

CITY OF OSHKOSH

4th Ward

Sheep.

No. 2-150C

HASTINGS, MN
LOS ANGELES-CHICAGO-LOGAN, OH
MCGREGOR, TX-LOCUST GROVE, GA
U.S.A.

PLAT OF SURVEY

KNOWN AS 516-516A WASHINGTON AVENUE, BEING LOT 16 IN BLOCK 53 PER LEACH'S MAP OF 1914, IN THE 4TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

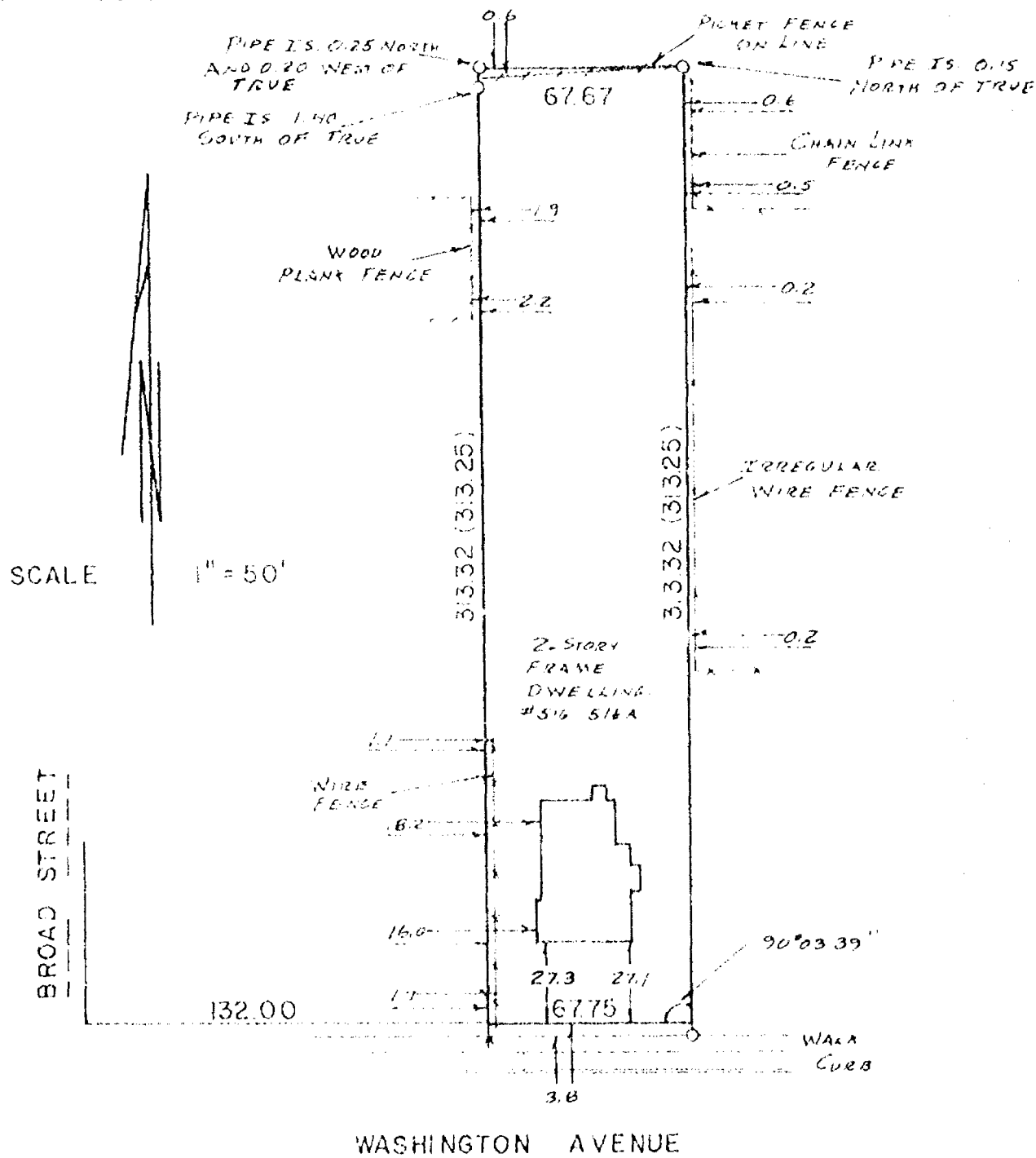
JULY 21, 1986

SURVEY FOR FOX VALLEY REALTY SURVEY NO. 1772-S

○-----DENOTES 1" DIAMETER IRON PIPE FOUND AS SHOWN.

▲-----DENOTES CHISELED ARROW FOUND.

() = RECORD DIMENSIONS WHERE DIFFERENT FROM FIELD MEASUREMENTS.

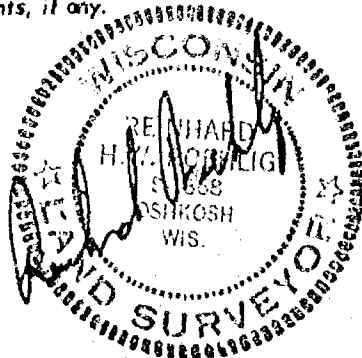


I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and no ways 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



PLAT OF SURVEY

KNOWN AS 307-307A MERRITT AVENUE, BEING THE NORTH 30.0 FT. OF THE EAST 50.0 FT. OF THE WEST 100.0 FT. OF LOT 22 AND THE EAST 50.0 FT. FRONT AND REAR, OF THE WEST 100.0 FT. OF LOT 23, ALL IN BLOCK 39 IN THE 4th WARD, CITY OF OSHKOSH, PER LEACH'S MAP OF 1894, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

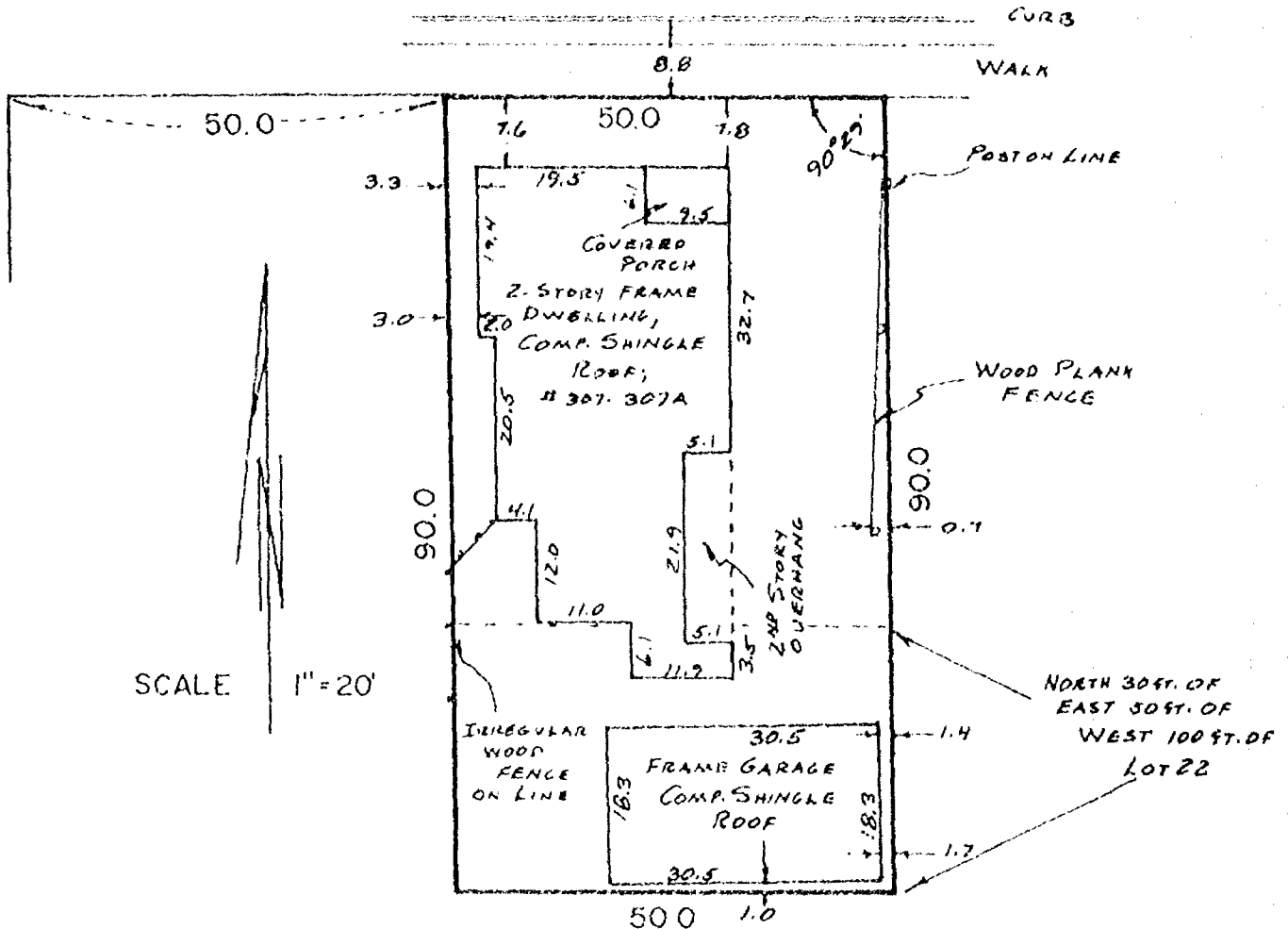
NOVEMBER 16, 1983

SURVEY FOR OSHKOSH SAVINGS
APPLICANT: RICHARD ANDERSON
MONUMENT WAIVER ON FILE

SURVEY NO. 1356-M

MERRITT AVENUE (49.5)

MADISON STREET

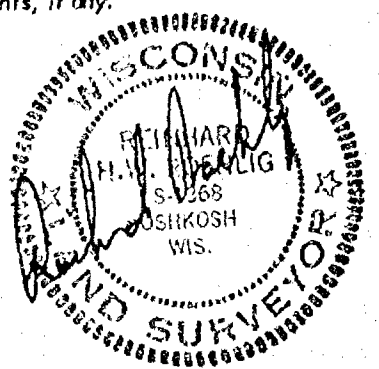


I Certify that I have surveyed the above described property (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary, fences, apparent easements and 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



DESCRIPTION TO ACCOMPANY

JAN 8 1990

DRAWING D-305

Sheet 1 of 2

1. RSMI will be deeded the total Donald E. Basler property known as 415 Broad Street in Document No. 715186 and be subject to an easement for electrical transmission lines over and across the above described lands recorded in Document No. 714446 in the Winnebago County Registry.

2. Conveyance from YMCA to RSMI, Inc.

A part of Lot 35 in Block 39 in the 4th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894 containing 224 square feet of land and being described by: Commencing at the Northeast Corner of Lot 40 of Block 39, 4th Ward per Leach's Map of 1894; running thence N.89°-19'-09"W. 33.11 feet, previously recorded as 32.8 feet, along the North line of said Lot 40; thence S.00°-44'-44"W. 150.00 feet; thence S.14°-04'-15"W. 57.08 feet to the true point of beginning; thence continue S.14°-04'-15"W. 38.76 feet; thence N.89°-17'-12"W. 9.53 feet; thence Northerly 15.72 feet, along the arc of a curve to the right having a radius of 43.62 feet and the chord of which bears N.20°-19'-47"E. 15.64 feet; thence N.30°-39'-18"E. 26.52 feet, to the true point of beginning.

3. Conveyance from RSMI to Bayshore Development

A part of Lot 1, 32 and 33 in Block 39 together with that part of the West Half (W $\frac{1}{2}$) of Broad Street lying Easterly of said Block 39 and Westerly of a line running parallel with and 27.50 feet West of the centerline of the Main track of the Chicago and North Western Transportation Company as measured at right angles thereto all in the 4th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894 containing 20,469 square feet of land and being described by: Commencing at the Southeast Corner of Lot 1 of Block 39, 4th Ward per Leach's Map of 1894 and being the true point of beginning; running thence N.89°-18'-17"W. 31.29 feet, along the South line of said Lot 1; thence N.00°-44'-39"E. 111.97 feet; thence Northerly 58.80 feet, along the arc of a curve to the left having a radius of 116.30 feet and the chord of which bears N.13°-44'-21.5"W. 58.17 feet; thence N.28°-13'-22"W. 19.20 feet; thence Northerly 41.02 feet, along the arc of a curve to the right having a radius of 81.14 feet and the chord of which bears N.13°-44'-21.5"W. 40.59 feet; thence N.00°-44'-39"E. 141.64 feet; thence S.89°-17'-12"E. 72.32 feet, to a point 27.50 feet West of the centerline of the Main track of the Chicago and North Western Transportation Company; thence S.00°-52'-15"W. 333.52 feet, along a line parallel with and 27.50 feet West of the centerline of said Main track; thence Southerly 32.56 feet, along the arc of a curve to the right being a line parallel to and 27.50 feet West of the centerline of said Main track having a radius of 1405.19 feet and the chord of which bears S.03°-10'-37"W. 32.56 feet to a point on the South line of Lot 1 of said Block 39; thence N.89°-18'-17"W. 4 feet to the true point of beginning.

(Continued on Sheet 2 of 2)

DESCRIPTION TO ACCOMPANY

DRAWING D-305

Sheet 2 of 2

Together with the afore described an easement for building maintenance and beautification purposes only over the following: A strip of land 10 feet in width lying Easterly of and adjoining the above described parcel of land, lying South of the North line of the afore described and lying North of the North line of Washington Street.

The afore described being subject to an agreement that the following described real estate shall be left free from all buildings, structures, trees, shrubbery, or other obstructions to motorists' view: That part of the above described parcel of land lying Southeasterly of a straight line drawn from a point on the South line of said parcel, distant 50 feet Westerly of the Southeast Corner thereof, to a point on the East line of said parcel of land, distant 50 feet Northerly of the Southeast Corner thereof.

Subject to an easement for electrical transmission lines over and across the above described premises recorded in Document No. 714446 in the Winnebago County Registry.

4. RSMI to City of Oshkosh --- Easement---An Easement for Watermain

The West 15 feet of the South 225 feet and the North 15 feet of the South 170 feet of the West 25 feet of Lot 1 in Block 39, 4th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894.

5. RSMI and YMCA to City of Oshkosh --- for Street Purposes

A part of Lots 1, 32, 33, 34, 35, 36, 37, 38, 39, and 40 of Block 39 in the 4th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894 containing 23,764 square feet of land and the center-line of a 35 foot roadway being described by: Commencing at the Southwest Corner of Lot 1 in said Block 39; running thence S.89°-18'-17"E. 51.50 feet, along the South line of said Lot 1 to the true point of beginning; thence N.00°-44'-39"E. 111.98 feet; thence Northerly 49.95 feet, along the arc of a curve to the left having a radius of 98.80 feet and the chord of which bears N.13°-44'-21.5"W. 49.42 feet; thence N.28°-13'-22"W. 19.20 feet; thence Northerly 49.87 feet, along the arc of a curve to the right having a radius of 98.64 feet and the chord of which bears N.13°-44'-21.5"W. 49.34 feet; thence N.00°-44'-39"E. 186.00 feet; thence Northerly 31.91 feet, along the arc of a curve to the right having a radius of 61.12 feet and the chord of which bears N.15°-41'-58.5"E. 31.55 feet; thence N.30°-39'-18"E. 62.68 feet; thence Northerly 42.36 feet, along the arc of a curve to the left having a radius of 81.15 feet and the chord of which bears N.15°-42'-01"E. 41.88 feet; thence N.00°-44'-44"E. 125.02 feet, to a point on the North line of Lot 40 of said Block 39 and being N.89°-19'-09"W. 32.60 feet from the Northeast Corner of said Lot 40 and being the point of termination.

STC/dmb
1/03/90

MERRITT AVENUE

LEGEND
1. 1" x 1/4" IRON PIPE SET
2. 1" IRON PIPE FOUND
3. RAILROAD SPIKE FOUND
4. IRON NAIL
5. CHISELED CROSS
6. CHISELED ARROW
7. RECOVERED ON PLAT

CURVE DATA 1-B
CENTRAL ANGLE = 91° 18' 40"
RADIUS = 1305.15'
ARC = 32.58'
CHORD = 30.39' D. 17' W
38.26'

NORTHWESTERN AVENUE

Thomas J. BENKMAN BLOCK
Parcel

B. E. R. PROPERTIES

ROBERT W. WOODEN JAX

CHICAGO AND NORTHWESTERN RAILROAD

BROAD STREET

LOT 17

BLOCK

WASHINGTON AVENUE

— CARVER PLACE OFFICE CONDOMINIUM —

LOT 1 OF CERTIFIED SURVEY MAP NO. 1858, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 1858 AS DOCUMENT NO. 702199 IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE — BEING A PART OF LOT 17, BLOCK 53 IN THE 4TH WARD CITY OF OSHKOSH PER LEACH'S MAP OF 1894, WINNEBAGO COUNTY, WISCONSIN. TOGETHER WITH THE AFORE DESCRIBED, A PARKING AGREEMENT RECITED IN DOCUMENT NO. 702745 AS RECORDED WITH THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE.

SURVEYOR'S CERTIFICATE

I, STEVEN T. CHRONIS, 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 ABOVE AND THAT THE CHAIRING TO THE LEFT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED. I DO FURTHER CERTIFY THAT THIS IS A TRUE SCALE AND DIMENSIONAL REPRESENTATION OF THE BOUNDARIES, BUILDING AND IMPROVEMENTS. THE IDENTIFICATION AND LOCATION OF THE UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED.

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

Dated this 20th day of April, 1987.

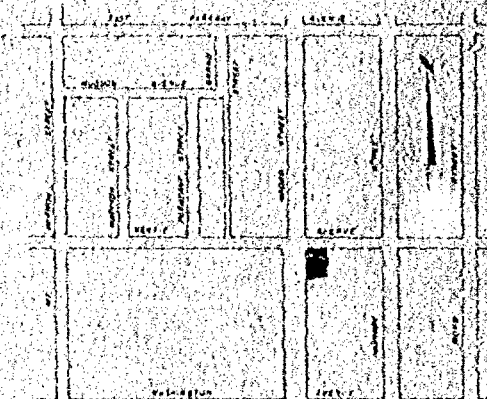
Steven T. Chronis

Wisconsin Registered Land Surveyor, S-0918



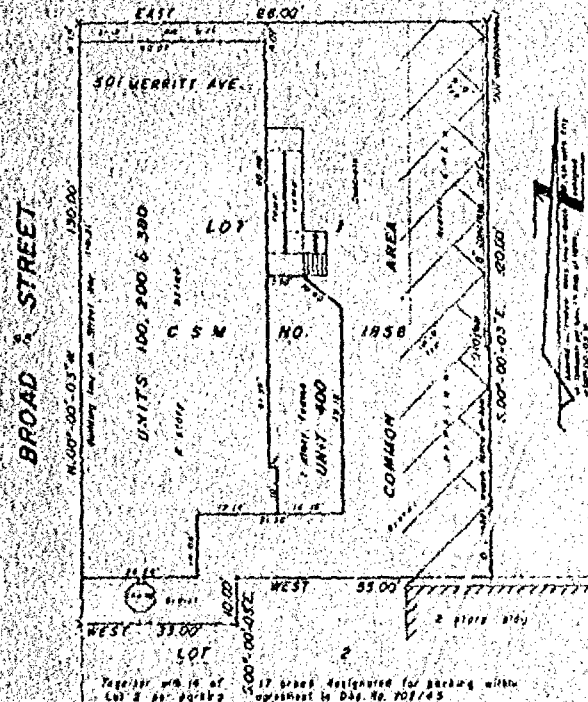
LOCATION MAP

SCALE 1" = 100'



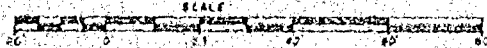
SHEET 1 OF 3

MERRITT AVENUE



LEGEND

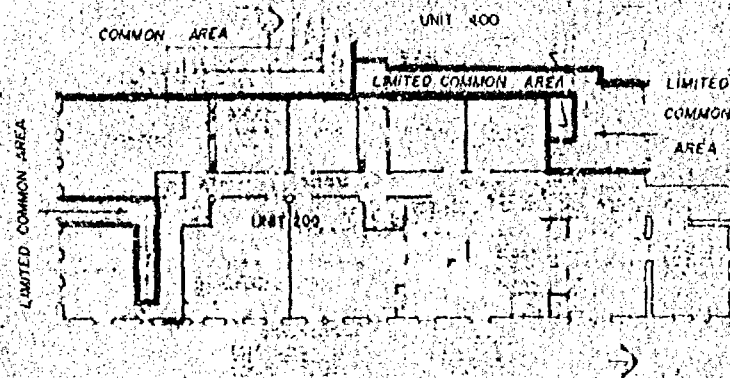
- 1. 1/4" thick concrete floor found
- 2. 1/4" of steel in concrete found
- 3. 1/4" of steel in concrete found
- 4. 1/4" of steel in concrete found



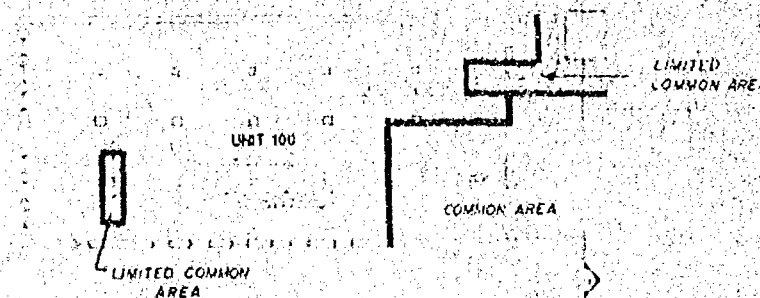
AERO-METRIC ENGINEERING, INC.
539 NORTH MADISON, ST. WI
CHILTON, WISCONSIN 53014

This instrument drafted by Steven T. Chronis

CARVER PLACE OFFICE CONDOMINIUM



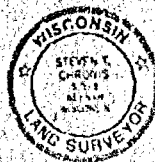
FIRST FLOOR PLAN



BASEMENT PLAN

THIS INSTRUMENT DRAFTED BY STEVEN J. CHRONIS

SHEET 2 of 3



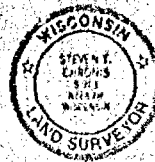
PAID 204 MAY 24 April 1964
Steve F. Chomsky
FBI - NEW YORK (100-371741)
ST. LOUIS, MO 63101

AERO-METRIC ENGINEERING INC.
509 NORTH MADISON STREET
MILTON, WISCONSIN 53019

ALTERATIONS TO EXISTING BUILDING FOR CARVER PLACE

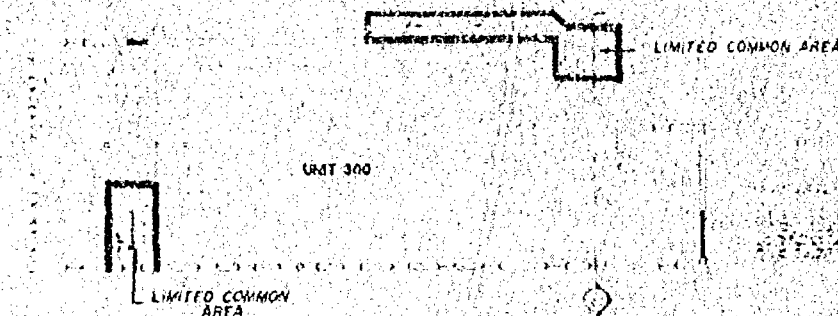
507 WILSON AVE
CHANDLER, AZ 85001

— CARVER PLACE OFFICE CONDOMINIUM —



APPROVED FOR THE 20th of Jan 2000
 Steven T. Charney
 Wisconsin Land Surveyor
 No. 51091

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



SECOND FLOOR PLAN

THIS INSTRUMENT DRAFTED BY STEVEN T. CHARNEY

SHEET 3 OF 3

ALTERATIONS
 TO
 EXISTING
 BUILDING
 FOR
 CARVER PLACE

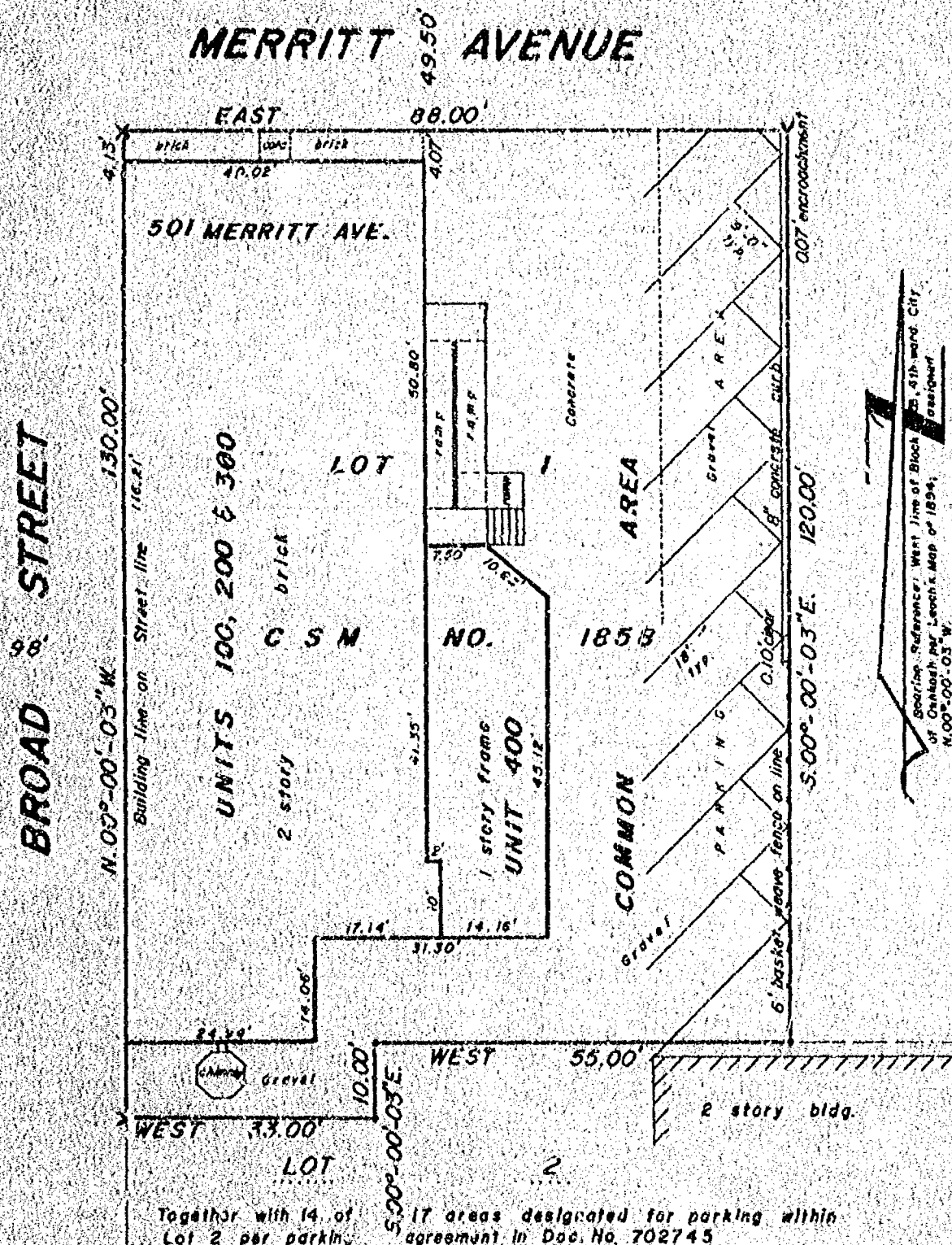
NOT TO SCALE
 1/8" = 1'-0"

CARVER PLACE

LOT 1 OF CERTIFIED SURVEY MAP NO. 1858, RECORDED IN VOLUME 1 OF THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE, BEING PER LEACH'S MAP OF 1894, WINNEBAGO COUNTY, WISCONSIN, TOGETHER WITH DOCUMENT NO. 702745 AS RECORDED WITH THE WINNEBAGO COUNTY

I, STEVEN T. CHRONIS, I HAVE SURVEYED AND MAPPED THE LEFT IS A TRUE AND CORRECT SCALED AND DIMENSIONAL REPRESENTATION OF THE UNIT AND THE COMMON

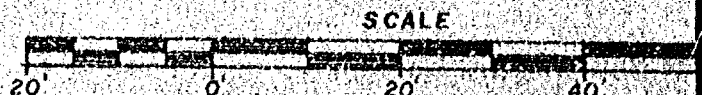
THE ABOVE DESCRIBED UTILITY EASEMENTS SUCH AS



GOALING REFERENCE: West line of Block 25, 4th Ward City of Oshkosh per Leach's Map of 1894, assigned N.00°-00'-03"W.

- LEGEND
- = 3/4" Solid round rebar found
 - x = Chisel cross in concrete found
 - v = Chisel arrow in concrete found
- Notebook 106 page 43

AERO-METRIC ENGINEERING, INC.
539 North MADISON Street
CHILTON, WISCONSIN 53014



This instrument drafted by Steven T. Chronis

OFFICE CONDOMINIUM —

CERTIFIED SURVEY MAPS ON PAGE 1838 AS DOCUMENT NO. 702196
A PART OF LOT 17, BLOCK 53 IN THE 4TH WARD CITY OF OSHKOSH
TOGETHER WITH THE AFORE DESCRIBED, A PARKING AGREEMENT RECITED
IN THE REGISTER OF DEEDS OFFICE

SURVEYOR'S CERTIFICATE:

I, STEVEN T. CHRONIS, REGISTERED LAND SURVEYOR OF AERO-METRIC ENGINEERING, INC. DO HEREBY CERTIFY THAT
THE DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE CONDOMINIUM DESCRIBED ABOVE AND THAT THE DRAWING TO
THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE AND ACCURATE REPRESENTATION OF THE CONDOMINIUM DESCRIBED. I DO FURTHER CERTIFY THAT THIS IS A TRUE
AND ACCURATE REPRESENTATION OF THE BOUNDARIES, BUILDING AND IMPROVEMENTS. THE IDENTIFICATION AND LOCATION
OF ALL ELEMENTS CAN BE DETERMINED.

THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AND UNDEFINED UNDERGROUND
SANITARY SEWER & WATER LATERALS AND ELECTRICAL, TELEPHONE & TV CABLES.

Dated this 20th day of April, 1989.

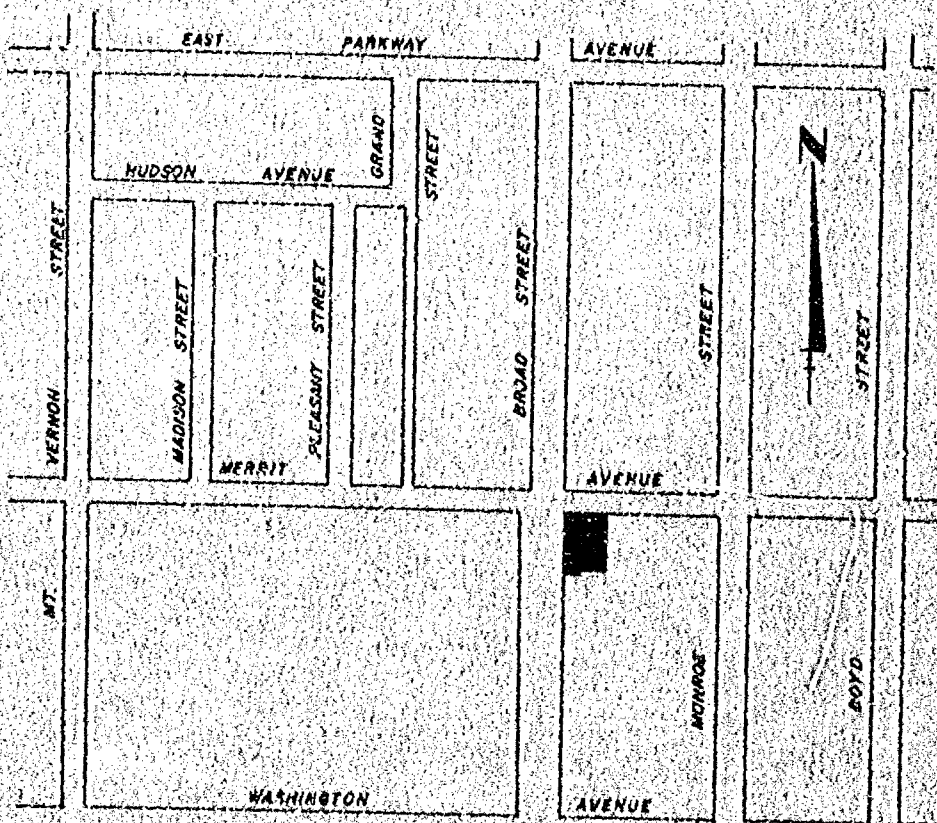
Steven T. Chronis

Wisconsin Registered Land Surveyor, S-0913



LOCATION MAP

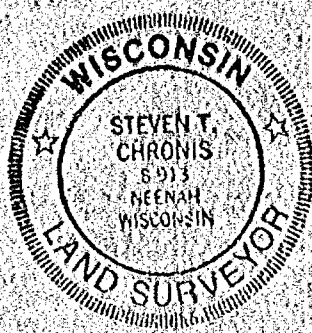
SCALE: 1" = 200'



SHEET 1 of 3

D-913

— CARVER PLACE OF



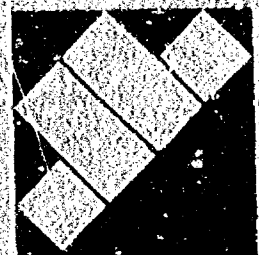
DATED THIS 20th DAY OF April, 1989

Steven T. Chronis
WISCONSIN REGISTERED LAND SURVEYOR S-0913
STEVEN T. CHRONIS

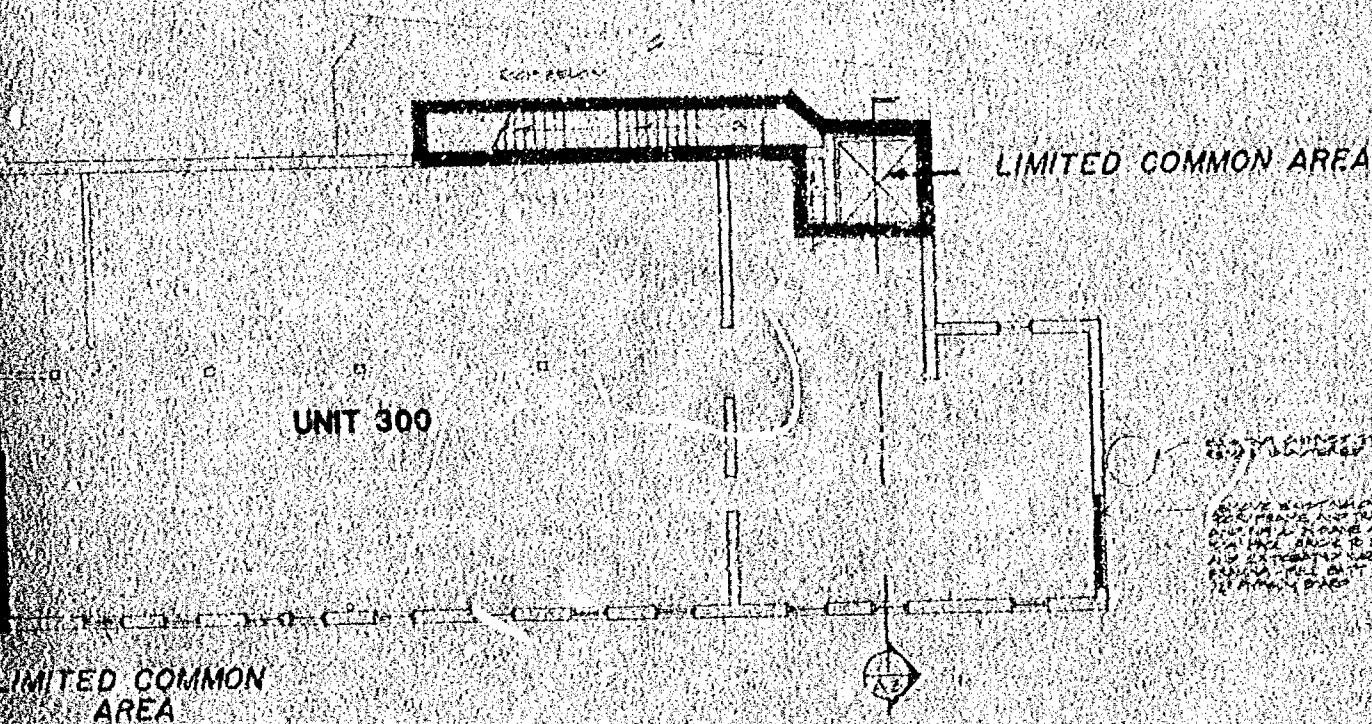
AERO-METRIC ENGINEERING INC.
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014



OFFICE CONDOMINIUM —



TO
ALTERATIONS
TO
EXISTING
BUILDING
FOR
CARVER PLACE



NOT TO SCALE

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

301 MERITT AVE
OSHKOSH, WI
54901

PROJECT NUMBER
DATE: 10-10-94

A-3

SECOND FLOOR PLAN

NO ALTERATIONS TO THIS FLOOR THIS UNIT

1/16" = 1'-0"

INSTRUMENT DRAFTED BY STEVEN T. CHOWIS

SHEET 3 of 3

D-313

CARVER

PLACE

COMMON

LIMITED COMMON AREA



NORTH

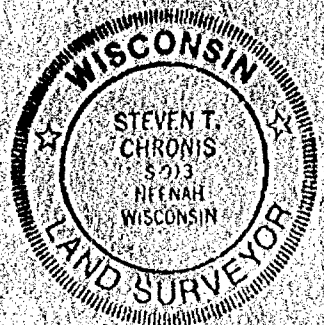
LIMITED



NORTH

B
(N)

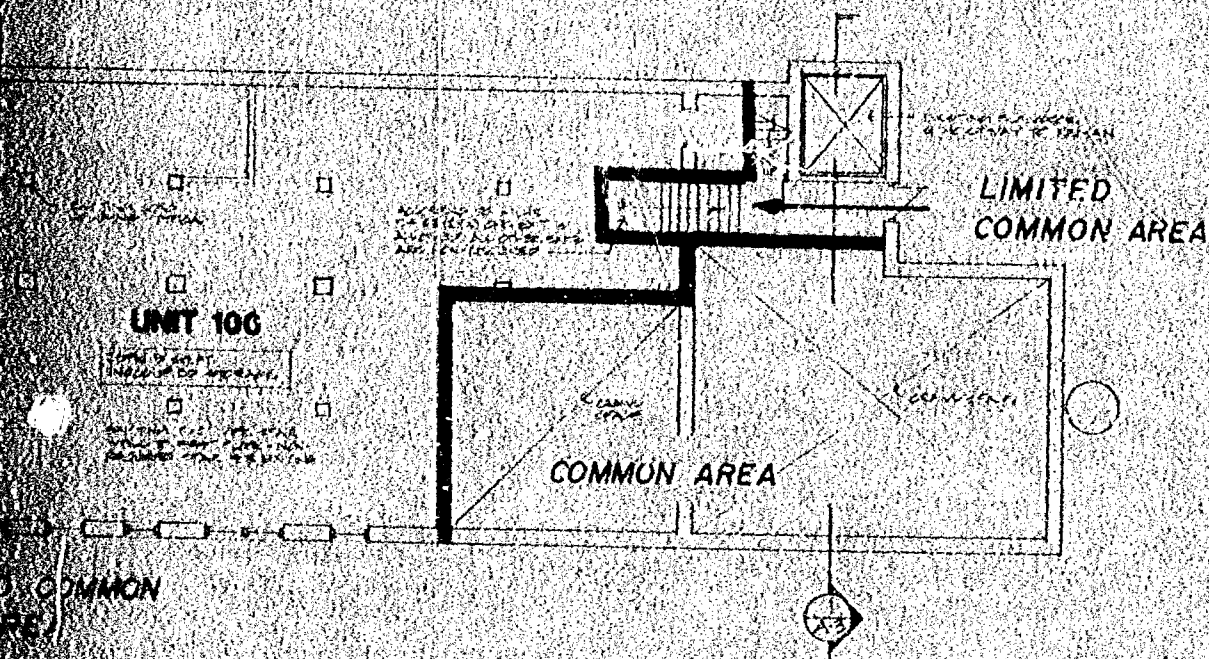
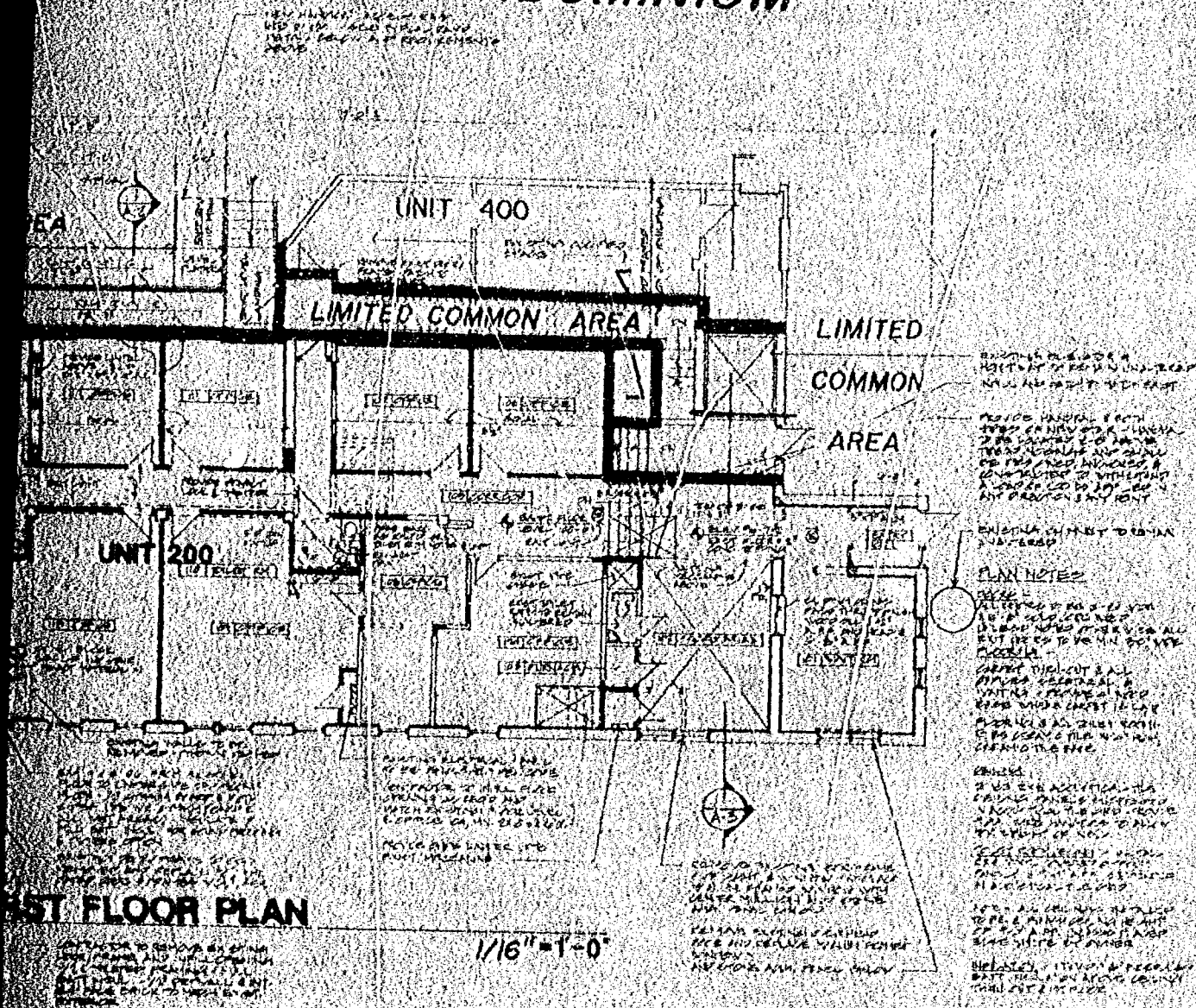
THIS INS



DATED THIS 20th DAY OF April 1989
Steven T. Chronis
WISCONSIN REGISTERED LAND SURVEYOR 50913
STEVEN T. CHRONIS

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

OFFICE CONDOMINIUM



Basement Plan

NOTATIONS TO THIS OFFICE - THIS PERMITTING

DOCUMENT DRAFTED BY STEVEN T. CHRONIS

SHEET 2 of 3

10-513

ALTERATIONS TO EXISTING BUILDING FOR CARVER PLACE

501 WENDELL AVE
OSHTOSH, MI 49751

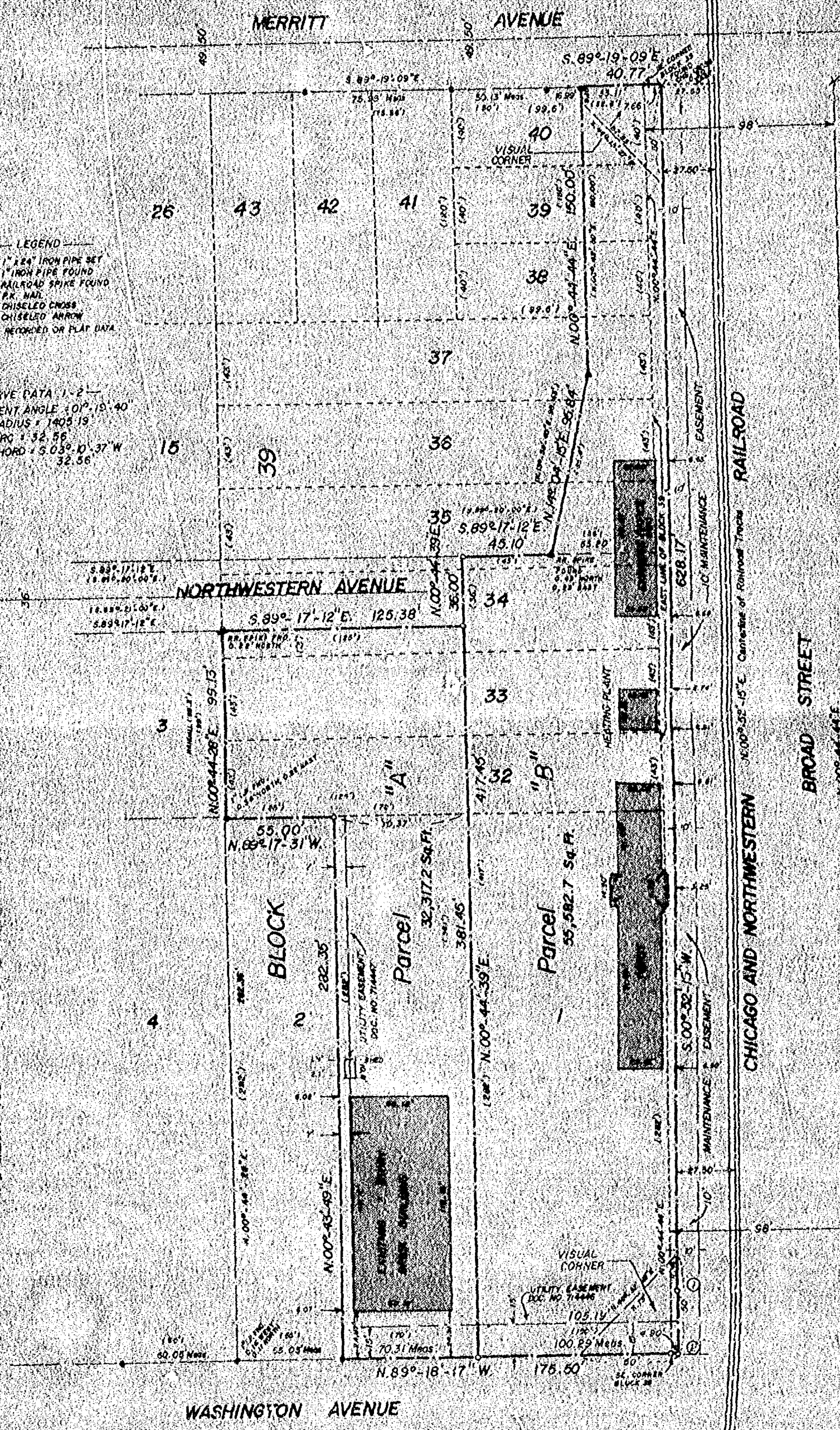
PROJECT NUMBER
DATE: 10-10-1992

A-2

ALL BEARINGS REFERENCED TO THE S-LINE
OF MERRITT AVE REC. AS N. 89° 17' 08" W

LEGEND
 O 1" x 24" IRON PIPE SET
 * 1" IRON PIPE FOUND
 ▲ RAILROAD SPIKE FOUND
 X P.K. MARK
 X CHISELED CROSS
 * CHISELED ARROW
 - RECORDED OR PLAT DATA

CURVE DATA 1-2
 CENT. ANGLE 101° 19' 40"
 RADIUS 1405.19'
 ARC 152.56'
 CHORD 5.03° 10' 37" W
 32.56'



---DESCRIPTIONS---

1. Medical & Professional Building Corporation---424 Washington Avenue

Volume 833, Page 621---Lot Two (2) of Block Thirty-nine (39) in the Fourth (4th) Ward, City of Oshkosh, per Leach's Map of 1894, Excepting therefrom the West Fifty-five (55) feet, front and rear, thereof.

Subject to an easement for electrical transmission lines over and across the above described premises recorded in Document No. 714447 in the Winnebago County Registry.

Document No. 670525---The West 125 feet of Lots 32 & 33 and Southerly 13 feet of West 125 feet of Lot 34 of Block 39 in the Fourth (4th) Ward, City of Oshkosh, per Leach's Map of 1894.

2. Donald E. Basler, et al---415 Broad Street

Document No. 715186---That part of Lots 1, 32, 33, 34, 35, 36, 37, 38, 39 and 40 in Block 39, together with that part of the West Half of Broad Street lying Easterly of said Block 39, all in the 4th Ward in the City of Oshkosh, Winnebago County, Wisconsin, bounded and described as follows: Beginning at the Southwest corner of Lot 1 in said Block 39; thence North along the West line of said Lot 1 a distance of 282 feet to the Northwest corner thereof, said Northwest corner of Lot 1 being also a point on the South line of Lot 32 in said Block 39, distant 125 feet East of the Southwest corner thereof; thence North along the East line of the West 125 feet of Lots 32, 33, 34 and 35 to a point on the easterly extension of the North line of "L" Street, also known as Northwestern Avenue; thence East along said Easterly extension of the North line of said street a distance of 45 feet, more or less, to a point 170 feet East of the West line of said Lot 35, as measured along said street line, extended; thence Northeasterly along a straight line a distance of 95.8 feet, more or less, to a point on a line parallel with the East line of said Block 39 and distant 32.8 feet Westerly therefrom, as measured along the North line of said Block 39; thence Northerly parallel with said East line of Block 39 a distance of 150 feet to the North line of said Block 39; thence East along said North line of Block 39, and the Easterly extension thereof, to a point distant 27.5 feet Westerly, measured at right angles, from the center line of the main track of the Chicago and North Western Transportation Company, as said main track center line is now located; thence Southerly parallel with said main track center line a distance of 660 feet, more or less, to a point on the Easterly extension of the South line of said Block 39, said point being also on the Easterly extension of the North line of Washington Street; thence Westerly along said North line of Washington Street to the point of beginning.

Together with the above described an easement for building maintenance and beautification purposes only over the following: A strip of land 10 feet in width lying Easterly of and adjoining the above described parcel of land, lying South of the South line of Merritt Street, and lying North of the North line of Washington Street.

The above described being subject to an agreement that the following described real estate shall be left free from all buildings, structures, trees, shrubbery, or other obstructions to motorists' view: That part of the above described parcel of land lying Northeasterly of a straight line drawn from a point on the North line of said parcel, distant 50 feet Westerly of the Northeast corner thereof, to a point on the East line of said parcel of land, distant 50 feet Southerly of the Northeast corner thereof. ALSO: That part of the above described parcel of land lying Southeasterly of a straight line drawn from a point on the South line of said parcel, distant 50 feet Westerly of the Southeast corner thereof, to a point on the East line of said parcel of land, distant 50 feet Northerly of the Southeast corner thereof.

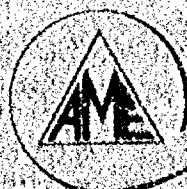
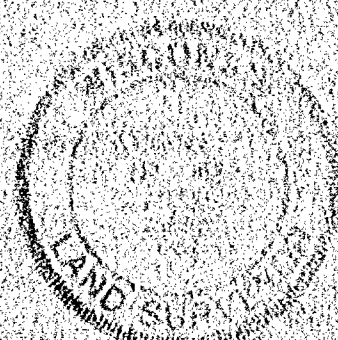
Subject to an easement for electrical transmission lines over and across the above described premises recorded in Document No. 714446 in the Winnebago County Registry.

SURVEYOR'S CERTIFICATE:

I, Lawrence C. Kriescher, Wisconsin Registered Land Surveyor of Aero-metric Engineering, Inc., certify that I have surveyed the above described property and that the map shown to the left is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15th day of MARCH, 1989.

Lawrence C. Kriescher
Wisconsin Registered Land Surveyor, S-1599
Lawrence C. Kriescher



Aero-metric
ENGINEERING, INC.

512 NORTH MADISON STREET, P.O. BOX 111, CHRYSLER, WISCONSIN 53014-0111

DATE: 3-4-89 NOTEBOOK: FOR PAGE: 11-16 SCALE: 1"=50'

SURVEY FOR RESIDENTIAL SERVICE MANAGEMENT INC. OF ALL OF LOT 1 AND PART OF LOTS 2, 32, 33, 34, 35, 36, 37, 38, 39, AND 40 BLOCK 39 IN THE 4TH WARD, CITY OF OSHKOSH PER LEACH'S MAP OF 1894 ALSO PART OF THE W. 1/2 OF BROAD ST.

Stock No. 26273

CERTIFIED SURVEY MAP NO. 1858

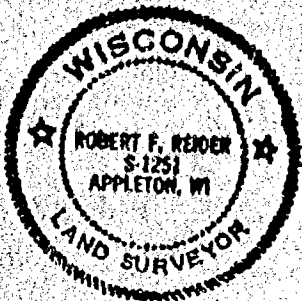
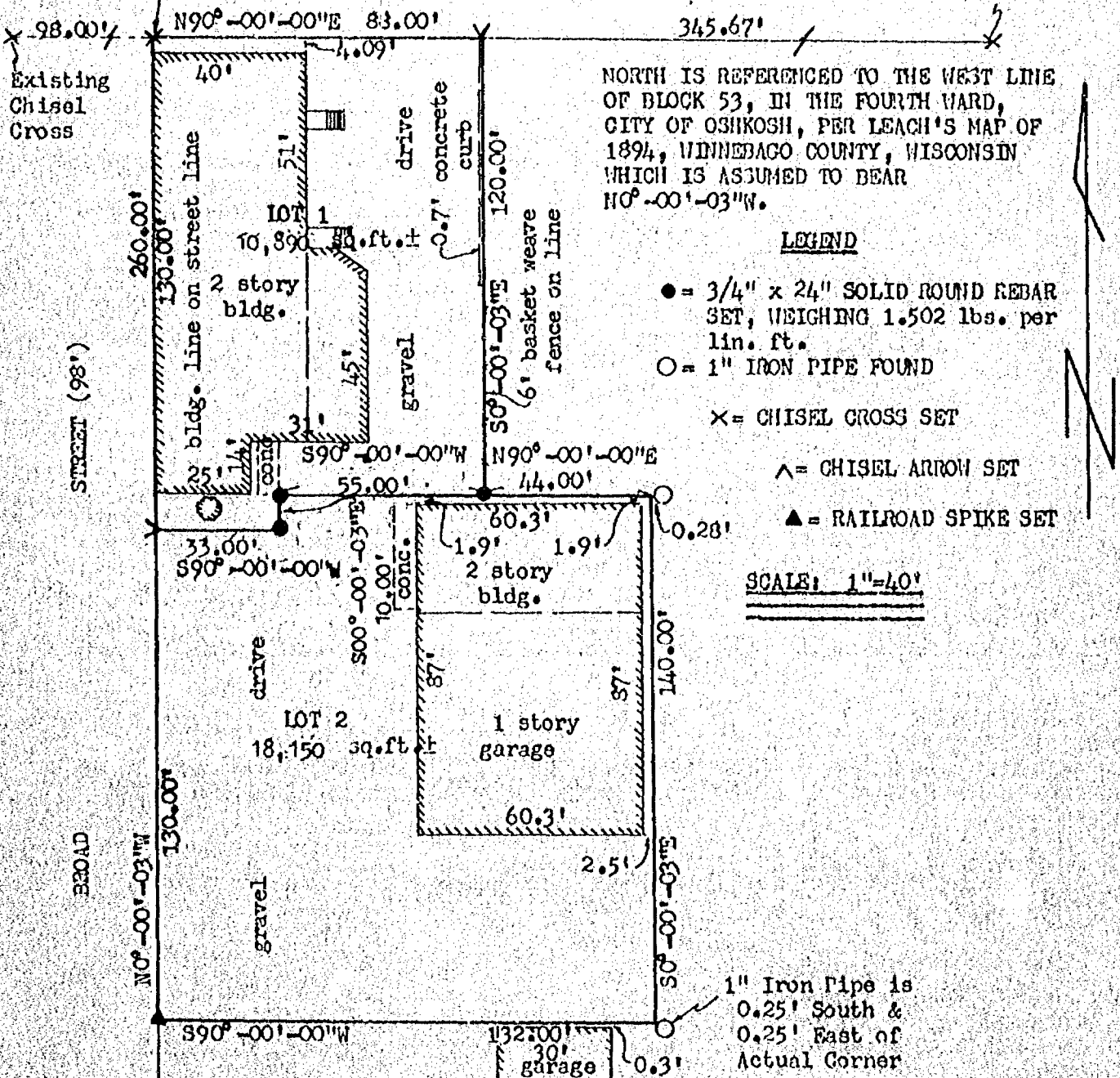
PART OF LOT 17, BLOCK 53, IN THE FOURTH WARD, CITY OF OSHKOSH, PER LEACH'S MAP OF 1894, WINNEBAGO COUNTY, WISCONSIN.

NORTHWEST CORNER OF LOT 17, BLOCK 53

MERRITT

AVENUE (49.50')

Existing Chisel Cross



Robert F. Reider 2-10-88
 ROBERT F. REIDER, RLS-1251 DATED
 CAROL LAND SURVEYING CO., INC.
 P.O. BOX 1297, 1837 W. WIS. AVE.
 APPLETON, WISCONSIN 54912-1297
 A872.38-88 rr cc RFR 2-10-88

SHEET ONE OF TWO SHEETS

Chg. TO: Chuck Hertel

Stock No. 26273

CERTIFIED SURVEY MAP NO. 1858

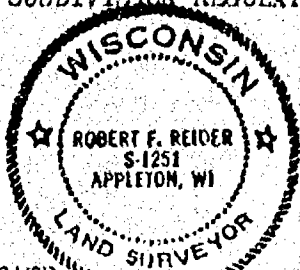
SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, REGISTERED WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, MAPPED AND DIVIDED PART OF LOT 17, BLOCK 53, IN THE FOURTH WARD, CITY OF OSHKOSH, PER LEACH'S MAP OF 1894, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE N90°-00'-00"E, 88.00 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE S0°-00'-03"E, 120.00 FEET PARALLEL TO THE EAST LINE OF SAID LOT 17; THENCE N90°-00'-00"E, 44.00 FEET PARALLEL TO SAID NORTH LINE TO THE EAST LINE OF SAID LOT 17; THENCE S0°-00'-03"E, 140.00 FEET ALONG SAID EAST LINE; THENCE S90°-00'-00"W, 132.00 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 17 TO THE WEST LINE OF SAID LOT 17; THENCE N0°-00'-03"W, 260.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF WISCONSIN AXLE CREDIT UNION c/o PAUL REDEMANN REALTY, 115 WASHINGTON AVENUE, OSHKOSH, WISCONSIN 54901.

THAT THIS DRAWING IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF OSHKOSH.



Robert F. Reider 2-10-88
 ROBERT F. REIDER, RLS-1251
 CAROL LAND SURVEYING CO., INC.
 P.O. BOX 1297, 1837 W. WISCONSIN AVE.
 APPLETON, WISCONSIN 54912-1297
 A872.38-88 rr ec RFR 2-10-88

DATED

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S. 236.10 OR S. 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: THE CITY OF OSHKOSH.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 7th DAY OF March, 1988.

IN THE PRESENCE OF:

James H. Kessel, Pres
 OWNER

Mr. [Signature]
 OWNER

Forrest H. Vandell, Secy
 WITNESS

STATE OF WISCONSIN }
 COUNTY OF WINNEBAGO } ss

PERSONALLY CAME BEFORE ME THIS 7th DAY OF March, 1988, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

July 28, 1991

MY COMMISSION EXPIRES:

CITY PLANNING COMMISSION CERTIFICATE:

THIS CERTIFIED SURVEY MAP OF PART OF LOT 17, BLOCK 53, FOURTH WARD, CITY OF OSHKOSH, PER LEACH'S MAP OF 1894, WISCONSIN AXLE CREDIT UNION OWNER, IS HEREBY APPROVED.

Steve P. Borja
 SECRETARY OF PLANNING COMMISSION

5-31-86
 DATED

702196

SHEET TWO OF TWO SHEETS

Register's Office
 Winnebago County, Wis.
 Received for record this 1st
 day of June A.D., 1988
 at 1:38 o'clock P. M. and
 recorded in Vol. 1 of CSM
 on page 1858

Forrest H. Vandell
 Register of Deeds

Chg to: Chuck Heitel

Chg
 6-27

ALL BEARINGS REFERENCED TO THE S. LINE OF MERRITT AVE. REC. AS N. 89° 19' 09" W.

- LEGEND
- 1" IRON PIPE SET
 - 1" IRON PIPE FOUND
 - ▲ RAILROAD SPIKE FOUND
 - ✕ EX. RAIL
 - ✕ CHISELED CROSS
 - ✕ CHISELED ARROW
 - 1 RECORDED ON PLAT 0474

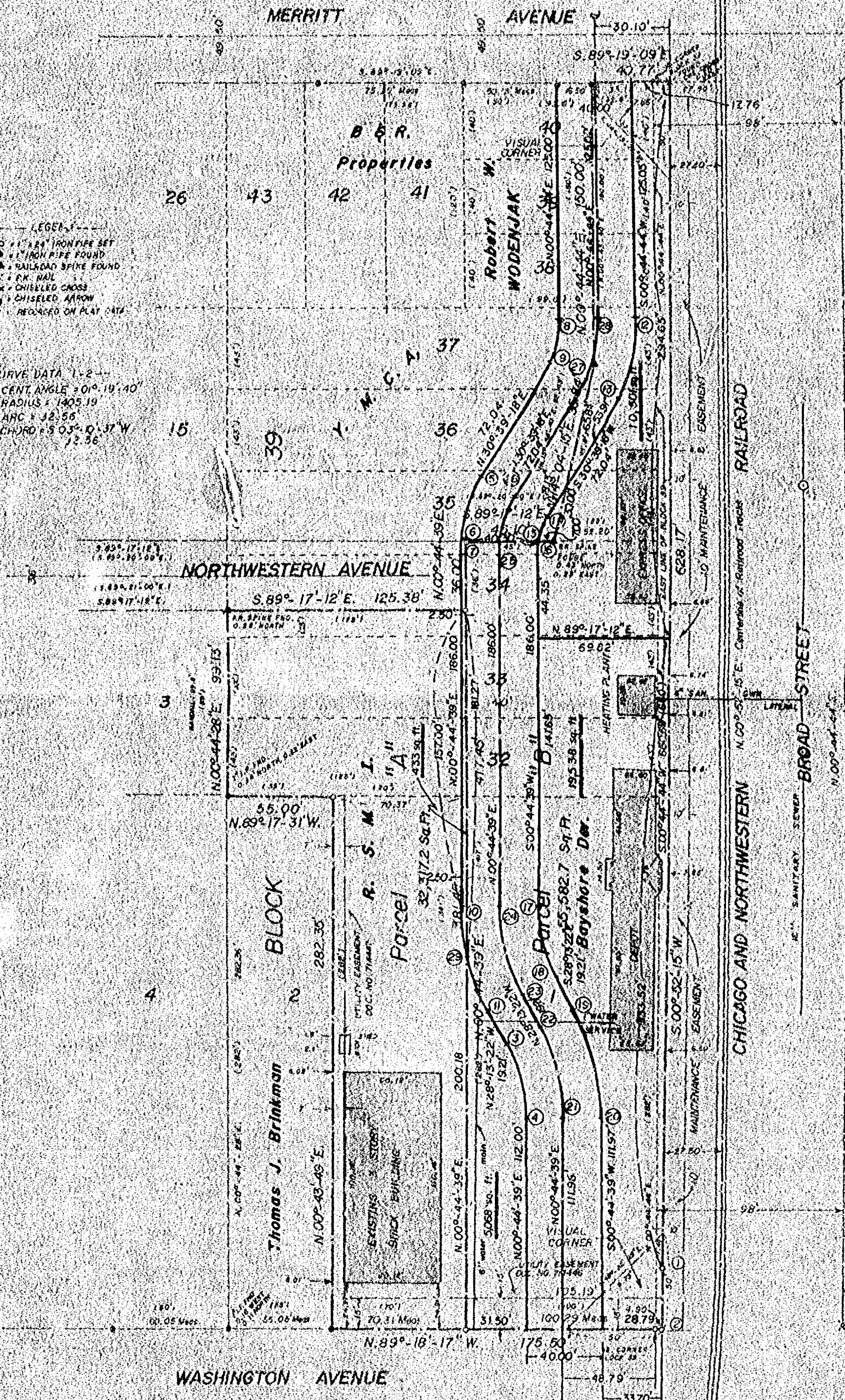
CURVE DATA 1-2

CENT. ANGLE = 01° 19' 40"

RADIUS = 1405.19'

ARC = 32.56'

CHORD = 503° 10' 37" W 12.56'



CURVE

| |
|-------|
| 1-2 |
| 3-4 |
| 5-7 |
| 5-6 |
| 6-7 |
| 8-9 |
| 10-11 |
| 10-29 |
| 20-11 |
| 12-13 |
| 14-16 |
| 14-15 |
| 15-16 |
| 17-18 |
| 19-20 |
| 21-22 |
| 23-24 |
| 25-26 |
| 27-28 |

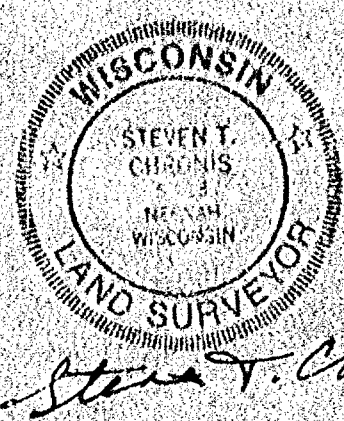
LOT 17
BLOCK 53

-CURVE DATA-

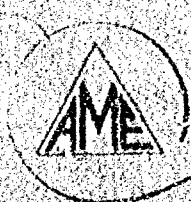
| LOT NO. | RADIUS LENGTH | CHORD BEARING | CHORD LENGTH | CENTRAL ANGLE | ARC LENGTH | TANGENT BEARINGS |
|---------|---------------|--------------------|--------------|---------------|------------|-----------------------------------|
| 1 | 1405.19' | S. 03°-10'-37"W. | 32.56' | 01°-19'-40" | 32.56' | S. 02°-30'-47"E. S. 03°-50'-27"W. |
| 2 | 72.80' | S. 13°-44'-21.5"W. | 39.42' | 28°-58'-01" | 39.84' | N. 00°-44'-39"E. S. 28°-13'-22"W. |
| 3 | 81.12' | S. 15°-41'-58.5"W. | 41.87' | 29°-54'-39" | 42.35' | S. 00°-44'-39"W. N. 30°-39'-18"E. |
| 4 | 81.12' | S. 18°-10'-27.5"W. | 35.06' | 24°-57'-41" | 35.34' | N. 30°-39'-18"E. S. 05°-41'-37"W. |
| 5 | 81.12' | S. 03°-13'-08"W. | 7.00' | 04°-56'-58" | 7.01' | N. 05°-41'-37"E. S. 00°-44'-39"W. |
| 6 | 44.88' | S. 15°-42'-01"W. | 23.16' | 29°-54'-34" | 23.43' | N. 00°-44'-44"E. S. 30°-39'-18"W. |
| 7 | 118.64' | S. 13°-44'-21.5"W. | 59.34' | 28°-58'-01" | 59.68' | N. 00°-44'-39"E. S. 28°-13'-22"E. |
| 8 | 118.64' | S. 05°-09'-25.5"E. | 24.40' | 11°-48'-09" | 24.44' | N. 00°-44'-39"E. S. 11°-03'-30"E. |
| 9 | 118.64' | S. 19°-38'-26"E. | 35.41' | 17°-09'-52" | 35.54' | N. 11°-03'-30"W. S. 28°-13'-22"E. |
| 10 | 84.48' | S. 15°-42'-01"W. | 43.81' | 29°-54'-34" | 44.31' | N. 00°-44'-64"E. S. 30°-39'-18"W. |
| 11 | 41.12' | N. 1°-41'-58.5"E. | 21.22' | 29°-54'-39" | 21.47' | S. 00°-44'-39"W. N. 30°-39'-18"E. |
| 12 | 41.12' | S. 20°-36'-53.5"W. | 14.34' | 20°-04'-49" | 14.41' | N. 30°-39'-18"E. S. 10°-54'-29"W. |
| 13 | 41.12' | S. 05°-39'-34"W. | 7.05' | 09°-49'-50" | 7.06' | N. 10°-34'-29"E. S. 00°-44'-39"W. |
| 14 | 78.64' | S. 13°-44'-21.5"W. | 39.34' | 28°-58'-01" | 39.76' | N. 00°-44'-39"E. S. 28°-13'-22"W. |
| 15 | 118.80' | S. 13°-44'-21.5"W. | 59.42' | 28°-58'-01" | 60.06' | N. 28°-13'-22"W. S. 00°-44'-39"W. |
| 16 | 98.80' | N. 13°-44'-21.5"W. | 49.42' | 28°-58'-01" | 49.95' | S. 00°-44'-39"W. N. 28°-13'-22"W. |
| 17 | 98.64' | N. 13°-44'-21.5"W. | 49.34' | 28°-58'-01" | 49.87' | N. 00°-44'-39"E. S. 28°-13'-22"E. |
| 18 | 61.12' | N. 15°-41'-58.5"E. | 31.55' | 29°-54'-39" | 31.91' | S. 00°-44'-39"W. N. 30°-39'-18"E. |
| 19 | 64.88' | S. 15°-42'-01"W. | 33.48' | 29°-54'-34" | 33.87' | N. 00°-44'-44"E. S. 30°-39'-18"W. |

1. RSMI, Inc. to be deeded all of Parcel "B" 55,516 square feet.
 2. YMCA will deed to City 6,131 square feet for new street and 131 feet to RSMI; Total loss = 6,262 square feet.
 3. RSMI, Inc. Parcel West of new road fronting on Washington will have 5,068 square feet.
 4. RSMI, Inc. Parcel East of new road fronting on Merritt will have 131 square feet from YMCA and 10,370 square feet from Parcel "B"; Total = 10,501 square feet.
- New road has a total of 27,194 square feet---6,131 square feet from YMCA and 21,063 square feet from RSMI.
6. Bayshore Development will have a total of 19,538 square feet.
 7. RSMI, Inc. lost 433 square feet out of Original Parcel "A"; Parcel "A" now 31,884 square feet.

NOTE: No field survey made by order of James Larson, Architect.



Revised this 22nd day of March, 1990.



Aero-metric
ENGINEERING, INC.

DATE 3-4-89 NOTEBOOK 108 PAGE 11-16 SCALE 1"=50'
SURVEY FOR RESIDENTIAL SERVICE MANAGEMENT INC. OF ALL OF
LOT 1 AND PART OF LOTS 2, 32, 33, 34, 35, 36, 37, 38, 39, AND 40
BLOCK 39 IN THE 4TH WARD CITY OF OSHKOSH PER LEACH'S MAP
OF 1894 ALSO PART OF THE W. 1/2 OF BROAD ST.

D-30A

DESCRIPTION TO ACCOMPANY

DRAWING D-305, REVISED 3/22/90

Sheet 1 of 2

1. RSMI will be deeded the total Donald E. Basler property known as 415 Broad Street in Document No. 715186 and be subject to an easement for electrical transmission lines over and across the above described lands recorded in Document No. 714446 in the Winnebago County Registry.
2. Conveyance from YMCA to RSMI, Inc.

A part of Lot 35 in Block 39 in the 4th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894 containing 131 square feet of land and being described by: Commencing at the Northeast Corner of Lot 40 of Block 39, 4th Ward per Leach's Map of 1894; running thence N.89°-19'-09"W. 111 feet, previously recorded as 32.8 feet, along the North line of said Lot 40; thence S.00°-44'-44"W. 150.00 feet; thence S.14°-00'-00"W. 65.84 feet to the true point of beginning; thence continue S.04°-15"W. 30.00 feet; thence N.89°-17'-12"W. 7.00 feet; thence Southerly 14.41 feet, along the arc of a curve to the right having a radius of 41.12 feet and the chord of which bears N.20°-36'-53.5"E. 14.34 feet; thence N.30°-39'-18"E. 18.13 feet, to the true point of beginning.

3. Conveyance from RSMI to Bayshore Development

A part of Lot 1, 32 and 33 in Block 39 together with that part of the West Half (W $\frac{1}{2}$) of Broad Street lying Easterly of said Block 39 and Westerly of a line running parallel with and 27.50 feet West of the centerline of the Main track of the Chicago and North Western Transportation Company as measured at right angles thereto all in the 4th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894 containing 19,538 square feet of land and being described by: Commencing at the Southeast Corner of Lot 1 of Block 39, 4th Ward per Leach's Map of 1894 and being the true point of beginning; running thence N.89°-18'-17"W. 28.79 feet, along the South line of said Lot 1; thence N.00°-44'-39"E. 111.97 feet; thence Northerly 60.06 feet, along the arc of a curve to the left having a radius of 118.80 feet and the chord of which bears N.13°-44'-21.5"W. 59.42 feet; thence N.28°-13'-22"W. 19.21 feet; thence Northerly 39.76 feet, along the arc of a curve to the right having a radius of 78.64 feet and the chord of which bears N.13°-44'-21.5"W. 39.34 feet; thence N.00°-44'-39"E. 141.65 feet; thence S.89°-17'-12"E. 69.82 feet, to a point 27.50 feet West of the centerline of the Main track of the Chicago and North Western Transportation Company; thence S.00°-52'-15"W. 333.52 feet, along a line parallel with and 27.50 feet West of the centerline of said Main track; thence Southerly 32.56 feet, along the arc of a curve to the right being a line parallel to and 27.50 feet West of the centerline of said Main track having a radius of 1405.19 feet and the chord of which bears S.03°-10'-37"W. 32.56 feet to a point on the South line of Lot 1 of said Block 39; thence N.89°-18'-17"W. 4.90 feet to the

(Continued on Sheet 2 of 2)

DESCRIPTION TO ACCOMPANY

DRAWING D-305, REVISED 3/22/90

Sheet 2 of 2

true point of beginning.

Together with the afore described an easement for building maintenance and beautification purposes only over the following: a strip of land 10 feet in width lying Easterly of and adjoining the above described parcel of land, lying South of the North line of the afore described and lying North of the North line of Washington Street.

The afore described being subject to an agreement that the following described real estate shall be left free from all buildings, structures, trees, shrubbery, or other obstructions to motorists' view: That part of the above described parcel of land lying Southeasterly of a straight line drawn from a point on the South line of said parcel, distant 50 feet Westerly of the Southeast Corner thereof, to a point on the East line of said parcel of land, distant 50 feet Northerly of the Southeast Corner thereof.

Subject to an easement for electrical transmission lines over and across the above described premises recorded in Document No. 714446 in the Winnebago County Registry.

4. RSMI to City of Oshkosh---Easement---An Easement to Watermain

The West 15 feet of the South 225 feet and the North 15 feet of the South 170 feet of the West 25 feet of Lot 1 in Block 39, 4th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894.

5. RSMI and YMCA to City of Oshkosh---for Street Purposes

A part of Lots 1, 2, 32, 33, 34, 35, 36, 37, 38, 39, and 40 of Block 39 in the 4th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894 containing 27,194 square feet of land and the centerline of a 40 foot roadway being described by: Commencing at the Southwest Corner of Lot 1 in said Block 39; running thence S.89°-18'-17"E. 51.50 feet, along the South line of said Lot 1 to the true point of beginning; thence N.00°-44'-39"E. 111.98 feet; thence Northerly 49.95 feet, along the arc of a curve to the left having a radius of 98.80 feet and the chord of which bears N.13°-44'-21.5"W. 49.42 feet; thence N.28°-13'-22"W. 19.20 feet; thence Northerly 49.87 feet, along the arc of a curve to the right having a radius of 98.64 feet and the chord of which bears N.13°-44'-21.5"W. 49.34 feet; thence N.00°-44'-39"E. 186.00 feet; thence Northerly 31.91 feet, along the arc of a curve to the right having a radius of 61.12 feet and the chord of which bears N.15°-41'-58.5"E. 31.55 feet; thence N.30°-39'-18"E. 72.04 feet; thence Northerly 33.87 feet, along the arc of a curve to the left having a radius of 64.88 feet and the chord of which bears N.15°-42'-01"E. 33.48 feet; thence N.00°-44'-44"E. 125.02 feet, to a point on the North line of Lot 40 of said Block 39 and being N.89°-19'-09"W. 30.10 feet from the Northeast Corner of said Lot 40 and being the point of termination.

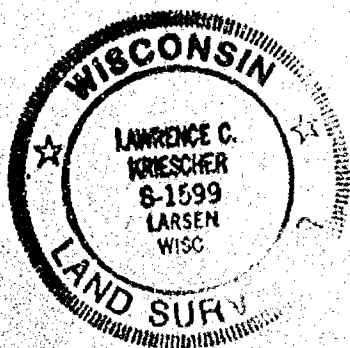
STC/dmb
03/22/90

LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) OF BLOCK FIFTY-FIVE (55) IN
FORD'S ADDITION TO THE CITY OF OSHKOSH, IN THE FOURTH WARD OF SAID CITY,
WINNEBAGO COUNTY, WISCONSIN

LEGEND

- 3/4" DIA. FOUND X 24" LONG STEEL REBAR WEIGHING 15 LBS./LINEAL FOOT SET.
 - 1" IRON PIPE FOUND
 - (1) RECORDED DATA
- NOTE BOOK NO. 17 PG. 71

ALL DEARINGS ARE REFERENCED TO THE
EAST LINE OF GRAND STREET
WHICH HAS AN ASSUMED HEARING OF
N00°00'00"E



GRAND ST.

26

S86°56'29"E

116'
115.82'

1" IRON PIPE
0 40' E. OF TAIL

1" IRON PIPE
0.23' W OF TRUE

LOT "27"
6733 SQ. FT.

3/4" REBAR
1.0' W. OF TRUE

N 02° 55' 53" W 115.74

LOT "28"
6728 SQ. FT.

N 88° 55' 18" W

113.60
(40')

SURVEYOR'S CERTIFICATE

I, LAWRENCE C. KRIESCHER, Registered Land Surveyor No. S-1599, hereby certify:
That I have surveyed the property described hereon and that 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,
fences, apparent easements, 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 the date hereon, and as to them I certify the accuracy of said survey and
map.

SCHULER & ASSOCIATES

CONSULTING ENGINEERS & LAND SURVEYORS

320 W. NORTHLAND AVE. APPLETON, WIS. 54911 (414) 734-9107
417 NORTH SAWYER STREET OSHKOSH, WIS. 54901 (414) 428-2800

REGISTERED LAND SURVEYOR

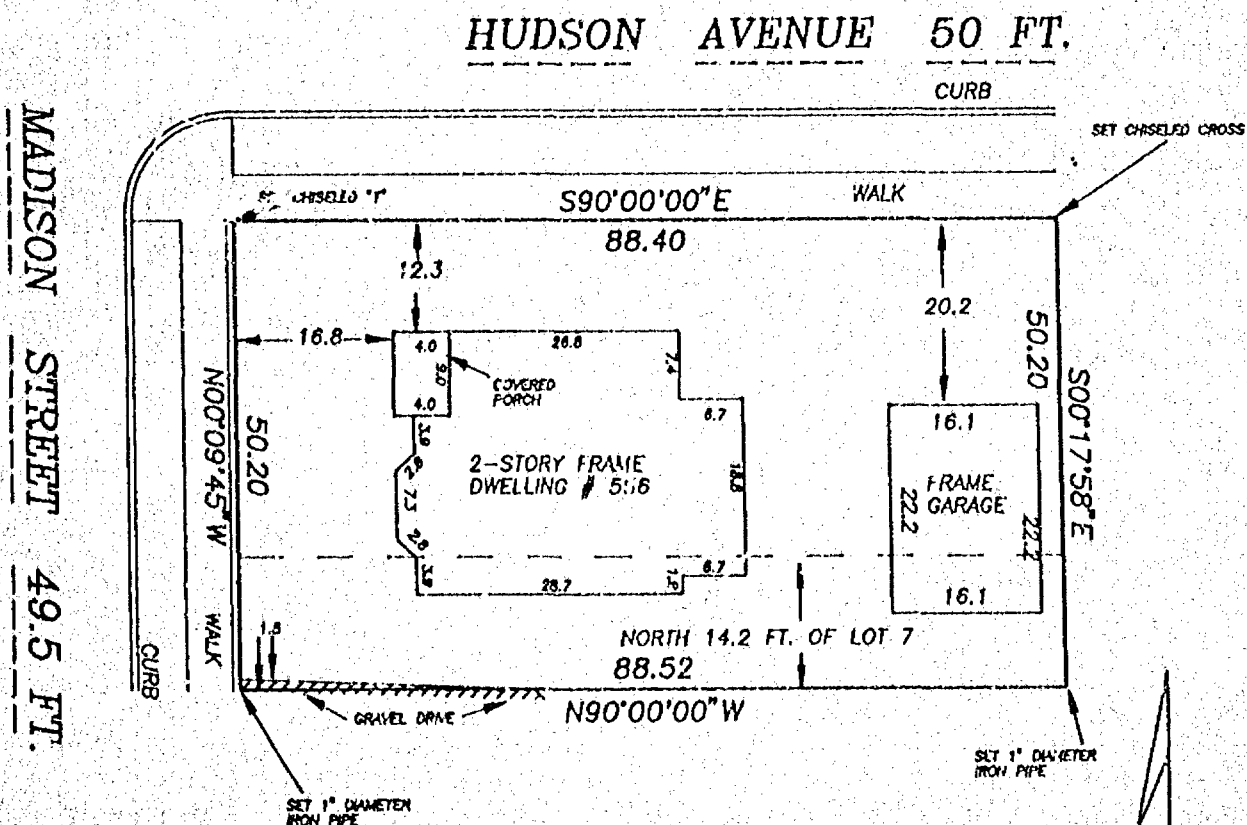
DATE SEPTEMBER 11, 1990

L 90-1722
SHEET 1 OF 1

PLAT OF SURVEY

KNOWN AS 556 MADISON STREET, BEING LOT 6 AND THE NORTH 14.2 FT. OF LOT 7 OF BLOCK 89, IN THE FOURTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894.

SEPTEMBER 28, 1990 SURVEY FOR PAUL SCHMIDT REALTY SURVEY NO. 1088



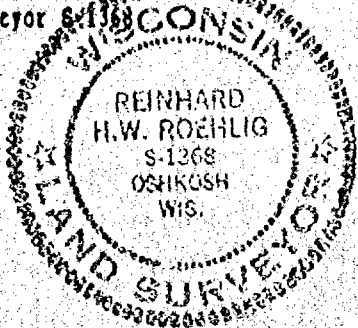
Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

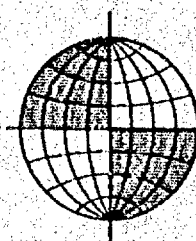
This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

9/28/90
Date

Reinhard Roehlig
Reinhard Roehlig, Registered
Land Surveyor S-1268



SCALE: 1"=20'



**EARTH TECH
SERVICES**

NO. 1088

10605 W. Glenbrook Court • Milwaukee, WI. 53224
(414) 355-5300 • FAX (414) 354-0441
Oshkosh • (414) 231-4959