

RIGHT-OF-WAY EASEMENTS

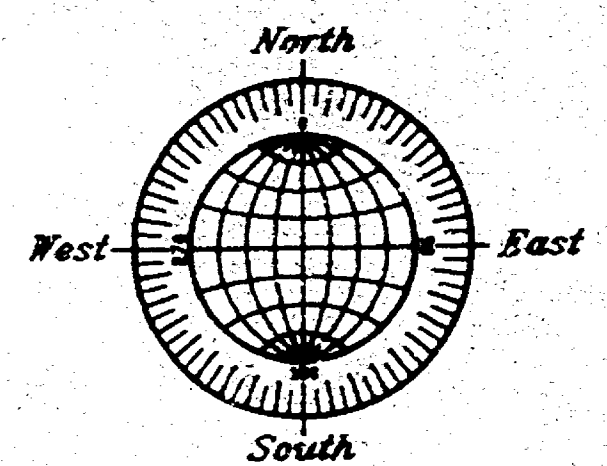
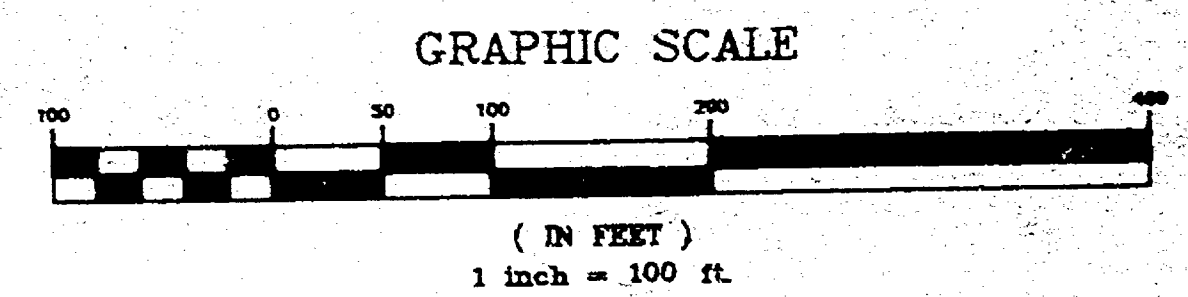
PART OF LOTS 21, 22, 23, AND 24 OF ASSESSOR'S AXLE PLAT, 5TH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

NO. 2978

SURVEY FOR: WINNEBAGO COUNTY, PARKS DEPARTMENT

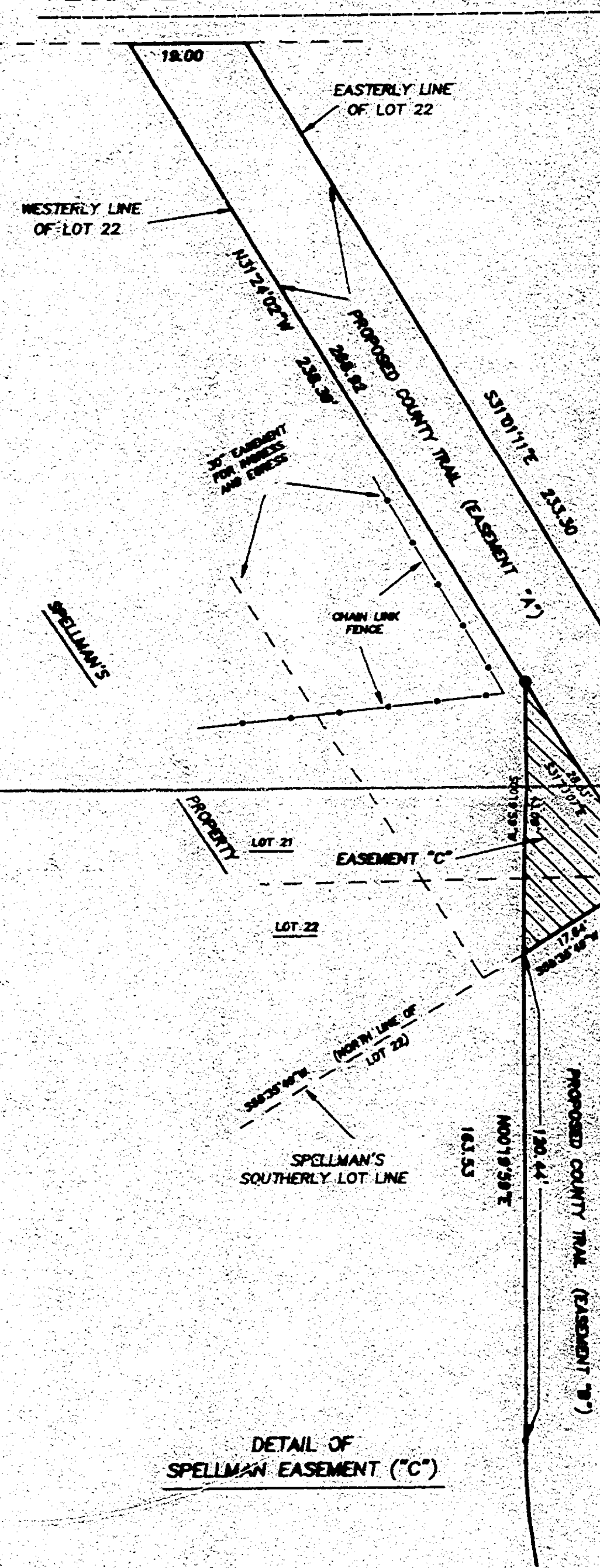
DECEMBER 2, 1996
REVISED OCTOBER 13, 1997

WEST NEW YORK AVENUE 60.0 FT.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	500.00'	221.78'	112.74'	219.97'	N12°22'26"W	25°24'50"
B	485.00'	215.13'	109.36'	213.37'	S12°22'26"E	25°24'30"

WEST NEW YORK AVENUE 60.0 FT.



LEGAL DESCRIPTIONS OF EASEMENTS

EASEMENT "A" (OVER ROCKWELL PROPERTY)

BEING PART OF LOT 22, OF ASSESSOR'S AXLE PLAT, 5TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22 (ON THE SOUTH RIGHT-OF-WAY LINE OF WEST NEW YORK AVENUE); THENCE SOUTH 31°01'11" EAST ALONG THE EASTERLY LINE OF SAID LOT 22; THENCE SOUTH 00°19'59" WEST 27.90 FT.; THENCE NORTH 31°24'02" WEST ALONG THE WESTERN LINE OF SAID LOT 22; THENCE SOUTH 34°51'11" WEST 34.75 FT. TO A POINT ON THE NORTHERLY LINE OF SAID LOT 22 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE SOUTH 00°19'59" WEST 129.71 FT. TO A POINT OF CURVE; THENCE SOUTHEASTERLY 215.13 FT. ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, HAVING A RADIUS OF 485.00 FT. AND WHOSE CHORD BEARS SOUTH 12°22'26" EAST 213.37 FT.; THENCE SOUTH 25°04'51" EAST 297.34 FT.; THENCE SOUTH 86°07'05" WEST 182.20 FT.; THENCE SOUTH 38°46'06" WEST 16.20 FT.; THENCE SOUTH 03°56'44" EAST 118.78 FT.; THENCE SOUTH 27°19'42" EAST 448.51 FT.; THENCE SOUTH 26°17'54" EAST 482.29 FT.; THENCE SOUTH 26°17'54" EAST 507.59 FT.; THENCE SOUTH 40°27'23" EAST 18.27 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ROCKWELL AVENUE AND A POINT WHICH IS NORTH 60°49'01" EAST 26 FT. MORE OR LESS FROM THE SHORE LINE OF THE FOX RIVER; THENCE SOUTH 80°49'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 24 FT. MORE OR LESS TO THE SHORELINE OF THE FOX RIVER; THENCE NORTHWESTERLY ALONG SAID SHORELINE TO A POINT WHICH IS SOUTH 87°57'11" WEST 252 FT. MORE OR LESS OF AN EASEMENT CORNER; THENCE NORTH 67°57'11" EAST 282 FT. MORE OR LESS TO AN EASEMENT CORNER; THENCE NORTH 25°04'51" WEST 289.88 FT. TO A POINT OF CURVE; THENCE NORTHWESTERLY 221.78 FT. ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FT. AND WHOSE CHORD BEARS NORTH 12°22'26" WEST 219.97 FT.; THENCE NORTH 00°19'59" EAST 120.44 FT.; THENCE NORTH 98°35'49" EAST 17.64 FT. TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT "B" (OVER ROCKWELL PROPERTY)

BEING PART OF LOTS 22, 23 AND 24 OF ASSESSOR'S AXLE PLAT, 5TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22, THENCE SOUTH 31°01'11" EAST ALONG THE EASTERLY LINE OF SAID LOT 22, THENCE SOUTH 00°19'59" WEST 34.75 FT. TO A POINT ON THE NORTHERLY LINE OF SAID LOT 22 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE SOUTH 00°19'59" WEST 129.71 FT. TO A POINT OF CURVE; THENCE SOUTHEASTERLY 215.13 FT. ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, HAVING A RADIUS OF 485.00 FT. AND WHOSE CHORD BEARS SOUTH 12°22'26" EAST 213.37 FT.; THENCE SOUTH 25°04'51" EAST 297.34 FT.; THENCE SOUTH 86°07'05" WEST 182.20 FT.; THENCE SOUTH 38°46'06" WEST 16.20 FT.; THENCE SOUTH 03°56'44" EAST 118.78 FT.; THENCE SOUTH 27°19'42" EAST 448.51 FT.; THENCE SOUTH 26°17'54" EAST 482.29 FT.; THENCE SOUTH 26°17'54" EAST 507.59 FT.; THENCE SOUTH 40°27'23" EAST 18.27 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ROCKWELL AVENUE AND A POINT WHICH IS NORTH 60°49'01" EAST 26 FT. MORE OR LESS FROM THE SHORE LINE OF THE FOX RIVER; THENCE SOUTH 80°49'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 24 FT. MORE OR LESS TO THE SHORELINE OF THE FOX RIVER; THENCE NORTHWESTERLY ALONG SAID SHORELINE TO A POINT WHICH IS SOUTH 87°57'11" WEST 252 FT. MORE OR LESS OF AN EASEMENT CORNER; THENCE NORTH 67°57'11" EAST 282 FT. MORE OR LESS TO AN EASEMENT CORNER; THENCE NORTH 25°04'51" WEST 289.88 FT. TO A POINT OF CURVE; THENCE NORTHWESTERLY 221.78 FT. ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FT. AND WHOSE CHORD BEARS NORTH 12°22'26" WEST 219.97 FT.; THENCE NORTH 00°19'59" EAST 120.44 FT.; THENCE NORTH 98°35'49" EAST 17.64 FT. TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT "C" (OVER SPELLMAN PROPERTY)

BEING PART OF LOTS 21 AND 22, OF THE ASSESSOR'S AXLE PLAT, 5TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 22, THENCE SOUTH 31°01'11" EAST ALONG THE EASTERLY LINE OF SAID LOT 22, THENCE SOUTH 00°19'59" WEST 34.75 FT. TO A POINT ON THE NORTHERLY LINE OF SAID LOT 22 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE SOUTH 00°19'59" WEST 129.71 FT. TO A POINT OF CURVE; THENCE SOUTHEASTERLY 215.13 FT. ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, HAVING A RADIUS OF 485.00 FT. AND WHOSE CHORD BEARS SOUTH 12°22'26" EAST 213.37 FT.; THENCE SOUTH 25°04'51" EAST 297.34 FT.; THENCE SOUTH 86°07'05" WEST 182.20 FT.; THENCE SOUTH 38°46'06" WEST 16.20 FT.; THENCE SOUTH 03°56'44" EAST 118.78 FT.; THENCE SOUTH 27°19'42" EAST 448.51 FT.; THENCE SOUTH 26°17'54" EAST 482.29 FT.; THENCE SOUTH 26°17'54" EAST 507.59 FT.; THENCE SOUTH 40°27'23" EAST 18.27 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ROCKWELL AVENUE AND A POINT WHICH IS NORTH 60°49'01" EAST 26 FT. MORE OR LESS FROM THE SHORE LINE OF THE FOX RIVER; THENCE SOUTH 80°49'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 24 FT. MORE OR LESS TO THE SHORELINE OF THE FOX RIVER; THENCE NORTHWESTERLY ALONG SAID SHORELINE TO A POINT WHICH IS SOUTH 87°57'11" WEST 252 FT. MORE OR LESS OF AN EASEMENT CORNER; THENCE NORTH 67°57'11" EAST 282 FT. MORE OR LESS TO AN EASEMENT CORNER; THENCE NORTH 25°04'51" WEST 289.88 FT. TO A POINT OF CURVE; THENCE NORTHWESTERLY 221.78 FT. ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FT. AND WHOSE CHORD BEARS NORTH 12°22'26" WEST 219.97 FT.; THENCE NORTH 00°19'59" EAST 120.44 FT.; THENCE NORTH 98°35'49" EAST 17.64 FT. TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

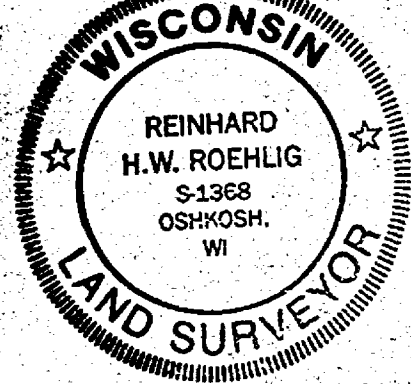
Surveyor's Certificate

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 the same, within one (1) year from the date hereof.

Date: 10-13-97

Reinhard Roehlig, Registered Land Surveyor S-1368



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

BEARINGS ARE REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF WEST NEW YORK AVENUE, WHICH IS ASSUMED TO BEAR NORTH 90°00'00" EAST.

- DENOTES 3/4 INCH DIAMETER IRON ROD, 24 INCHES LONG, WEIGHING NOT LESS THAN 1.5 LBS PER LINEAL FOOT, SET.
- DENOTES EXISTING MONUMENTATION AS DESCRIBED ON PLAT.
- ⊙ DENOTES TREES OF VARIOUS TYPE AND SIZE.

ROCKWELL AVENUE 400 FT.

REVISED OCTOBER 13, 1997
DECEMBER 2, 1996

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

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(414) 233-2884

JOB NO. 2978

City of OSHKOSH - 5th WARD - ASSESSOR'S AXLE PLAT