

PLAT OF SURVEY
SHEET TWO OF TWO SHEETS

DESCRIPTION PER TITLE COMMITMENT:

Lots One (1), Two (2), Four (4), Nine (9) and Twelve (12) in LIBBEY'S REPLAT, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin.

That part of Lot Five (5) in LIBBEY'S REPLAT, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:-

Commencing at the most Southerly corner of Lot 12 in said Replat; thence northwesterly, along the Southerly line of said Lot 12, 116 feet, to the most Westerly corner thereof (being on the Easterly line of vacated Jay Street); thence southwesterly, along the Easterly line of said Jay Street, 16.45 feet; thence southeasterly to the place of beginning.

That part of Lot Five (5) in LIBBEY'S REPLAT, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, included within the limits of the following, viz:-

Described tract of land, Commencing at the most Southerly corner of Lot 12 in said Replat; thence northwesterly, along a line (hereinafter referred to as line "A") that intersects the Easterly line of vacated Jay Street at a point that is 16.45 feet southwesterly of the most Westerly corner of said Lot 12, 117 feet, to the point of termination of said line "A" on the Easterly line of vacated Jay Street and the place of beginning; thence southeasterly, going back along said line "A", 14.6 feet; thence southwesterly 84.5 feet, to a point that is 4.8 feet southeasterly of (measured at right angles to) the centerline of vacated Jay Street and 136.45 feet northeasterly of the Northerly line of Marion Street, as now located; thence northeasterly, parallel with centerline of said vacated Jay Street, 17.7 feet; thence northeasterly, 42.25 feet, to a point that is 22.2 feet southwesterly of the place of beginning; thence northeasterly, 22.2 feet, to the place of beginning.

Lot "2" of CERTIFIED SURVEY MAP NO. 2481 filed in Volume 1 of Certified Survey Maps on Page 2481 as Document No. 789035; being a part of Lot 5 in LIBBEY'S REPLAT, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin.

That part of Lot Ten (10) in LIBBEY'S REPLAT, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:-

Commencing at the point of intersection of the West line of Jackson Street with the Northeasterly line of said Lot 10; thence west, at right angles to the West line of said Jackson Street, 64.9 feet, to the Northwesterly line of said Lot 10; thence northeasterly, along the Northwesterly line of said Lot 10, 40.3 feet, to the most Northerly corner of said Lot; thence southeasterly, along the Northeasterly line of said Lot 10, 50.9 feet, to the place of beginning.

Lots Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22) of Block "E" and the Southwesterly 1/2 of that portion of Hancock Street (now vacated) lying southeasterly of the extended Northwesterly line of said Lot 19 and northwesterly of the extended Southeasterly line of said Lot 22, all in the plat of WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, excepting therefrom that portion thereof described as follows, viz:-

Commencing at the Southwesterly (most Westerly) corner of said Lot 19, thence southeasterly, along the Southerly line of said Lot, 19 feet, thence northerly, to a point on the Center line of said Hancock Street, where the extended Northwesterly line of said Lot intersects the same; thence southwesterly, along the extended Northwesterly line, and the Northwesterly line, of said Lot, to the place of beginning.

Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22) of Block "F" and the Northeasterly 1/2 of that portion of Hancock Street (now vacated) lying southeasterly of the extended Northwesterly line of said Lot 22 and northwesterly of the extended Southeasterly line of said Lot 19, all in the plat of WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom the Southwesterly 15 feet of that portion

of the Northeasterly 1/2 of vacated Hancock Street lying between the extended Northeasterly and Northwesterly lines of said Lot 22.

DESCRIPTION PER TITLE COMMITMENT:

That part of Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) of Block "F" lying south of the Southerly line of the right of way of the Soo Line Railroad Company's main line running across the Northerly end of said Lots, all in the plat of WESTERN ADDITION to Oshkosh, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin.

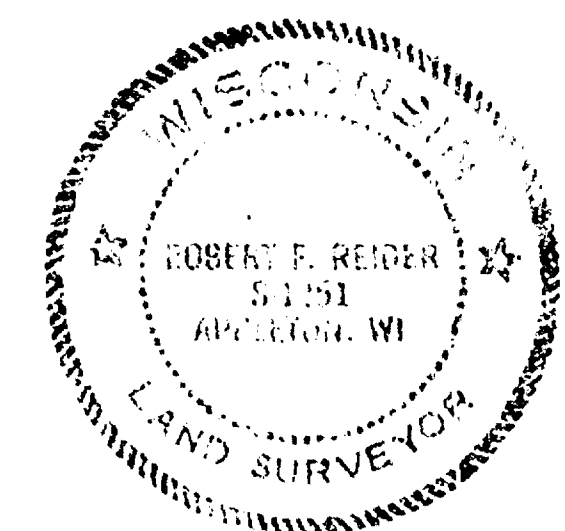
That part of Jay Street (now vacated) lying northerly of the Northerly line of Marion Street and southerly of the Southerly line of the right of way of the Soo Line Railroad Company's main line running across the Northerly end of Block "F" in Western Addition to Oshkosh and across the Northerly end of Libbey's Replat, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof included within Lot "1" of Certified Survey Map No. 2481 filed in Volume 1 of Certified Survey Maps on Page 2481 as Document No. 789035.

The easterly Two (2) feet of the southerly 67.49 feet of Lot Twelve (12) of Block "F" in the Plat of the Western Addition to Oshkosh, City of Oshkosh, Winnebago County, Wisconsin.

DESCRIPTION PER LAND SURVEY:

ALSO DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS ONE (1), TWO (2), FOUR (4), NINE (9) AND TWELVE (12) AND PART OF LOTS FIVE (5) AND TEN (10), ALL IN LIBBEY'S REPLAT, ALL OF LOTS TWENTY (20), TWENTY-ONE (21) AND TWENTY-TWO (22) AND PART OF LOT NINETEEN (19), IN BLOCK "E" IN THE PLAT OF WESTERN ADDITION, ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21) AND TWENTY-TWO (22) AND PART OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16), IN BLOCK "F" IN THE PLAT OF WESTERN ADDITION, PART OF VACATED HANCOCK AVENUE, PART OF VACATED JAY STREET AND ALL OF LOT "2" OF CERTIFIED SURVEY MAP NO. 2481 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2481 AS DOCUMENT NO. 789035, ALL IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT NINE (9) OF LIBBEY'S REPLAT; THENCE N64-08-59W, 82.00 FEET ALONG THE NORTHEASTERLY LINE OF MARION ROAD TO THE SOUTHEASTERLY LINE OF LOT "1" OF CERTIFIED SURVEY MAP NO. 2481 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2481 AS DOCUMENT NO. 789035; THENCE N38-51-26E, 172.28 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEASTERLY LINE OF SAID LOT "1"; THENCE N51-17-12W, 91.58 FEET ALONG SAID NORTHEASTERLY LINE; THENCE N59-21-00W, 102.67 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF SAID LOT "1"; THENCE S66-57-05W, 85.00 FEET ALONG SAID NORTHWESTERLY LINE; THENCE S39-09-09W, 136.46 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT ON THE NORTHEASTERLY LINE OF MARION ROAD; THENCE N64-08-59W, 4.93 FEET ALONG SAID NORTHEASTERLY LINE OF MARION ROAD; THENCE N64-03-10W, 257.64 FEET ALONG THE NORTHEASTERLY LINE OF MARION ROAD; THENCE N30-59-45E, 132.09 FEET TO A POINT ON THE CENTERLINE OF VACATED HANCOCK AVENUE; THENCE N39-02-32E, 15.00 FEET; THENCE N52-03-42W, 59.92 FEET; THENCE N39-03-20E, 134.96 FEET TO THE SOUTHDEAST CORNER OF LOT TWELVE (12), BLOCK "F" OF WESTERN ADDITION; THENCE N52-04-30W, 2.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TWELVE (12); THENCE N39-03-20E, 67.49 FEET; THENCE S52-04-30E, 2.00 FEET TO THE EASTERLY LINE OF SAID LOT TWELVE (12); THENCE N39-03-20E, 20.46 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD SOO LINE RAILROAD (NOW WISCONSIN CENTRAL LIMITED RAILROAD); THENCE ALONG THE ARC OF A CURVE OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 558.69 FEET AND A CHORD WHICH BEARS S52-23-22E AND IS 3.42 FEET IN LENGTH; THENCE S52-12-50E, 373.22 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE ALONG THE ARC OF A CURVE OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 612.53 FEET AND A CHORD WHICH BEARS S60-41-17E AND IS 180.71 FEET IN LENGTH TO A POINT ON THE NORTHEASTERLY LINE OF LOT ONE (1) OF LIBBEY'S REPLAT; THENCE S51-37-45E, 77.50 FEET ALONG SAID NORTHEASTERLY LINE OF SAID LOT ONE (1) TO THE WEST LINE OF JACKSON STREET; THENCE S00-16-41W, 153.02 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT TEN (10) OF LIBBEY'S REPLAT; THENCE S89-43-19W, 65.14 FEET (RECORDED AS 64.90 FEET) AT RIGHT ANGLES TO SAID WEST LINE TO THE NORTHWESTERLY LINE OF SAID LOT TEN (10); THENCE S38-48-00W, 113.53 FEET ALONG SAID NORTHWESTERLY LINE OF SAID LOT TEN (10) AND THE NORTHWESTERLY LINE OF LOT ELEVEN (11) OF LIBBEY'S REPLAT AND THE SOUTHEASTERLY LINE OF LOT NINE (9) OF LIBBEY'S REPLAT TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 157,497 SQUARE FEET OF LAND MORE OR LESS (3.6156 ACRES).



I, ROBERT F. REIDER, REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AS PREPARED BY MYSELF AND THE LEGAL DESCRIPTION AS SHOWN ON SCHMITT ABSTRACT COMMITMENT NO. 925123 ARE ONE AND THE SAME.

Robert F. Reider 6-25-92
ROBERT F. REIDER, RLS-1251 DATED

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			MEDALIST INDUSTRIES, INC. ATTN: LARRY ZADE 123 JACKSON ST., OSHKOSH, WISCONSIN 54901		
	NO.	DATE	BY	CAROW LAND SURVEYING CO., INC. P.O. BOX 1297, 1837 W. WIS. AVE. APPLETON, WISCONSIN 54912-1297		
DECIMAL ±	1			DRAWN BY TR EC dv	SCALE 1"=40'	MATERIAL
FRACTIONAL ±	2			CHK'D	DATE 6-25-92	DRAWING NO.
ANGULAR ±	3			TRACED	APP'D	B926.11

CITY OF OSHKOSH - LIBBEY'S REPLAT 1

CURVE DATA:
 CENTRAL ANGLE = 00°-21'-04"
 RADIUS = 558.69' (10° CURVE)
 ARC LENGTH = 3.42'
 CHORD LENGTH = 3.42'
 CHORD BEARING = S52°-23'-22"E
 TANGENT BEARINGS = S52°-33'-54"E
 S52°-12'-50"E

LEGEND
 ○ = BRASS CAP IN CONCRETE WALK FOUND
 ○ = IRON PIPE MONUMENT FOUND
 x = CHISEL CROSS FOUND OR SET
 △ = RAILROAD SPIKE FOUND
 ● = 3/4" x 24" SOLID ROUND REBAR SET
 ○ = POWER POLE
 ⊗ = CATCHBASIN
 ⊗ = MANHOLE
 [Hatched] = CONCRETE PAVEMENT
 [Hatched] = EXISTING BUILDING
 [Hatched] = PORCH OR STAIRWAY
 --- = EXISTING FENCE LINE

PLAT OF SURVEY
 SHEET ONE OF TWO SHEETS

PROPERTY ADDRESS: 123 JACKSON STREET

PARCEL AREA: 157,497 sq. ft. (3.6156 acres)

DESCRIPTION: SEE SHEET TWO OF TWO SHEETS

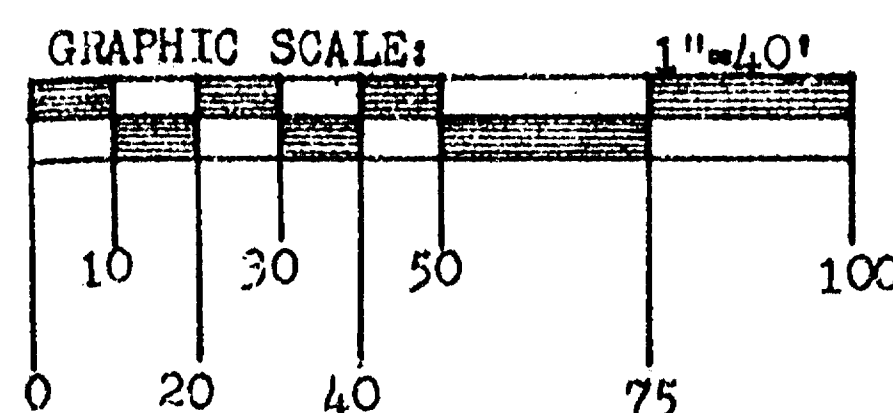
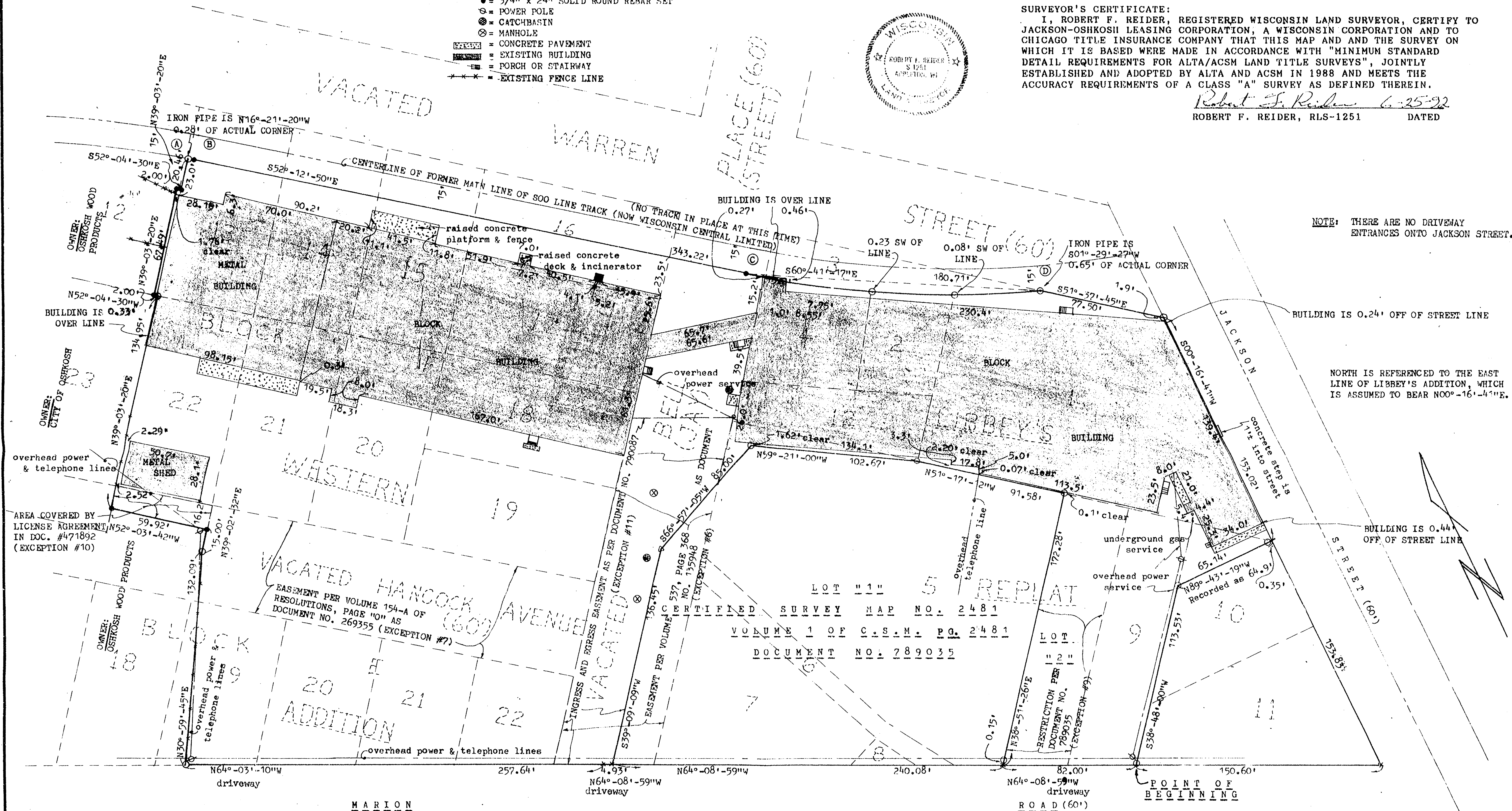
SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, REGISTERED WISCONSIN LAND SURVEYOR, CERTIFY TO JACKSON-OSHKOSH LEASING CORPORATION, A WISCONSIN CORPORATION AND TO CHICAGO TITLE INSURANCE COMPANY THAT THIS MAP 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 1988 AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY AS DEFINED THEREIN.

Robert F. Reider 6-25-92
 ROBERT F. REIDER, RLS-1251 DATED

NOTE: THERE ARE NO DRIVEWAY ENTRANCES ONTO JACKSON STREET.

NORTH IS REFERENCED TO THE EAST LINE OF LIBBEY'S ADDITION, WHICH IS ASSUMED TO BEAR N00°-16'-4"E.



TOLERANCES (EXCEPT AS NOTED)	REVISIONS			MEDALIST INDUSTRIES, INC. ATTN. LARRY ZAIDE 123 JACKSON STREET, OSHKOSH, WISCONSIN 54901
	NO.	DATE	BY	
DECIMAL	1			CAROW LAND SURVEYING CO., INC. P.O. BOX 1297, 1837 W. WIS. AVE. APPLETON, WISCONSIN 54912-1297
FRACTIONAL	2			SCALE 1"=40'
	3			DRAWN BY RFR
ANGULAR	4			CHK'D DATE 6-25-92
	5			TRACED APP'D
				DRAWING NO. B926.11