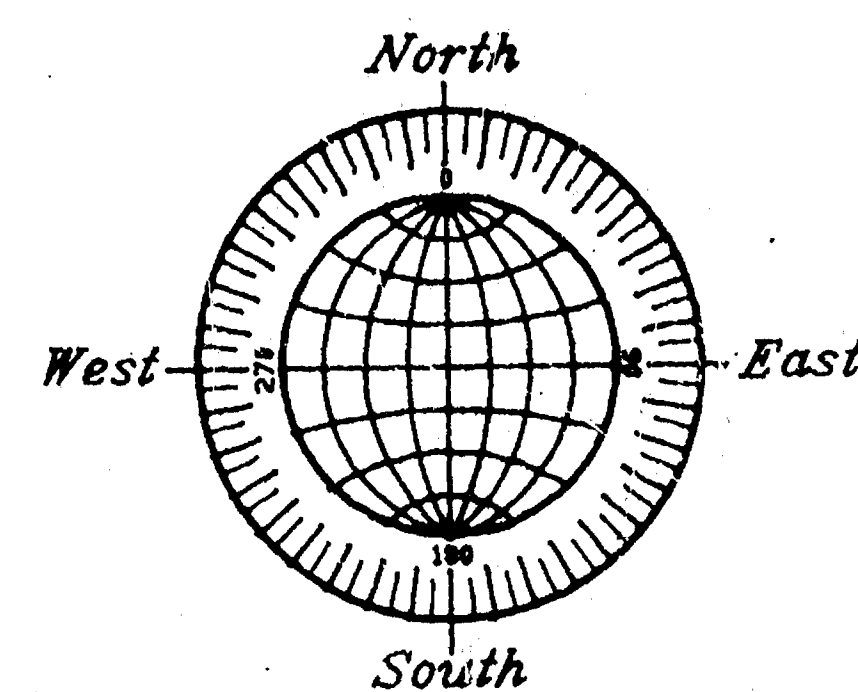
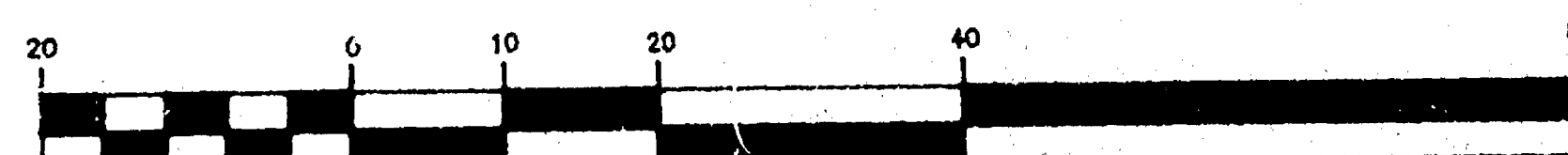




GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

THIS PARCEL IS ZONED M-2 AND HAS THE FOLLOWING BUILDING SETBACK REQUIREMENTS:  
FRONT YARD: 30.0 FT.  
SIDE YARD: 20.0 FT.  
REAR YARD: 20.0 FT.

THIS PARCEL IS NOT IN A FLOOD PLAIN PER FIRM  
PANEL 550511-0020D

- DENOTES MONUMENTATION FOUND AS DESCRIBED.
- DENOTES MONUMENTATION SET AS DESCRIBED.
- ( ) DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
- ⊕ DENOTES UTILITY POLE.
- ⊙ DENOTES MANHOLE RIM.
- ⊗ DENOTES WATER VALVE.
- ⊘ DENOTES GAS VALVE.
- ⊙ DENOTES HYDRANT.
- ☆ DENOTES METAL STREET SIGN.

## PLAT OF SURVEY

### PROPERTY DESCRIPTION

KNOWN AS 2225-2229 MINNESOTA STREET, BEING LOT 94, 95, 96 AND 97 IN SOUTH SIDE AUTO PLAT, IN THE 14TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE S.W. CORNER OF SAID LOT 96, THENCE NORTH 00°01'11" WEST ALONG THE EAST LINE OF MONTANA STREET 99.19 FT., THENCE SOUTH 89°21'05" EAST ALONG THE NORTH LINE OF SAID LOTS 97 AND 94 APORESAID 269.74 FT., THENCE SOUTH 00°04'48" WEST ALONG THE WEST LINE OF MINNESOTA STREET 89.83 FT., THENCE NORTH 89°25'39" WEST ALONG THE NORTH LINE OF WEST 23RD AVENUE 269.58 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 24,271 SQUARE FEET AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

SEPTEMBER 24, 1995

SURVEY FOR GODFREY AND KAHN

NO. 2767

TO CHICAGO TITLE INSURANCE COMPANY AND CORNERSTONE DEVELOPMENT, LLC AND TO SUCH OTHERS THAT WOULD PURCHASE OR MORTGAGE THE PROPERTY WITHIN ONE YEAR OF THE DATE HEREOF:

THIS IS TO CERTIFY THAT:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11 AND 13 OF TABLE "A" THEREOF AND MEETS THE ACCURACY REQUIREMENTS IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

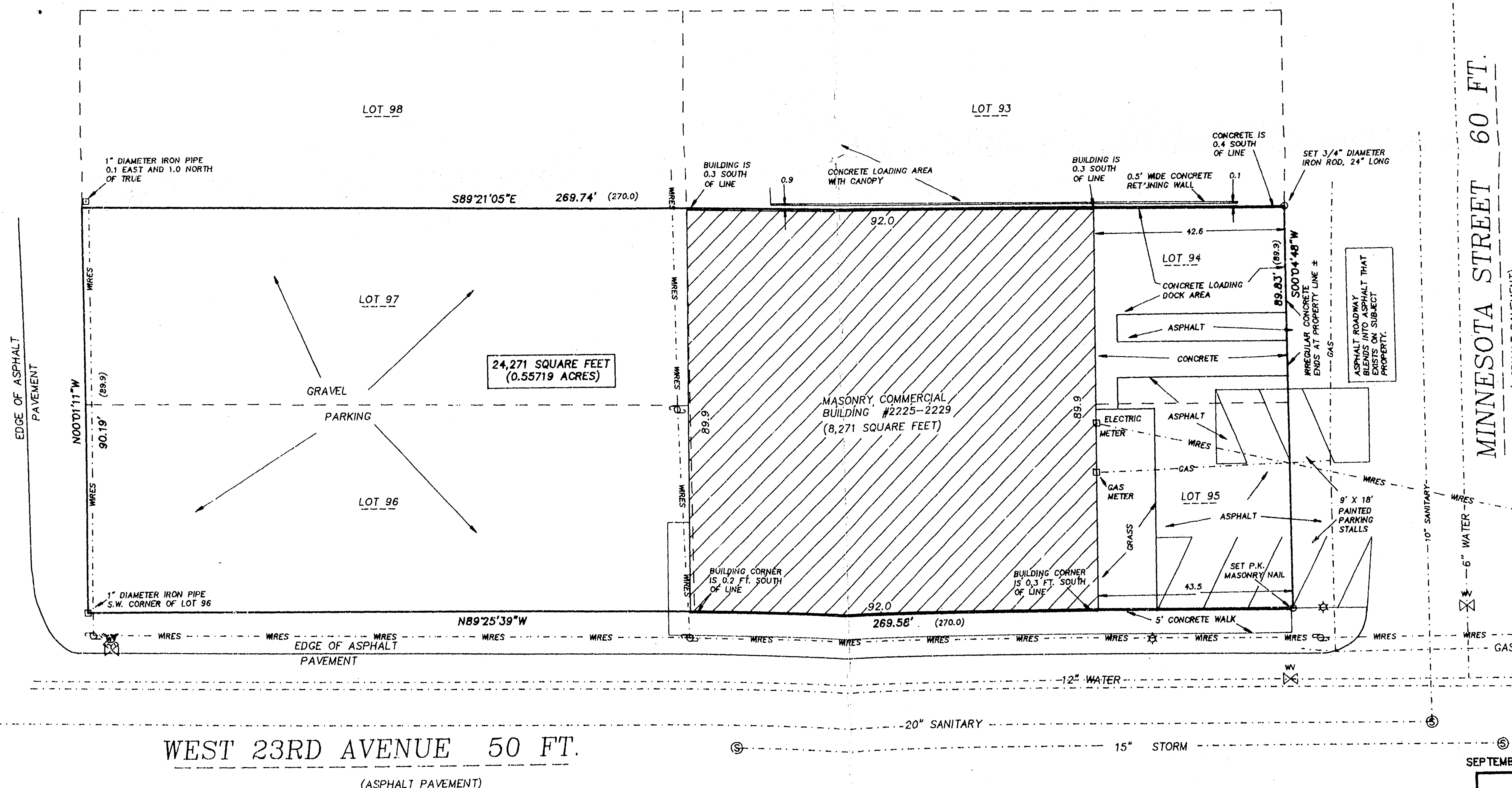
I HAVE SURVEYED THE HEREIN DESCRIBED PROPERTY AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATIONS AND DIMENSIONS OF VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

DATE 9-24-95

REINHARD ROEHLIG, REGISTERED  
WISCONSIN LAND SURVEYOR S-1368



MONTANA STREET 60 FT. (ASPHALT PAVEMENT)



UNDERGROUND INFORMATION AS SHOWN WAS OBTAINED FROM MUNICIPAL, UTILITY COMPANY AND/OR DIGGERS HOTLINE RECORDS, THE ACCURACY OF WHICH IS NOT GUARANTEED.

SEPTEMBER 24, 1995

ROEHLIG  
LAND SURVEYING  
&  
CONSULTING LTD.

417 North Sawyer Street • Oshkosh WI • 54901  
(414) 233-2884

NO. 2767

CITY OF OSHKOSH - 14th WARD - SOUTHSIDE AUTO PLAT