

PLAT OF SURVEY

KNOWN AS 1740 AND 1750 LOMBARD AVENUE.
BEING TRACT 1 IN CERTIFIED SURVEY MAP NO. 311, IN THE SIXTH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.
THE ABOVE DESCRIBED PARCEL CONTAINS 3.4237 ACRES (149,138 SQUARE FEET)
AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

AUGUST 29, 1995

SURVEY FOR DENNIS SCHWAB

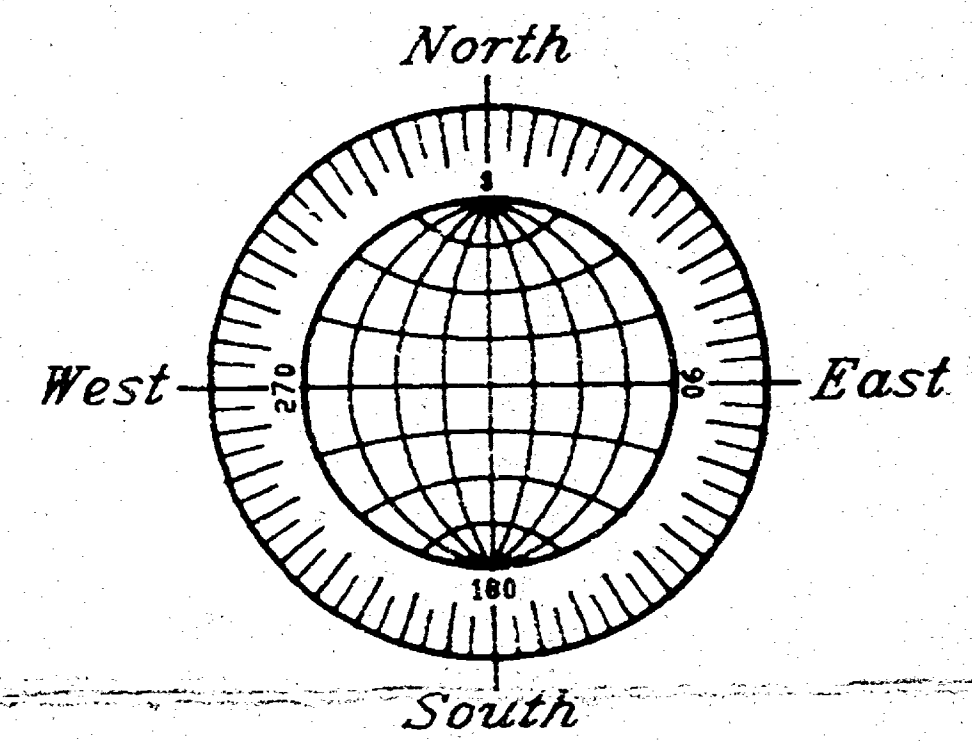
NO. 2262A

- DENOTES 1" DIAMETER IRON PIPE FOUND UNLESS OTHERWISE NOTED
- DENOTES UTILITY POLE
- DENOTES OVERHEAD WIRES
- DENOTES BURIED UTILITY AS DESCRIBED
- 758.0 DENOTES ELEVATION BASED ON U.S.G.S. DATUM

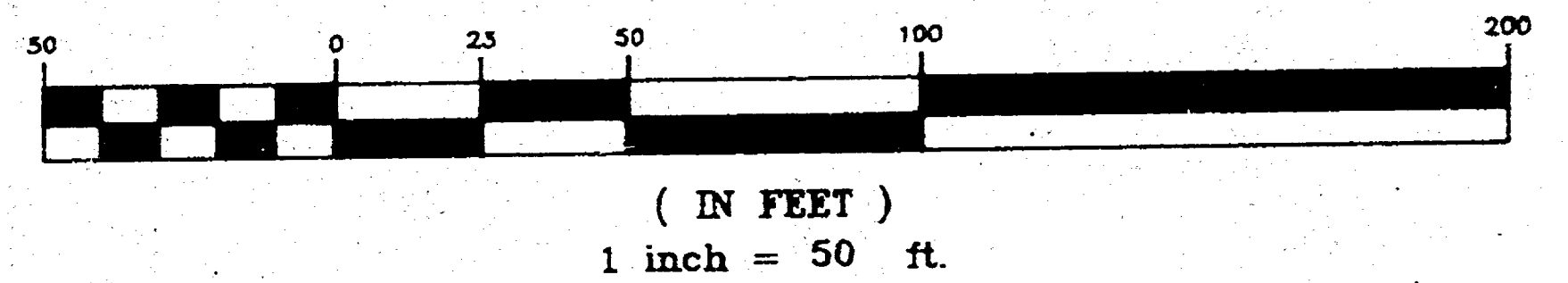
THIS PARCEL LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA
PER FEMA PANEL 550511-0020-D DATED 6/2/95

THE 100 YEAR FLOOD ELEVATION FOR THIS AREA IS 756.8 (U.S.G.S.)

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



GRAPHIC SCALE



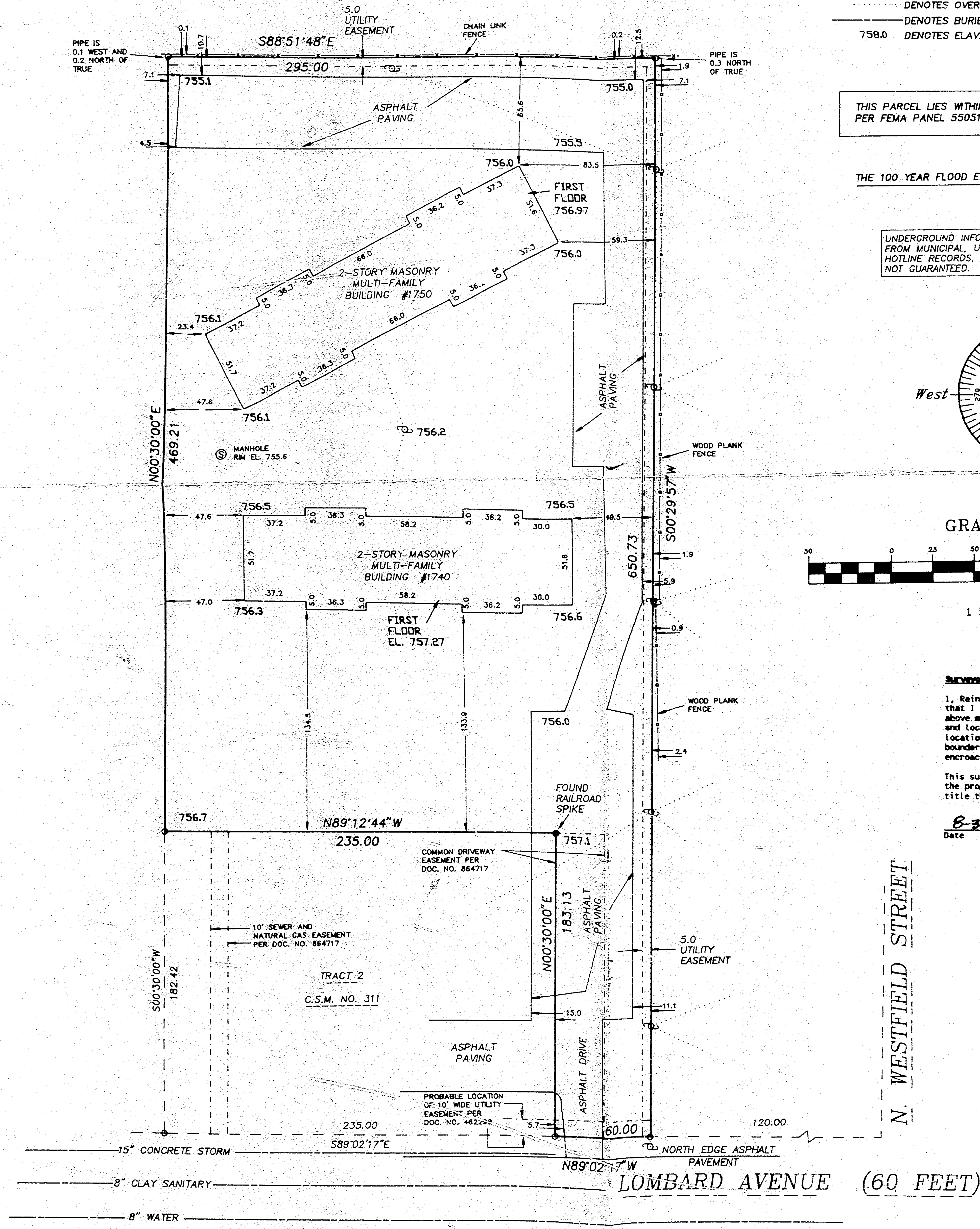
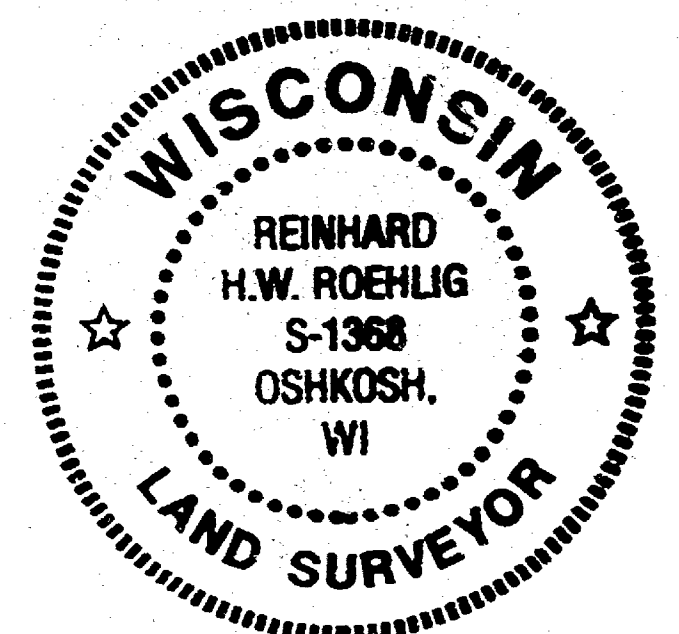
Surveyor's Certificate

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 8-31-95

Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1366



BENCHMARK:
HYDRANT, TOP OPERATING NUT,
ELEV. 758.58 (U.S.G.S.)

AUGUST 31, 1995

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

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

NO. 2262A

CITY OF OSHKOSH - 6th WARD

PLAT OF SURVEY

PARCEL "A"

SITUATED ALONG OHIO STREET. BEING LOT 1 IN CERTIFIED SURVEY MAP NO. 2631, LOT 1 IN BLOCK 94 OF THE PLAT OF THE ORIGINAL THIRD AND PART OF VACATED WEST 3RD AVENUE, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF LOT 1 IN CERTIFIED SURVEY MAP NO. 2631, THENCE NORTH 89°15'39" EAST ALONG THE SOUTH LINE OF SAID LOT (ALSO THE CENTERLINE OF VACATED WEST 3RD AVENUE) 268.06 FT., THENCE SOUTH 44°51'31" WEST 35.82 FT., THENCE SOUTHWESTERLY 95.65 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST WHOSE RADIUS IS 931.47 FT. AND WHOSE CHORD BEARS SOUTH 41°46'43" WEST 95.61 FT., THENCE SOUTHWESTERLY 69.46 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 464.43 FT. AND WHOSE CHORD BEARS SOUTH 43°09'02" WEST 69.39 FT., THENCE SOUTH 47°26'45" WEST 98.34 FT., THENCE SOUTHWESTERLY 71.58 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 1022.02 FT. AND WHOSE CHORD BEARS SOUTH 49°31'48" WEST 71.57 FT., THENCE NORTH 01°03'15" WEST ALONG THE EAST LINE OF OHIO STREET 256.86 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 36,158 SQUARE FEET AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "B"

SITUATED ALONG WEST 4TH AVENUE. BEING PART OF BLOCK 94 IN THE PLAT OF THE ORIGINAL THIRD AND PART OF VACATED WEST 3RD AVENUE, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF LOT 1 IN CERTIFIED SURVEY MAP NO. 2631, THENCE NORTH 89°15'39" EAST ALONG THE SOUTH LINE OF SAID LOT (ALSO THE CENTERLINE OF VACATED WEST 3RD AVENUE) 268.06 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE SOUTH 44°51'31" WEST 35.82 FT., THENCE SOUTHWESTERLY 95.65 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST WHOSE RADIUS IS 931.47 FT. AND WHOSE CHORD BEARS SOUTH 41°46'43" WEST 95.61 FT., THENCE SOUTHWESTERLY 69.46 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 464.43 FT. AND WHOSE CHORD BEARS SOUTH 43°09'02" WEST 69.39 FT., THENCE SOUTH 47°26'45" WEST 98.34 FT., THENCE SOUTHWESTERLY 71.58 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 1022.02 FT. AND WHOSE CHORD BEARS SOUTH 49°31'48" WEST 71.57 FT., THENCE SOUTH 89°15'39" WEST ALONG THE SOUTH LINE OF LOT 1 IN CERTIFIED SURVEY MAP NO. 2631 APORSAID (ALSO THE CENTER LINE OF VACATED WEST 3RD AVENUE) 31.94 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 47,831 SQUARE FEET AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

MAY 29, 1997

SURVEY FOR K.A.D. ASSOCIATES NO. 2094A

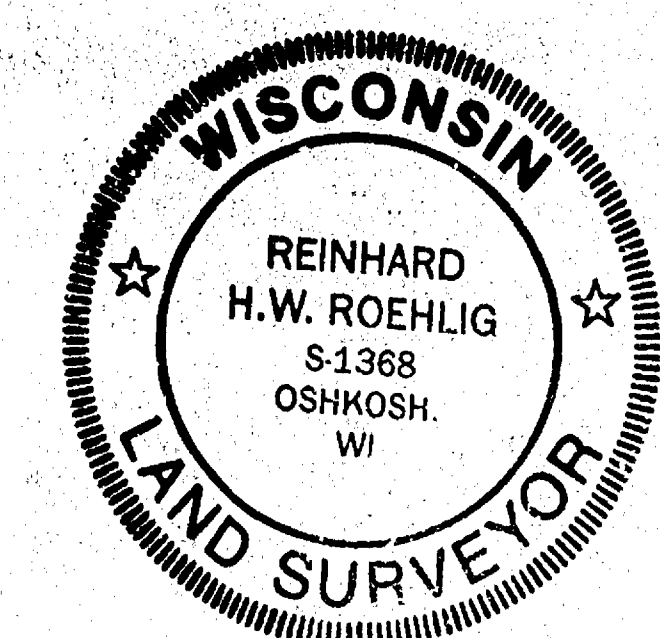
SURVEYOR'S CERTIFICATE

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.

6/4/97
Date

Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	931.47	95.65	95.61	S41°46'43"W	05°53'01"
B	464.43	69.46	69.39	S43°09'02"W	08°34'09"
C	1022.02	71.58	71.57	S49°31'48"W	04°00'47"

SURVEY FOR K.A.D. ASSOCIATES

LOT 2 IN CERTIFIED SURVEY MAP NO. 2631,
PART OF VACATED WEST 3RD AVENUE
AND PART OF BLOCK 94 IN THE PLAT OF THE ORIGINAL
THE THIRD WARD, IN THE 6TH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

MAY 29, 1997

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NO. 2094A

- () DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
- DENOTES 1" DIAMETER IRON PIPE FOUND UNLESS OTHERWISE DESCRIBED.
- DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET UNLESS OTHERWISE DESCRIBED.

CITY OF OSHKOSH - 6th WARD

