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NORTH IS REFERENCED TO THE WEST LINE
OF THE SOUTHWEST 1/4 OF SECTION 12,
T18N R16E, CITY OF OSHKOSH, WINNEBAGO
COUNTY, WISCONSIN WHICH IS ASSUMED TO
BEAR N00°23'01"E

TOP 759.60
INV 757.26

LEGEND:
○ = 3/4" SOLID ROUND #6 IRON REBAR FOUND
+ = POWER POLE WITH LIGHT
→ = DOWN GUY
⊙ = 24" DIAMETER CONCRETE LIGHT BASE
⊕ = MANHOLE
⊖ = HYDRANT
⊞ = CATCH BASIN

NOTES:

UNDERGROUND UTILITY LOCATIONS WERE OBTAINED BY ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES. THEREFORE, WE CAN NOT GUARANTEE THEIR LOCATION ON THIS SURVEY PRIOR TO ANY CONSTRUCTION CONTACT DIGGERS HOTLINE FOR A FIELD LOCATE.

BENCHMARK: TOP OF HYDRANT AT THE SOUTHEAST CORNER OF MURDOCK AND KENTUCKY STREET, BEARING S04°51'W, 72.73 FEET FROM THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION 784.00 BASED ON CITY OF OSHKOSH DATUM. N.G.V.D 1929 + 1.05 = CITY DATUM

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY FLOODPLAIN

THE PROPERTY IS RESTRICTED IN THAT IT IS NOT ALLOWED TO HAVE ANY DIRECT VEHICULAR ACCESS TO MURDOCK STREET. ACCESS MUST BE FROM ADJACENT PROPERTY TO THE WEST WHICH WILL BE USED FOR ROAD PURPOSES.

PLEASE NOTE THAT CERTAIN BUILDING RESTRICTIONS AS OUTLINED IN ITEM 3 OF THE AGREEMENT BETWEEN FAIRGROUNDS LIMITED PARTNERSHIP AND JONDEX MAY APPLY TO THIS PARCEL:
A. BUILDING NOT TO OCCUPY MORE THAN 25% OF LOT AREA
B. ONE STORY WITH 25 FOOT MAXIMUM HEIGHT FROM FINISHED GRADE
C. NO METAL EXTERIOR

THIS SAME AGREEMENT REQUIRES A MINIMUM OF 5 PARKING STALLS FOR EVERY 1000 SQUARE FEET OF BUILDING.

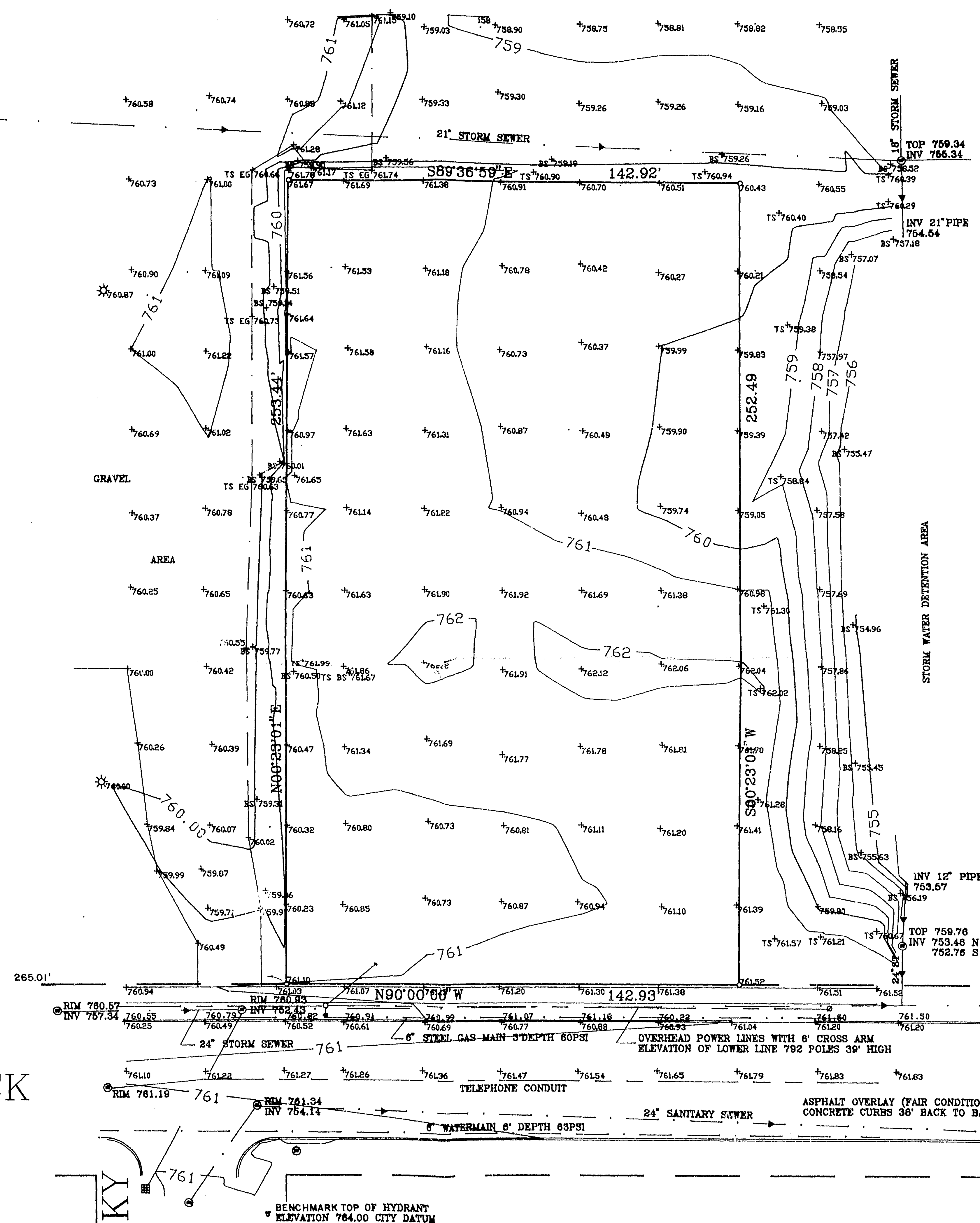
THE DIRECTOR OF PUBLIC WORKS IS GERALD KONRAD, 414-236-5056, THE BUILDING INSPECTOR IS ALLYN DANHOFF, 414-236-5045, BOTH ARE LOCATED AT CITY HALL, 215 CHURCH AVENUE, OSHKOSH, WI 54901

THE ZONING IS C-2, LIGHT COMMERCIAL WHICH WILL ALLOW THE PROPOSED USE.

SETBACKS:

BUILDING: 25' FRONT 10' SIDE 25' REAR
PARKING: 25' FRONT 10' SIDE 5' REAR WITH BUFFER

MURDOCK

KENTUCKY
STREET

STREET (60') S.T.H. 21

TOTAL AREA: 36,164 sq. ft. or 0.830 Acres
CAROW LAND SURVEYING CO., INC.
1837 W. WISCONSIN AVE. P.O. BOX 1267
APPLETON, WI 54912-1297 414-731-4168

TACO BELL

LOCATED AT:
MURDOCK STREET SITE NO.: 01-920
OSHKOSH, WI 54901

SCALE 1"=20'	DRAWN BY: rr,ec TFH	PROJECT NUMBER C914.8	SHEET 1 OF 1
DATE 4-5-91	CHECKED BY: LEC		

I HEREBY CERTIFY TO TACO BELL CORP., A CALIFORNIA CORPORATION, AND AMERICAN TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, THAT THE PLAT AND PLAN SHOWN HEREON ACCURATELY REPRESENTS A SURVEY MADE BY ME ON THE 27TH DAY OF MARCH, 1991 OF THE REAL ESTATE DESCRIBED AS FOLLOWS:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 2090 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON OCTOBER 24, 1989 IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 2090 AS DOCUMENT NO. 732253 BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION TWELVE (12), ALL IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE SIXTEEN (16) EAST, IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

CONTAINING 36,164 SQUARE FEET MORE OR LESS. TAX PARCEL NO. 915-1497-03

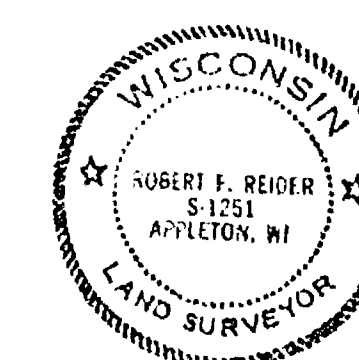
I FURTHER CERTIFY THAT THE REAL ESTATE IS VACANT AND UNIMPROVED.

I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS UPON SAID REAL ESTATE BY ANY IMPROVEMENTS LOCATED ON, OR FENCES OR WALLS ENCLOSING, ADJACENT PROPERTIES AND THAT THERE IS NO PHYSICAL EVIDENCE OF POSSIBLE UNRECORDED EASEMENTS ON, ABOVE OR BELOW THE SURFACE OF THE REAL ESTATE DISCERNIBLE FROM INSPECTION OF THE PROPERTY EXCEPT FOR THE DOWN GUY LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY.

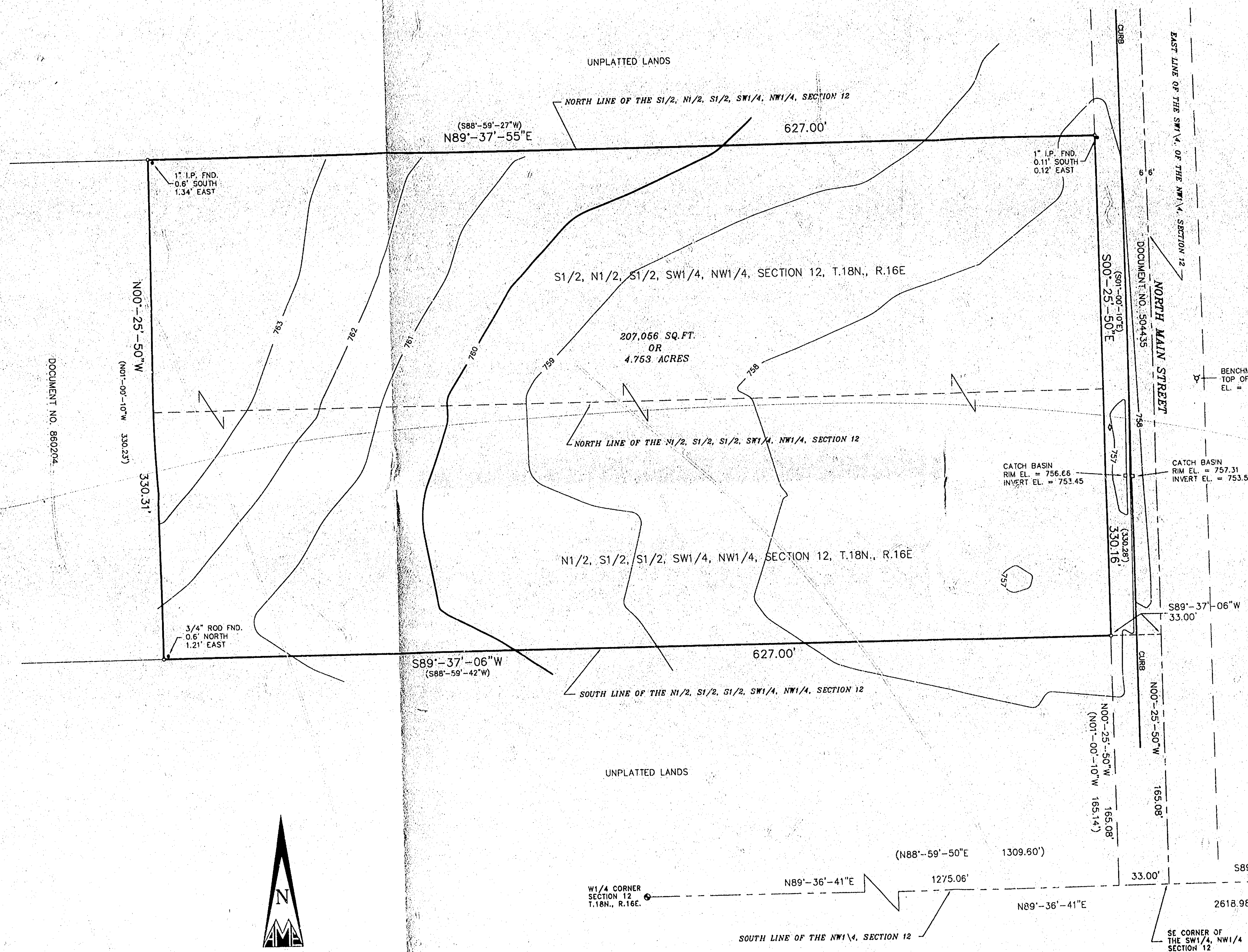
I FURTHER CERTIFY THAT THIS SURVEY IS MADE IN ACCORDANCE WITH TACO BELL 'ALTA' SURVEY REQUIREMENTS.

CERTIFIED THIS 1st DAY OF May, 1991

Robert F. Reider
REGISTERED LAND SURVEYOR NO. 1251
STATE OF WISCONSIN
CAROW LAND SURVEYING CO., INC.
1837 W. WISCONSIN AVE.
APPLETON, WISCONSIN 54901
414-731-4168



City of Oshkosh Dec. 12 T18N R16E



PLAT OF SURVEY
OF

A part of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and a part of the South Half (S 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) all in Section Twelve (12), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin as described in Document Number 867294 and being subject to any and all easements and restrictions of record.

SURVEYORS CERTIFICATE

I, Lawrence C. Kriescher, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed the above described property and that the map shown to the left is a true and accurate representation thereof to the best of my knowledge and belief.

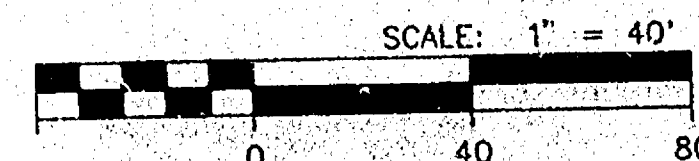
Dated this 4th day of January, 1995.

Lawrence C. Kriescher
WISCONSIN REGISTERED LAND SURVEYOR
Lawrence C. Kriescher, S-1599



- LEGEND -

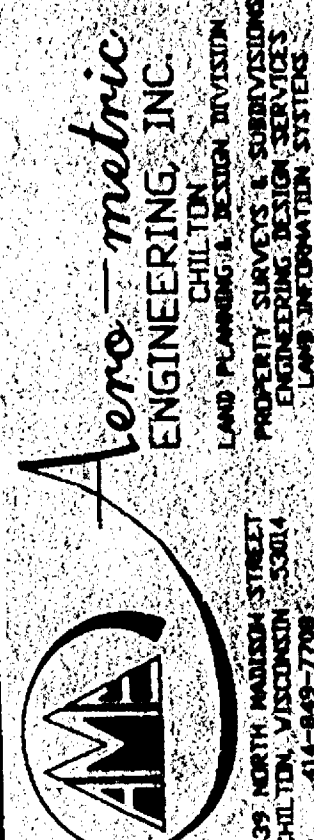
- o = 1"x24" IRON PIPE SET
- ⊙ = COUNTY MONUMENT FOUND
- c = RECORDED INFORMATION
- ⚡ = HYDRANT
- = CATCH BASIN



ALL BEARINGS REFERENCED TO THE
SOUTH LINE OF THE NW1/4, SECTION 12
ASSIGNED: N89°-36'-41"E

INTER URBAN LAND CO'S
THIRD ADDITION TO THE
PLAT OF OSHKOSH

DATE: 01-04-94	SCALE: 1"=40'
REVISIONS:	
DRAWN BY: SFS	CHECKED BY: LCK
ENG. FILE: STELZNER	
PROJECT NO: 2940602	
NOTEBOOK: 129	PAGE: 61-66



Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original.

The surveyor accepts no responsibility for non-original copies of this document.

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
ARTHUR STELZNER
A PART OF THE SW1/4 OF THE NW1/4, SECTION 12,
T.18N., R.16E., CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN.

SHEET NO.
1 OF 1

FILE NO.
K-470