

GUEST COATS

CLOSET

BEDROOM

WALK IN CLOSET

MASTER B. R.

BATH

ATTIC

STORAGE
(Typical for Units 3, 5, 7 & 9)

STORAGE
(Typical for Units 2, 4, 6 & 8)

14'-0"

10'-0"

12'-0"

16'-0"

18'-0"

20'-0"

22'-0"

24'-0"

26'-0"

28'-0"

30'-0"

32'-0"

34'-0"

36'-0"

38'-0"

40'-0"

42'-0"

44'-0"

46'-0"

48'-0"

50'-0"

52'-0"

54'-0"

56'-0"

58'-0"

60'-0"

62'-0"

64'-0"

66'-0"

68'-0"

70'-0"

72'-0"

74'-0"

76'-0"

78'-0"

80'-0"

82'-0"

84'-0"

86'-0"

88'-0"

90'-0"

92'-0"

94'-0"

96'-0"

98'-0"

100'-0"

SCALE: 1/8" = 1'

UPPER LEVEL

1,996 sq. ft. ±



DATED THIS 1ST DAY OF August 1985.

Ronald A. Dercks
WISCONSIN REGISTERED LAND SURVEYOR, 5-1615
RONALD A. DERCKS

EXHIBIT "B"

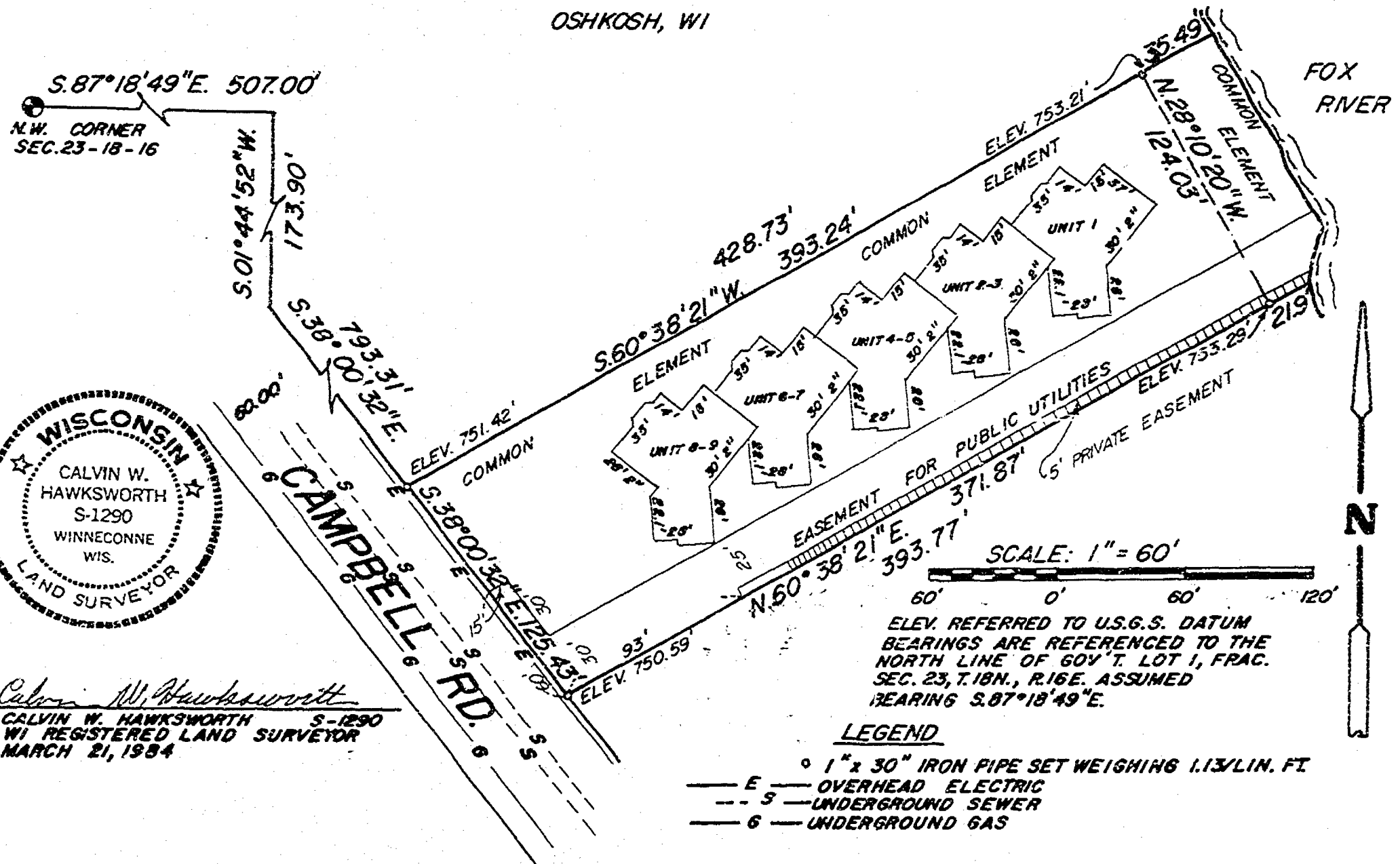
330 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

THIS INSTRUMENT DRAFTED BY RONALD A. DERCKS

SHEET 5 of 5

FOURFIFTY CAMPBELL PLACE, A CONDOMINIUM

OSHKOSH, WI



SAYLER SURVEY, INC. LAND SURVEYORS WINNECONNE, WI FB. 45 PG. 65 C-001393

Stock No. 26273

FOURFIFTY CAMPBELL PLACE, A Condominium

Oshkosh, WI

SURVEYOR'S CERTIFICATE

I, Calvin W. Hawksworth, registered land surveyor, hereby certify:

That I have surveyed, divided and mapped the parcel of land located in part of Government Lot 1 of Section 23, T.18N., R.16E., in the 16th Ward, City of Oshkosh, as per Leaches Map of 1894, Winnebago County, Wisconsin, described as follows. Beginning at a point that is 507.00 ft. S.87°18'49"E.; 173.90 ft. S.01°44'52"W. and 793.31 ft. S.38°00'32"E. of the Northwest corner of said Section 23. From that point running S.38°00'32"E. 125.43 ft. along the easterly right-of-way line of Campbell Road; thence N.60°38'21"E. 371.87 ft.; thence N.28°10'20"W. 124.03 ft. along a meander line; thence S.60°38'21"W. 393.24 ft. to the point of beginning. Including all the land lying between the meander line and the Fox River.

That this map is a correct representation of the condominium described and that the identification and location of each unit and the common elements can be determined from the map.

I, hereby certify: that I have surveyed the above described real estate and all bounds and measurements shown are correct and complete and contain a complete legal description of the real estate; that all buildings, improvements, boundary fences, recorded and apparent easements, adjoining streets and alleys, exits, entrances, curb cuts, street and highway reservations and dedications, and utility connections are accurately shown and located and identified with any applicable recording data; that there are no encroachments on adjoining premises, streets or alleys and no encroachments on the real estate by improvements on adjoining premises, appurtenant easements or improvements on the real estate other than shown; that all utilities leading to and serving the real estate are within public right-of-ways or public or private utility easements; that any flood plain boundaries (as defined by local, county, state or federal governments or their agencies) are shown; and the existing buildings and improvements do not violate any current zoning ordinance relating to setbacks or location or any covenants or restrictions of record.

This survey map may be relied upon by the present owners of the real estate and those who purchase, acquire a mortgage interest or guarantee title to within one year.

Calvin W. Hawksworth
Calvin W. Hawksworth S-1290
WI Registered Land Surveyor
March 21, 1984



WINNEBAGO CO. CERTIFIED SURVEY MAP NO. 1220

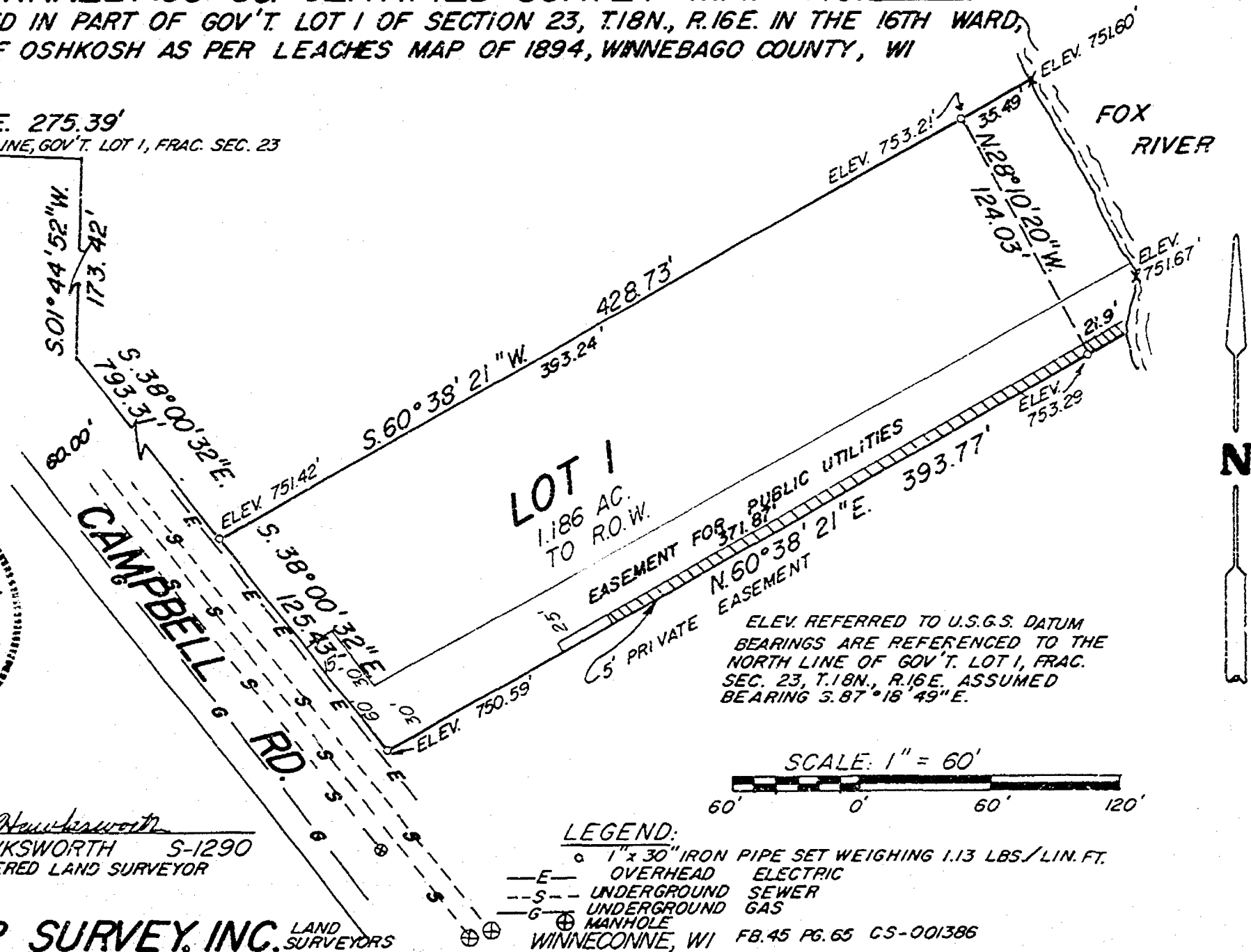
LOCATED IN PART OF GOV'T. LOT 1 OF SECTION 23, T.18N., R.16E. IN THE 16TH WARD,
CITY OF OSHKOSH AS PER LEACH'S MAP OF 1894, WINNEBAGO COUNTY, WI

S. 87° 18' 49" E. 275.39'
N. LINE, GOV'T. LOT 1, FRAC. SEC. 23
N. 1/4 CORNER
SEC. 23-18-16



Calvin W. Hawksworth
CALVIN W. HAWKSWORTH S-1290
WISCONSIN REGISTERED LAND SURVEYOR
MARCH 20, 1984

SAYLER SURVEY, INC. LAND SURVEYORS



Handwritten notes:
7
broad

Stock No. 26273

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 1220
 Located in part of Gov't. Lot 1 of Section 23, T.18N., R.16E.,
 in the 16th Ward, City of Oshkosh, as per Leaches Map of 1894,
 Winnebago County, Wisconsin

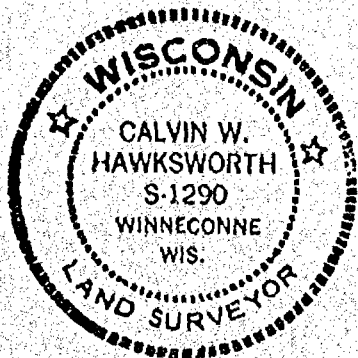
SURVEYOR'S CERTIFICATE

I, Calvin W. Hawksworth, registered land surveyor, heroby
 certify:

That I have surveyed, divided and mapped the parcel of land
 located in part of Gov't. Lot 1 of Section 23, T.18N., R.16E.,
 in the 16th Ward, City of Oshkosh as per Leaches Map of 1894,
 Winnebago County, Wisconsin, described as follows: Beginning
 at a point that is 275.33 ft. $3.37^{\circ}18'49''$ E.; 173.42 ft.
 $S.01^{\circ}44'52''$ W. and 293.31 ft. $S.35^{\circ}00'32''$ E. of the North $\frac{1}{4}$
 corner of said Section 23. From that point running $S.38^{\circ}00'32''$ E.
 125.43 ft., thence $N.60^{\circ}38'21''$ E. 371.87 ft. to a point that is
 21.9 ft. $S.60^{\circ}38'21''$ W. of the high water mark of the Fox River,
 thence $N.28^{\circ}10'20''$ W. 124.03 ft. along a meander line, thence
 $S.60^{\circ}38'21''$ W. 393.24 ft. to the point of beginning. Including
 all the land lying between the meander line and the high water
 mark of the Fox River. Being a parcel of land of 1.186 acres,
 more or less.

That I have made such survey, land division and map by the
 direction of Dick Kempinger, 1018 W. South Park Ave., P.O. Box
 2096, Oshkosh, WI 54903 for Tiddens Mfg. Corp.; that such map
 is a true and correct representation of the exterior boundaries
 of the land surveyed.

That I have fully complied with the provisions of Sec. 236.34
 of the Wisconsin Statutes and the City of Oshkosh Subdivision
 Ordinance in surveying, dividing and mapping the same.



Calvin W. Hawksworth
 Calvin W. Hawksworth S-1290
 Wisconsin Registered Land Surveyor
 March 20, 1984

CITY OF OSHKOSH PLANNING COMMITTEE CERTIFICATE

This certified survey map located in part of Gov't. Lot 1
 of Section 23, T.18N., R.16E., in the 16th Ward, City of Oshkosh
 as per Leaches Map of 1894, Winnebago County, Wisconsin, is
 hereby approved.

3/20/84
 Date Approved

[Signature]
 Authorized Signature

Sheet 2 of 3 Sheets

SAYLER SURVEY INC. 330 Birch St., Box 252, Winneconne, WI 54986
 414-582-4234

Stock No. 26273

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 1220
 Located in part of Gov't. Lot 1 of Section 23, T.18N., R.16E.
 in the 16th Ward, City of Oshkosh as per Leaches Map of 1894,
 Winnebago County, Wisconsin

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented hereon.

WITNESS the hand and seal of said owner this 27 day of MARCH, 1984.

In the presence of:

Robert H. Saylor
 Witness

EDDENS MANAGEMENT CORP.
By [Signature] Saylor, President
 Owner

903 OREGON
 Street Address

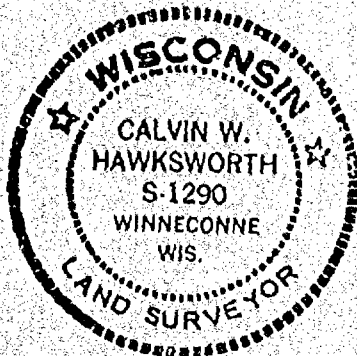
Oshkosh, Wis 54903
 City State Zip

STATE OF WISCONSIN)
 WINNEBAGO COUNTY) ss

Personally came before me this 27th day of March, 1984, the above owner to me known as the person who executed the foregoing instrument and acknowledged the same.

[Signature]
 Notary Public WI

My commission expires 4-13-86



Calvin W. Hawksworth
 Calvin W. Hawksworth S-1290
 Wisconsin Registered Land Surveyor
 March 20, 1984

Sheet 3 of 3 Sheets

✓ SAYLER SURVEY, INC. 330 Birch St., Box 252, Winneconne, WI 54986
 414-582-4234

607899

Register's Office

Winnebago County, Wis.
 Received for record this 30th
 day of March, A.D., 1984
 at 9:10 o'clock A.M. and
 recorded in Vol. 200 of S.M.
 on page 1220

[Signature]
 Register of Deeds

Pd
 8