

- LEGEND**
- 3/4" STEEL REBAR FOUND
 - RAILROAD SPIKE FOUND
 - PK NAIL FOUND
 - 3/4" STEEL REBAR SET

DESCRIPTION

A Parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 18 North, Range 16 East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of lands described as Parcel "1", in Document No. 509115; thence South, 00 degrees, 31 minutes, 20 seconds, West (previously recorded as South, 00 degrees, 41 minutes, West), along the Westerly line of lands described as Parcel "1" in Document No. 509115, a distance of 321.00 feet, to the point of beginning; thence continuing South, 00 degrees, 31 minutes, 20 seconds, West (previously recorded as South, 00 degrees, 41 minutes, West), along the Westerly line of lands described as Parcel "1" in Document No. 509115, a distance of 100.00 feet; thence North, 89 degrees, 13 minutes, 40 seconds, West (previously recorded as North, 89 degrees, 04 minutes, West), along the Northerly line of lands described in Document No. 437752, a distance of 180.89 feet; thence Northeasterly 21.13 feet along the arc of a curve, with a radius of 11,409.16 feet, being the easterly right-of-way of S. Koeller Street and having a chord, which bears North, 00 degrees, 41 minutes, 00 seconds, East, along the Easterly right-of-way of S. Koeller Street, a distance of 53.38 feet; thence Northeasterly 25.48 feet along the arc of a curve, with a radius of 666.20 feet, being the easterly right-of-way of S. Koeller Street and having a chord, which bears North, 01 degrees, 46 minutes, 41 seconds, East, 25.48 feet; thence South, 89 degrees, 13 minutes, 40 seconds, East (previously recorded as South, 89 degrees, 04 minutes, East), along the Southerly line of lands described as Parcel "2", in Document No. 509115, a distance of 180.14 feet, to the point of beginning.

Said Parcel has an ingress-egress easement, from adjacent lots, recorded in Vol. 1313, P. 117.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed this property and this map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owner of the property, and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof; and as to them I hereby certify that said survey and map were made in accordance with acceptable Professional Standards and that the information contained thereon is, to the best of my knowledge, information and belief a true and accurate representation thereof.

Aug 20, 1990
DATE
James E. Smith
REGISTERED LAND SURVEYOR

Curve No.	Radius	Delta	Length	Tangent	Chord
1	666.20	002°11'22"	25.46	12.73	N 01°46'41" E 25.46
2	11409.16	000°06'22"	21.13	10.56	N 0°37'49" E 21.13

NOTE: ALL ELEVATIONS ARE ON CITY OF OSHKOSH DATUM

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph. (414) 731-0381

JAMES E. SMITH
S-1803
APPLETON, WI
LAND SURVEYOR

DRAWN BY	CHECKED	APPROVED
DATE	DATE	DATE
NO.	NO.	NO.
REVISION	REVISION	REVISION

TOPOGRAPHIC & BOUNDARY SURVEY
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 18 NORTH, RANGE 16 EAST, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SURVEY FOR
PHEFFERLE INVESTMENTS, INC.
100 W. LAWRENCE STREET
APPLETON, WISCONSIN 54915

PRINTED
AUG 21 1990
THIS DAY

FIELD SK.	PAGE
DATE	DATE
SCALE	SCALE
COMPILED	COMPILED
DATE	DATE

DRAWING NO.
221-044

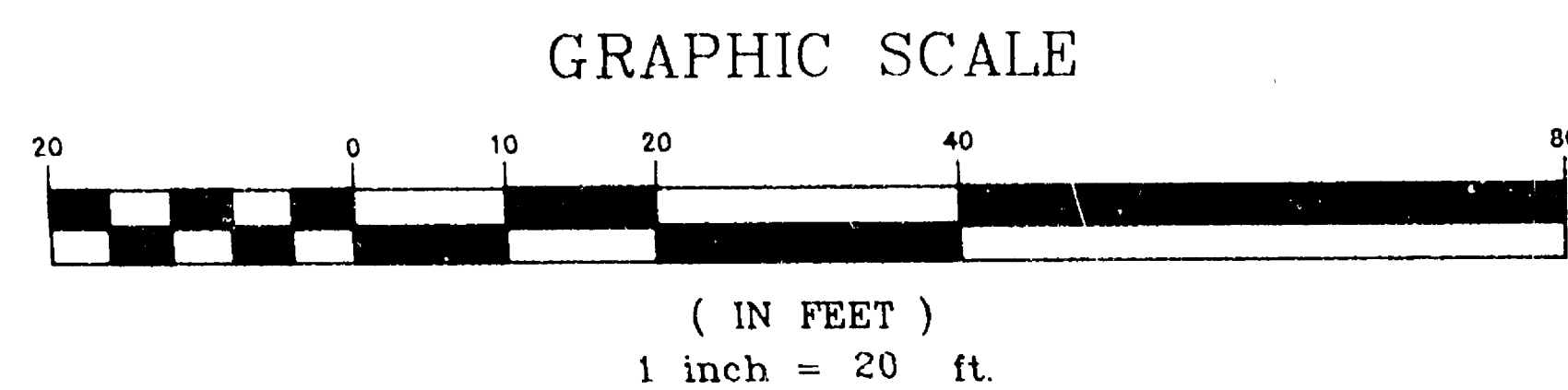
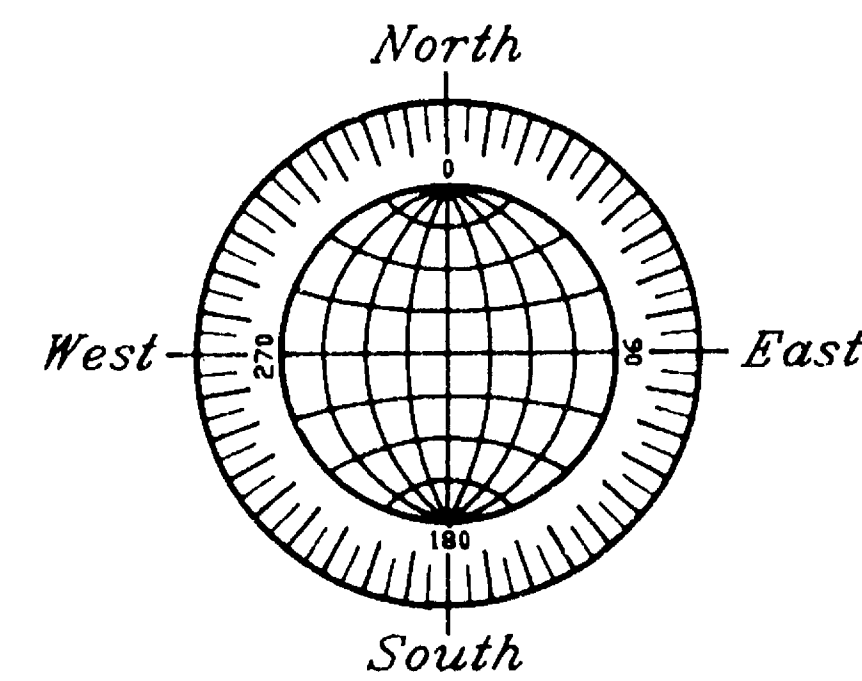
City of Oshkosh 6th Ward Sub. in T18N R16E

LOT 17
IN THE SUBDIVISION OF
THE S.W. 1/4 OF THE S.E. 1/4
OF SECTION 22-18-16

PROPERTY DESCRIPTION

KNOWN AS 1412 WEST 9TH AVENUE. BEING THE EAST 50 FT. FRONT AND REAR OF THE WEST 289.4 FT. FRONT AND REAR OF THE SOUTH 145.0 FT. OF LOT 17 IN THE SUBDIVISION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 22, T18N, R16E, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894. SAID PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

OCTOBER 15, 1993 SURVEY FOR CHUCK WILLIAMS NO. 2403



- DENOTES MONUMENTATION FOUND AS SHOWN
- DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET. (UNLESS OTHERWISE NOTED)
- () DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

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.

10-15-93
Date

Reinhard Roehlig, Registered
Land Surveyor S-1368



9TH AVENUE

OCTOBER 15, 1993

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

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

NO. 2403

CITY OF OSHKOSH 6TH WARD SECT 22 T18N R16E

THE CITY OF OSHKOSH RESERVES THE RIGHT TO SERVICE AND ADD TO SANITARY, WATER AND OTHER UTILITIES IN VACATED SYCAMORE STREET PER RESOLUTION NO. 4 DATED MAY 2, 1985.

PARCEL "A"
(FROM SOUTH LINE OF WEST 5TH AVE. TO NORTH LINE OF WEST 7TH AVE.)

THAT PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE S.W. CORNER OF LOT 5 IN FAIRWIND PLAT, THENCE NORTH 89°04'12" WEST ALONG THE NORTH LINE OF WEST 7TH AVENUE 168.00 FT. TO A POINT ON THE CENTERLINE OF VACATED SYCAMORE STREET, THENCE NORTH 00°25'31" EAST ALONG SAID LINE 639.51 FT. TO A POINT ON THE SOUTH LINE OF WEST 5TH AVENUE, THENCE SOUTH 89°06'10" EAST ALONG SAID LINE 168.00 FT. TO THE N.W. CORNER OF LOT 12 IN FAIRWIND PLAT, THENCE SOUTH 00°25'31" WEST ALONG THE WEST LINE OF FAIRWIND PLAT 639.61 FT. TO THE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD AND CONTAINS 2.467 ACRES MORE OR LESS.

OPTION PARCEL

THAT PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE S.W. CORNER OF LOT 5 IN FAIRWIND PLAT, THENCE NORTH 89°04'12" WEST ALONG THE NORTH LINE OF WEST 7TH AVENUE 168.00 FT. TO A POINT ON THE CENTERLINE OF VACATED SYCAMORE STREET, THENCE NORTH 00°25'31" EAST ALONG SAID LINE 306.86 FT. TO A POINT ON A LINE DRAWN 25.1 FT. NORTH OF AND PARALLEL WITH THE NORTH LINE OF AN EXISTING MASONRY BUILDING, THENCE SOUTH 89°06'04" EAST ALONG SAID LINE 168.00 FT. TO A POINT ON THE WEST LINE OF FAIRWIND PLAT, THENCE SOUTH 00°25'31" WEST ALONG THE WEST LINE OF FAIRWIND PLAT 306.95 FT. TO THE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD AND CONTAINS 1.283 ACRES MORE OR LESS.

PARCEL "B"

THAT PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE N.W. CORNER OF LOT 3 IN FAIRWIND PLAT, THENCE SOUTH 00°25'31" WEST ALONG THE WEST LINE OF SAID PLAT 242.20 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF KOELLER ROAD, THENCE NORTH 28°40'43" WEST ALONG SAID RIGHT OF WAY LINE 46.54 FT., THENCE NORTHWESTERLY 205.43 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST WHOSE RADIUS IS 229.05 FT. AND WHOSE CHORD BEARS NORTH 35°04'59" WEST 198.61 FT. TO A POINT ON THE EAST LINE OF SYCAMORE STREET, THENCE NORTH 00°25'31" EAST ALONG SAID EAST LINE 41.08 FT. TO A POINT ON THE SOUTH LINE OF WEST 7TH AVENUE, THENCE SOUTH 89°04'12" EAST ALONG SAID SOUTH LINE 138.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.367 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

JUNE 30, 1993

SURVEY FOR SHERRY TAYLOR

NO. 2335A

Surveyor's Certificate

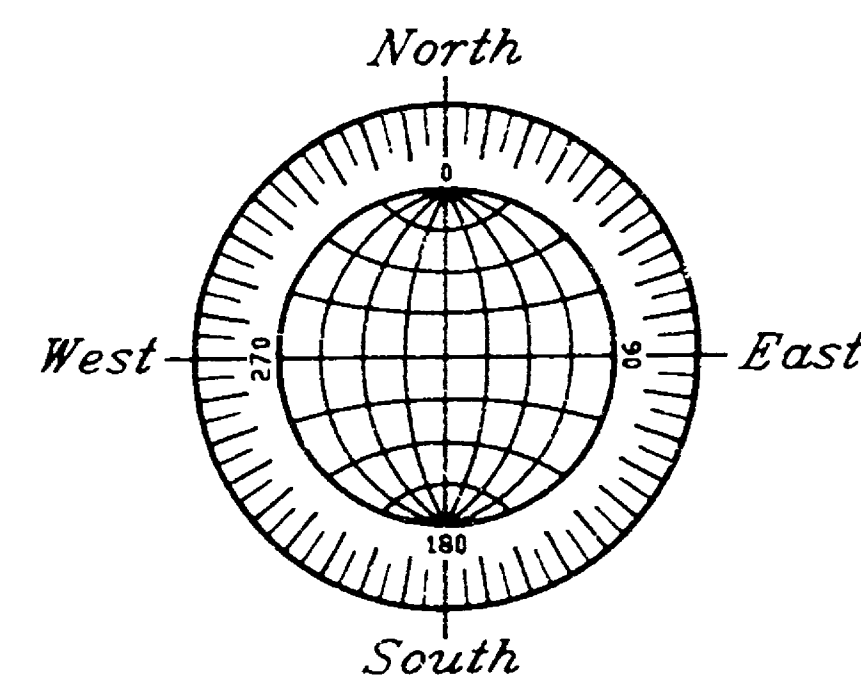
I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures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

6-30-93

Date

Reinhard Roehlig, Registered Land Surveyor S-1368



GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

○ DENOTES 1" DIAMETER IRON PIPE FOUND.

() DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

REVISED 7/9/93
JUNE 30, 1993

ROEHLIG

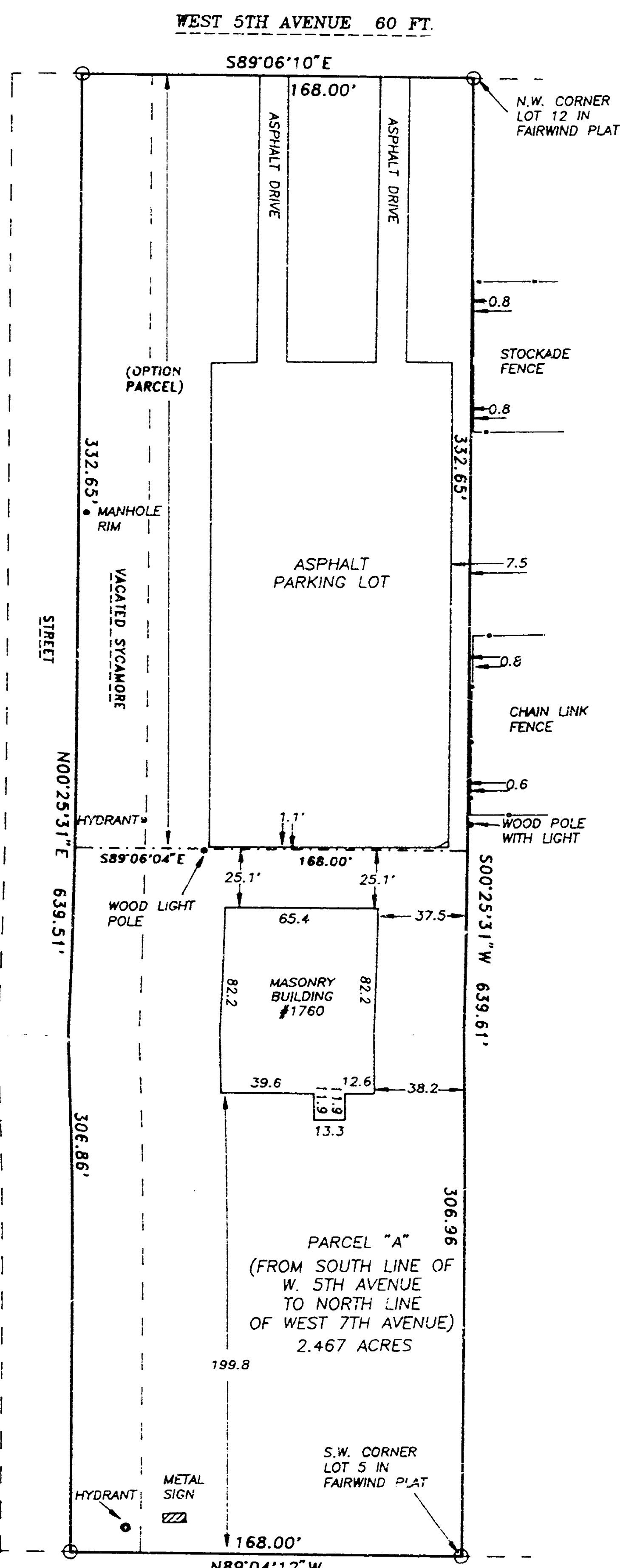
LAND SURVEYING
&
CONSULTING LTD.

417 North Sawyer Street * Oshkosh WI * 54901

(414) 233-2884

NO. 2335A

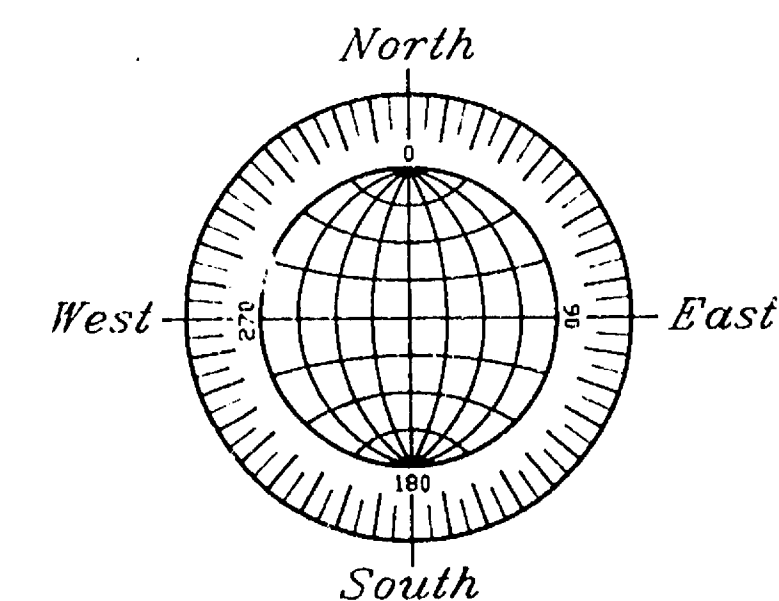
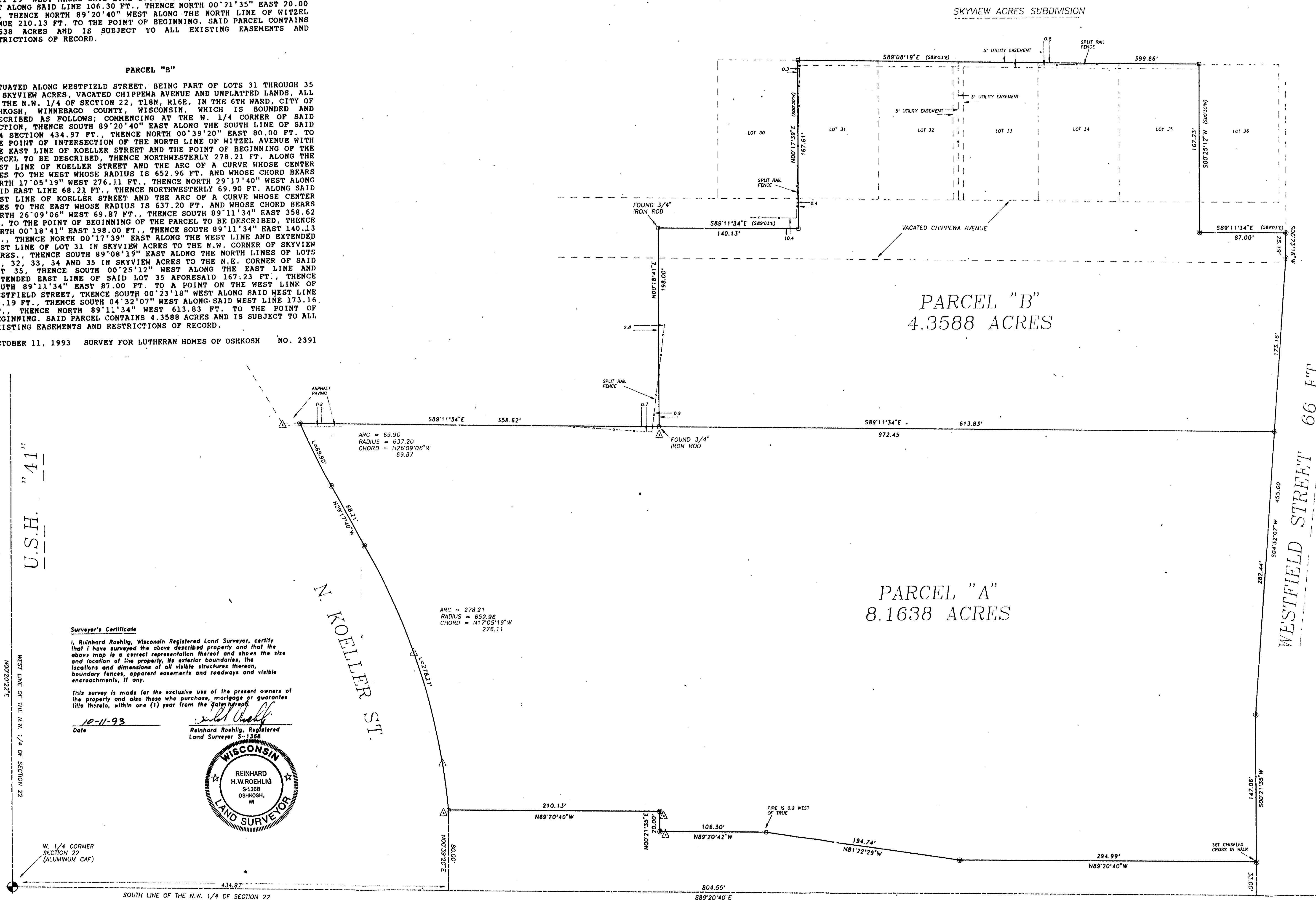
City of Oshkosh 6th Ward Sect 22 T18N R16E



SITUATED ALONG WITZEL AVENUE BEING THAT PART OF THE N.W. 1/4 OF SECTION 22, T166N, R17E, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE W. 1/4 CORNER OF SAID SECTION, THENCE SOUTH 89°20'40" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 434.97 FT., THENCE NORTH 00°39'20" EAST 80.00 FT. TO THE POINT OF BEGINNING OF THE NORTH LINE OF WITZEL AVENUE, THENCE EAST ALONG THE EAST LINE OF KOELLER STREET AND THE SOUTHERLY END OF THE BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE NORTHWESTERLY 178.21 FT. ALONG THE EAST LINE OF KOELLER STREET AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST WHOSE RADIUS IS 652.96 FT. AND WHOSE CHORD BEARS NORTH 17°05'13" WEST 276.11 FT., THENCE NORTH 29°17'40" WEST ALONG SAID EAST LINE OF KOELLER STREET, THENCE NORTHWESTERLY 178.21 FT. ALONG THE EAST LINE OF WITZEL AVENUE, THENCE SOUTHWESTERLY ALONG THE CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 637.20 FT. AND WHOSE CHORD BEARS NORTH 26°09'06" WEST 69.87 FT., THENCE SOUTH 89°11'34" EAST 972.45 FT. TO A POINT ON THE WEST LINE OF WESTFIELD STREET THENCE SOUTH 40°32'07" WEST ALONG SAID LINE 282.44 FT., THENCE SOUTH 89°11'34" EAST ALONG SAID WEST LINE OF WESTFIELD STREET TO THE NORTH LINE OF WITZEL AVENUE, THENCE NORTH 89°20'40" WEST ALONG SAID NORTH LINE 294.99 FT., THENCE NORTH 81°22'29" WEST ALONG SAID LINE 194.74 FT., THENCE NORTH 89°20'42" WEST ALONG SAID LINE 106.30 FT., THENCE NORTH 00°21'35" EAST 20.00 FT., THENCE NORTH 89°20'40" WEST ALONG THE SOUTHERLY END OF SAID PARCEL CONTAINS AVENUE 210.13 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.1633 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

SITUATED ALONG WESTFIELD STREET, BEING PART OF LOTS 3 THROUGH 35 IN SKYVIEW ACRES, VACATED CHIPPEWA AVENUE AND UNPLATTED LANDS, ALL IN THE N.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE W. 1/4 CORNER OF SAID SECTION, THENCE SOUTH 89°28'40" EAST 80.00 FT. TO A POINT OF BEGINNING, THENCE NORTH 00°39'20" EAST 80.00 FT. TO THE POINT OF INTERSECTION OF THE NORTH LINE OF WITZEL AVENUE WITH THE EAST LINE OF KOELLER STREET AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE NORTHWESTERLY 278.21 FT. ALONG THE EAST LINE OF KOELLER STREET AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST WHOSE RADIUS IS 637.70 FT. AND WHOSE CHORD BEARS NORTH 05°48'18" WEST 166.21 FT. THENCE NORTH 29°17'40" WEST ALONG SAID EAST LINE 68.21 FT. THENCE NORTHWESTERLY 69.90 FT. ALONG SAID EAST LINE OF KOELLER STREET AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 637.70 FT. AND WHOSE CHORD BEARS NORTH 26°09'06" WEST 69.87 FT. THENCE SOUTH 89°11'34" EAST 358.6 FT. TO THE POINT OF BEGINNING, THENCE SOUTH 89°11'34" EAST 358.6 FT. TO THE POINT OF BEGINNING, THENCE SOUTH 89°11'34" EAST 140.13 FT. THENCE NORTH 00°17'39" EAST ALONG THE WEST LINE AND EXTENDED WEST LINE OF LOT 31 IN SKYVIEW ACRES TO THE N.W. CORNER OF SKYVIEW ACRES, THENCE SOUTH 89°08'19" EAST ALONG THE NORTH LINE OF SAID LOTS 31, 32, 33, 34 AND IN AN ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 167.23 FT. THENCE SOUTH 00°25'12" WEST ALONG THE EAST LINE AND EXTENDED EAST LINE OF SAID LOT 35 AFORESAID 167.23 FT., THENCE SOUTH 89°11'34" EAST 87.00 FT. TO A POINT ON THE WEST LINE OF WESTFIELD STREET, THENCE SOUTH 00°23'18" WEST ALONG SAID WEST LINE 25.19 FT., THENCE SOUTH 04°32'07" WEST ALONG SAID WEST LINE 25.19 FT. TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.3588 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

OCTOBER 11, 1993 SURVEY FOR LUTHERAN HOMES OF OSHKOSH NO. 2391



50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

- DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET UNLESS OTHERWISE NOTED.
 □ DENOTES 1" DIAMETER IRON PIPE FOUND UNLESS OTHERWISE NOTED.
 () DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
 ▲ DENOTES METAL RIGHT OF WAY POST.

OCTOBER '1, 1993

ROEHLIG

LAND SURVEYING
&
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417 North Sawyer Street * Oshkosh WI * 54901

(414) 233-2884

NO. 2391

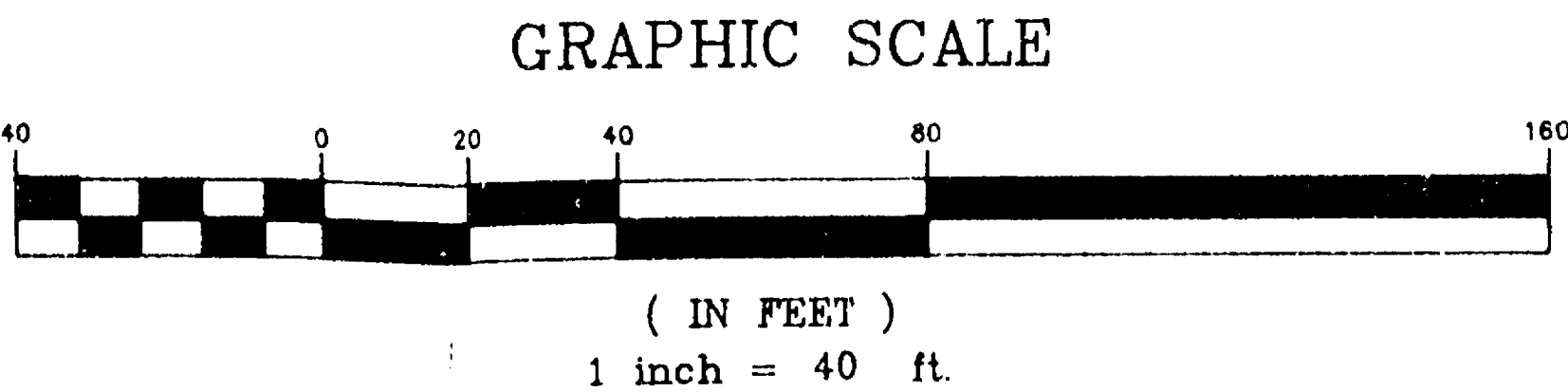
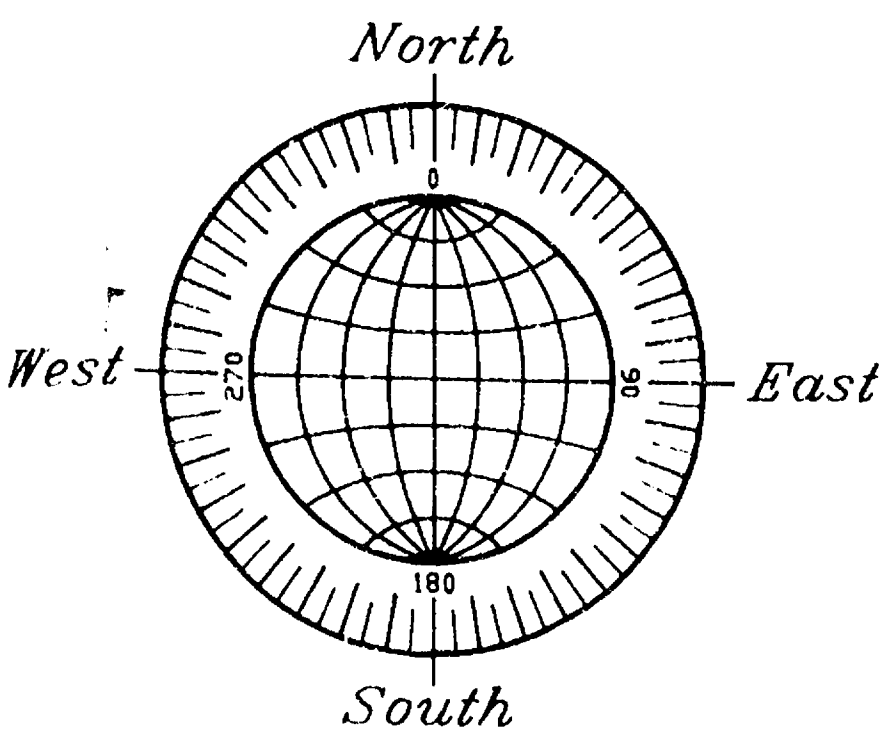
CITY OF OSHKOSH 6th Ward Sect 22T/8N R6E

PLAT OF SURVEY

PROPERTY DESCRIPTION

KNOWN AS 180-196 SULLIVAN STREET. BEING THAT PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE S.W. CORNER OF SAID N.W. 1/4, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 462.0 FT., THENCE SOUTH 89°03' EAST 199.0 FT., THENCE SOUTH 89°13' EAST 287.86 FT. TO A POINT ON THE EXTENDED WEST LINE OF SULLIVAN STREET, THE PLACE OF BEGINNING, THENCE CONTINUING SOUTH 89°13' EAST 160.0 FT., THENCE NORTH 00°30' EAST 198.0 FT., THENCE NORTH 89°13' WEST 160.0 FT. TO THE WEST LINE OF SULLIVAN STREET, THENCE SOUTH 00°30' WEST 198.0 FT. TO THE PLACE OF BEGINNING. SAID PARCEL IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE S.W. CORNER OF LOT 28 IN SKYVIEW ACRES PLAT, THENCE SOUTH 00°27'39" WEST ALONG THE EXTENDED WEST LINE OF LOT 28 IN SKYVIEW ACRES PLAT 30.00 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE SOUTH 89°03'00" EAST PARALLEL WITH THE SOUTH LINE OF SKYVIEW ACRES PLAT 105.00 FT., THENCE SOUTH 00°27'00" WEST AND PARALLEL WITH THE WEST LINE OF SAID LOT 28 198.00 FT., THENCE NORTH 89°03'00" WEST 160.00 FT. TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SULLIVAN STREET, THENCE NORTH 00°27'30" EAST ALONG SAID SOUTHERLY EXTENSION 198.00 FT., THENCE SOUTH 89°03'00" EAST 4.84 FT., THENCE SOUTHEASTERLY 64.33 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH WHOSE RADIUS IS 27.00 FT. AND WHOSE CHORD BEARS SOUTH 89°03'00" EAST 50.16 FT., THENCE SOUTH 89°03'00" EAST 5.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 31,061 SQUARE FEET.



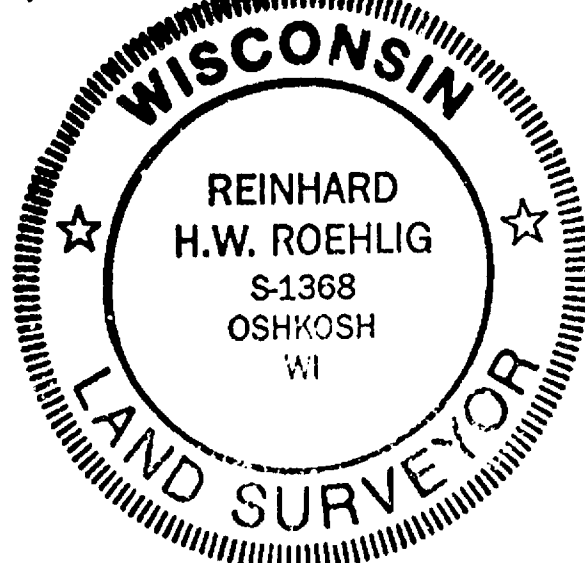
Surveyor's Certificate

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.

Date 1-13-93

Reinhard Roehlig, Registered Land Surveyor S-1368



DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BEARINGS ARE REFERENCED TO THE WEST LINE OF SULLIVAN STREET WHICH HAS AN ASSUMED BEARING OF NORTH 00°27'39" EAST.

- DENOTES 3/4" DIAMETER IRON ROD 24" LONG WEIGHING NOT LESS THAN 1.13 LBS. PER LINEAL FOOT SET.
- () DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

JANUARY 13, 1993

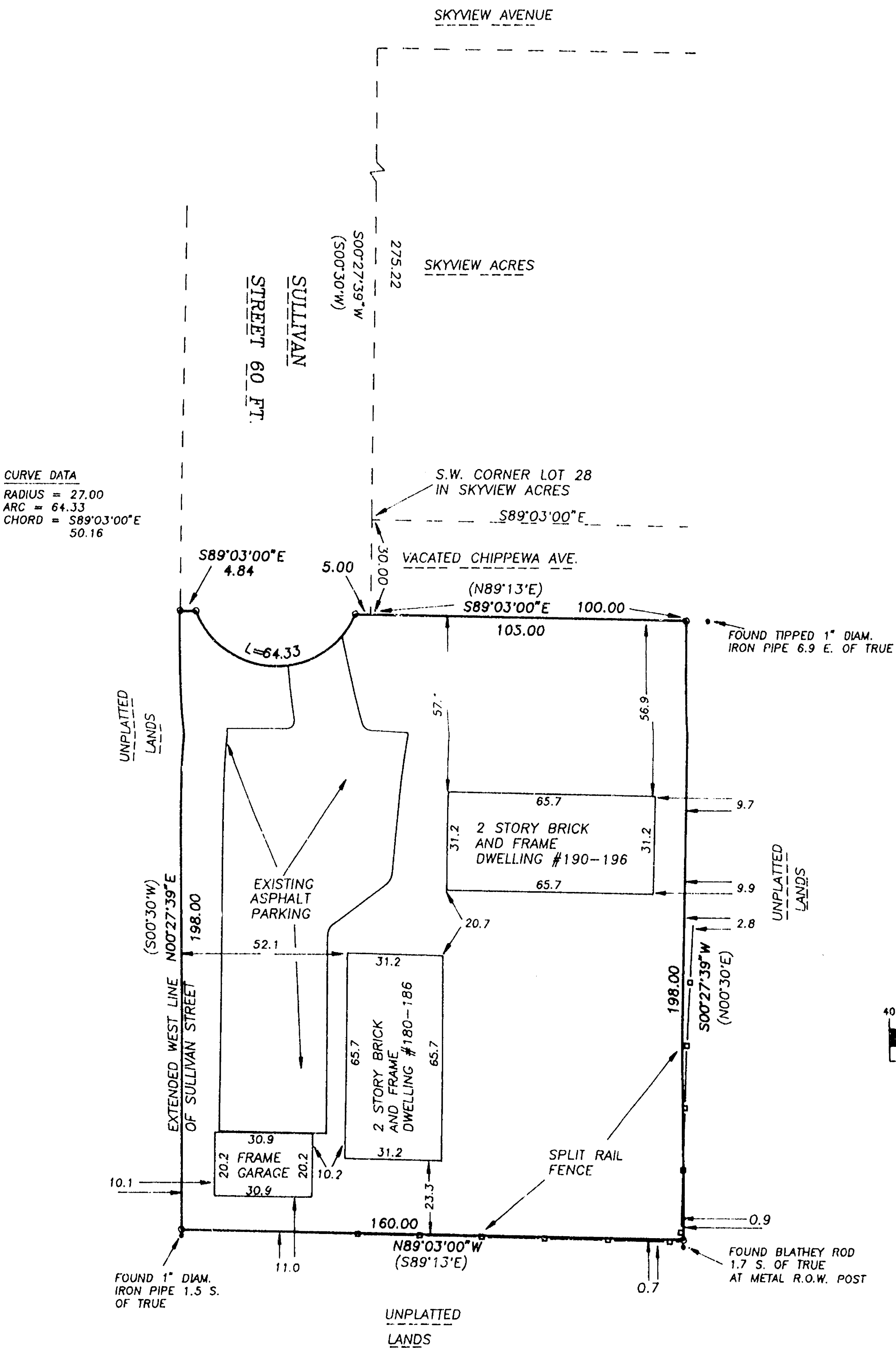
ROEHLIG

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

NO. 2199B

CITY OF OSHKOSH 6TH WARD SECT 22 T18N R16E



CURVE DATA
RADIUS = 27.00
ARC = 64.33
CHORD = 50.16
S89°03'00"E