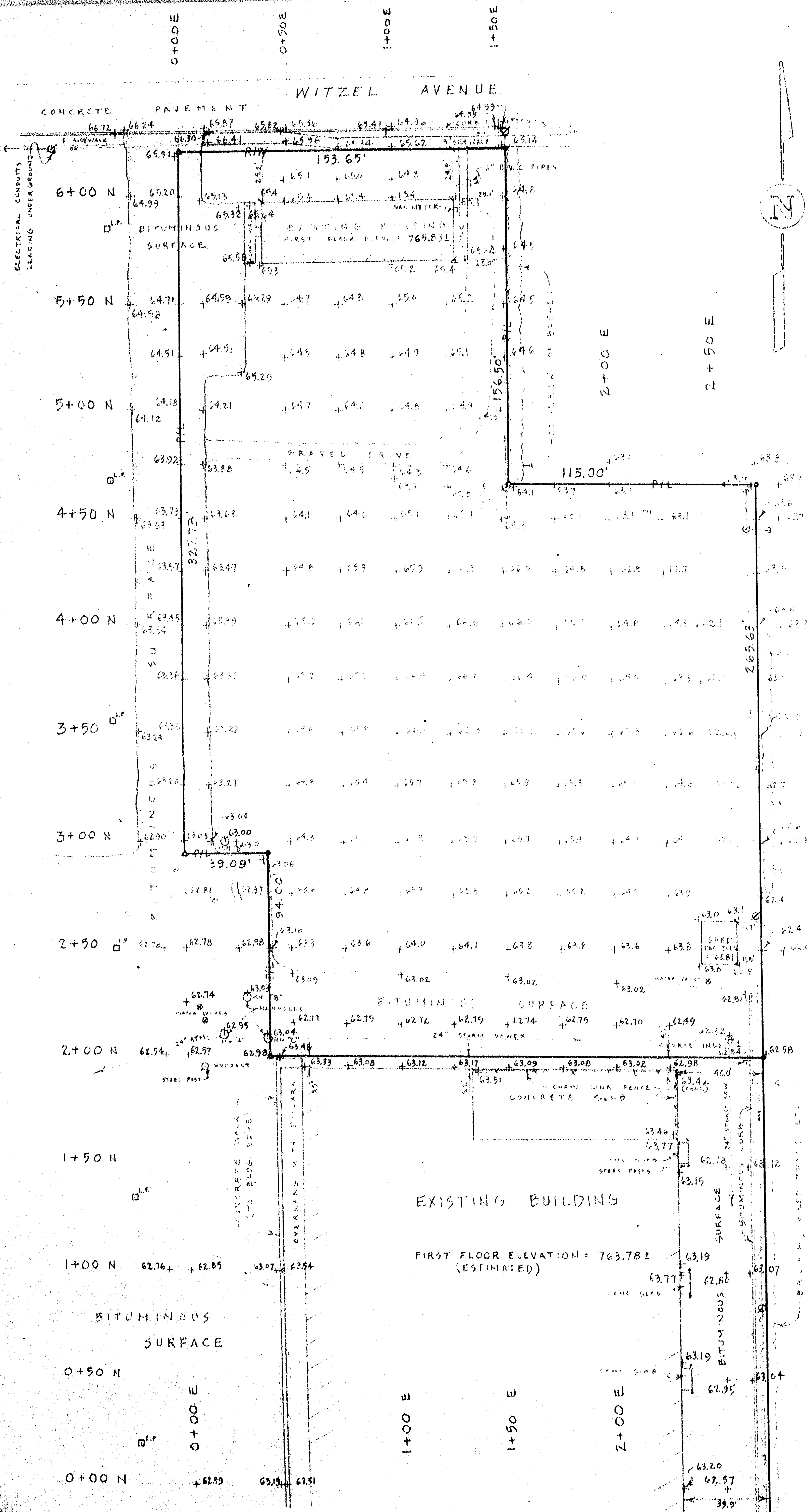




SCALE: 1" = 40'

NOTE: ADD 700.00 TO GRID ELEVATIONS TO CONVERT TO CITY OF OSHKOSH DATUM

LEGEND

- LOCATION OF ELEVATION AND ELEVATION
- OWNER POLE AND GUY SUPPORT
- OVERHEAD UTILITY LINES
- WATER VALVE
- STORM SEWER INLET
- MANHOLE
- 3/4" STEEL REBAR SURVEY MONUMENT
- 1/4" IRON PIPE SURVEY MONUMENT
- P.K. NAIL IN BITUMINOUS PAVEMENT
- EDGE OF GRAVEL
- EDGE OF BITUMINOUS SURFACE
- STEEL PROTECTIVE POST
- CHAIN LINK FENCE
- PROPERTY LINE
- STREET RIGHT-OF-WAY
- LIGHT POLE
- HYDRANT

MANHOLE & INLET INFORMATION

M.H. "A"	STORM SEWER, FLOWS TO S.W., 24" CONC. DEPTH: 5.63 INVERT: 757.32
M.H. "B"	SANITARY SEWER, FLOWS FROM S. TO N., DEPTH: 5.57 INVERT: 757.46
M.H. "C"	STORM SEWER, FLOWS TO E., 24" CONC. DEPTH: 5.5 INVERT: 757.35
M.H. "D"	SANITARY SEWER, FLOWS FROM W. AND S. TO N.
INLET 1	FLOWS FROM W. TO S., 24" CONC. DEPTH: 5.54 INVERT: 756.78

- Engineering
- Surveying
- Land Planning

APPLETON, WIS.

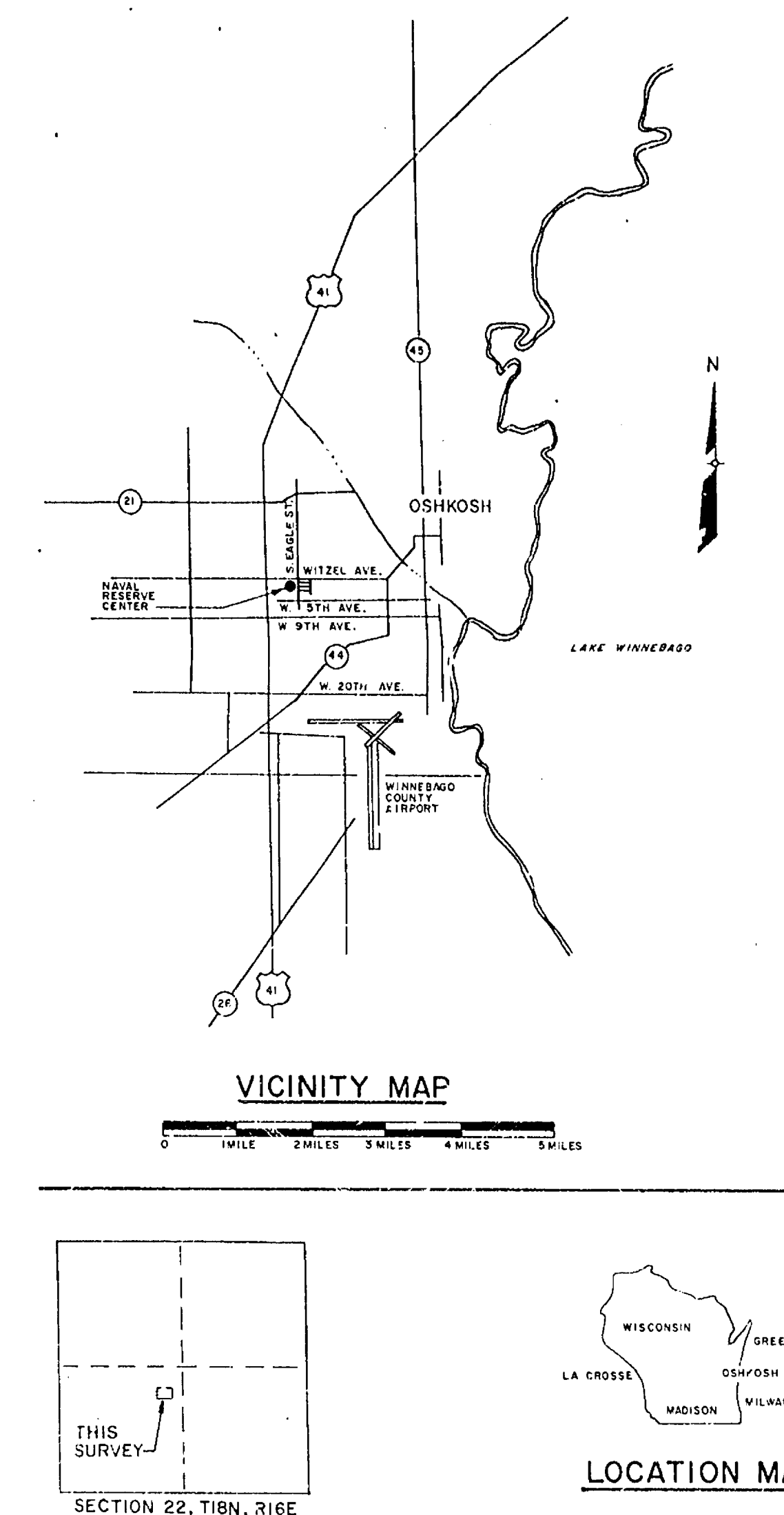
**ORTH
MILLER
NODOLF
NESS
INC.**

TOPOGRAPHIC AND SITE MAP OF
 PROPOSED STEIN'S GARDEN CENTER,
 1/2 LARRY STELLMAN - LANDS LOCATED IN THE NW 1/4 OF
 THE SW 1/4, SECTION 22, T 8N, R 12E, CITY OF
 OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

DESIGNED: G. J. A.
 DRAWN: L. J. M.
 CHECKED: L. J. M.
 SCALE: 1" = 40'

DATE
 OCT. 9, 1986

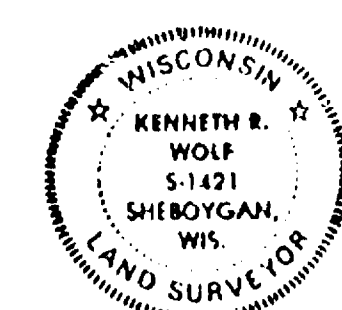
1 of 1 SHEETS
 PROJECT NO.
 5-2415
 FILE NO.



Commencing at the West 1/4 corner of said Section 22; thence S89°-27'-48"E, along the north line of the 1/4 of said Section 22, 2419.17' to the northerly extension of the right-of-way line of S. Eagle Street; thence S63°-23'-52"W, along said west right-of-way line, 514.50' to the Point of Beginning of this description; thence continuing S00°-23'-52"W, along the north line of the 1/4 of said Section 22, N89°-18'-43"W, 347.00'; thence N00°-23'-52"E, parallel with said west right-of-way line of S. Eagle Street, 260.00'; thence S89°-18'-43"E, 347.00' to the Point of Beginning and the end of the land described; containing 90,218.8 square feet or 2.071 acres of land.

NORTH REFERENCE

North is referenced to the north line of the SW 1/4 of Section 27 as being S89°-27'-48"E. assumed.



NORTH DIV. DWG. NO.		DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND	
DES.		NORTH DIVISION	
DR.	CHK.	NAVAL BASE	PHILADELPHIA, PA.
ELECT. A.C.		U.S. NAVAL RESERVE CENTER PROPERTY SURVEY	
HEAD		GRINSHAW, WISCONSIN	
HEAD		FOR U.S. NAVY	
HEAD		THIS SURVEY PREPARED BY DONOHUE & ASSOC., INC.	
		SHEBOYGAN, WISCONSIN	
DIRECTOR			
APPROVED	DATE	SIZE	CODE IDENT. NO.
		F	80091
		NAVFAC DRAWING NO.	
		CONSTR. CONTR. NO.	
FOR COMMANDER, NAVFAC		SCALE	1" = 20'
		SPEC.	
		SHEET	1 OF 1

SOUTH KOELLER STREET
(WIDTH VARIES)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	1105.92	244.77	293.90	S08°55'26"E	151°16'16"

PLAT OF SURVEY

KNOWN AS 500 SOUTH KOELLER STREET. BEING 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, DESCRIBED AS FOLLOWS, COMMENCING AT THE S.W. CORNER OF SAID SECTION, BEING A CHISELED "X" IN CONCRETE, THENCE SOUTH 89°01'12" EAST 611.20 FT. ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SAID SECTION, THENCE NORTH 01°36'04" EAST 546.49 FT. TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00°36'04" EAST 558.58 FT. TO A POINT ON THE SOUTH LINE OF THE NORTH 2-1/2 ACRES OF THE WEST 29 RODS OF THE EAST 149 RODS OF THE S. 1/2 OF THE S.W. 1/4 OF SAID SECTION, THENCE NORTH 89°14'29" WEST 379.57 FT. ALONG SAID SOUTH LINE, THENCE SOUTH 01°18'18" EAST 71.52 FT., THENCE SOUTH 04°24'20" WEST 100.50 FT., THENCE SOUTH 01°18'18" EAST 95.88 FT., THENCE 294.77 FT. ALONG A CURVE TO THE LEFT HAVING A LONG CHORD OF 293.90 FT WHICH BEARS SOUTH 08°55'26" EAST AND A RADIUS OF 1105.92 FT., THENCE SOUTH 89°01'12" EAST 332.05 FT. TO THE POINT OF BEGINNING; ALSO THE WEST 1/2 OF THAT PORTION OF SYCAMORE STREET (NOW VACATED) LYING SOUTH OF THE EXTENDED SOUTH LINE OF WEST 5TH AVENUE AND NORTH OF THE EXTENDED SOUTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND.

THE AFORESAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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, BOUNDED AND DESCRIBED AS FOLLOWS, COMMENCING AT THE S.W. CORNER OF SAID SECTION 22, THENCE SOUTH 89°01'12" EAST 611.20 FT. ALONG THE SOUTH LINE OF SAID 1/4 SECTION 611.20 FT., THENCE NORTH 00°36'04" EAST 546.49 FT. TO THE POINT OF BEGINNING, THENCE SOUTH 89°01'12" EAST 30.00 FT., THENCE NORTH 00°36'04" EAST ALONG THE CENTERLINE OF VACATED SYCAMORE STREET 451.67 FT., THENCE NORTH 89°52'15" WEST ALONG THE SOUTH LINE OF WEST 5TH AVENUE 30.00 FT., THENCE NORTH 00°36'04" EAST 107.36 FT., THENCE NORTH 89°14'29" WEST 379.57 FT., THENCE SOUTH 01°18'18" EAST ALONG THE EAST LINE OF SOUTH KOELLER STREET 71.52 FT., THENCE SOUTH 04°24'20" WEST ALONG SAID LINE 100.50 FT., THENCE SOUTH 01°18'18" EAST ALONG SAID LINE 95.88 FT., THENCE SOUTHEASTERLY 294.77 FT. ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 1105.92 FT. AND WHOSE CHORD BEARS SOUTH 08°55'26" EAST 293.90 FT., THENCE SOUTH 89°01'12" EAST 332.05 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.0679 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

FEBRUARY 17, 1996 SURVEY FOR EMPIRE HOSPITALITY, INC. NO. 2856

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.

2-7-95
Date

Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368



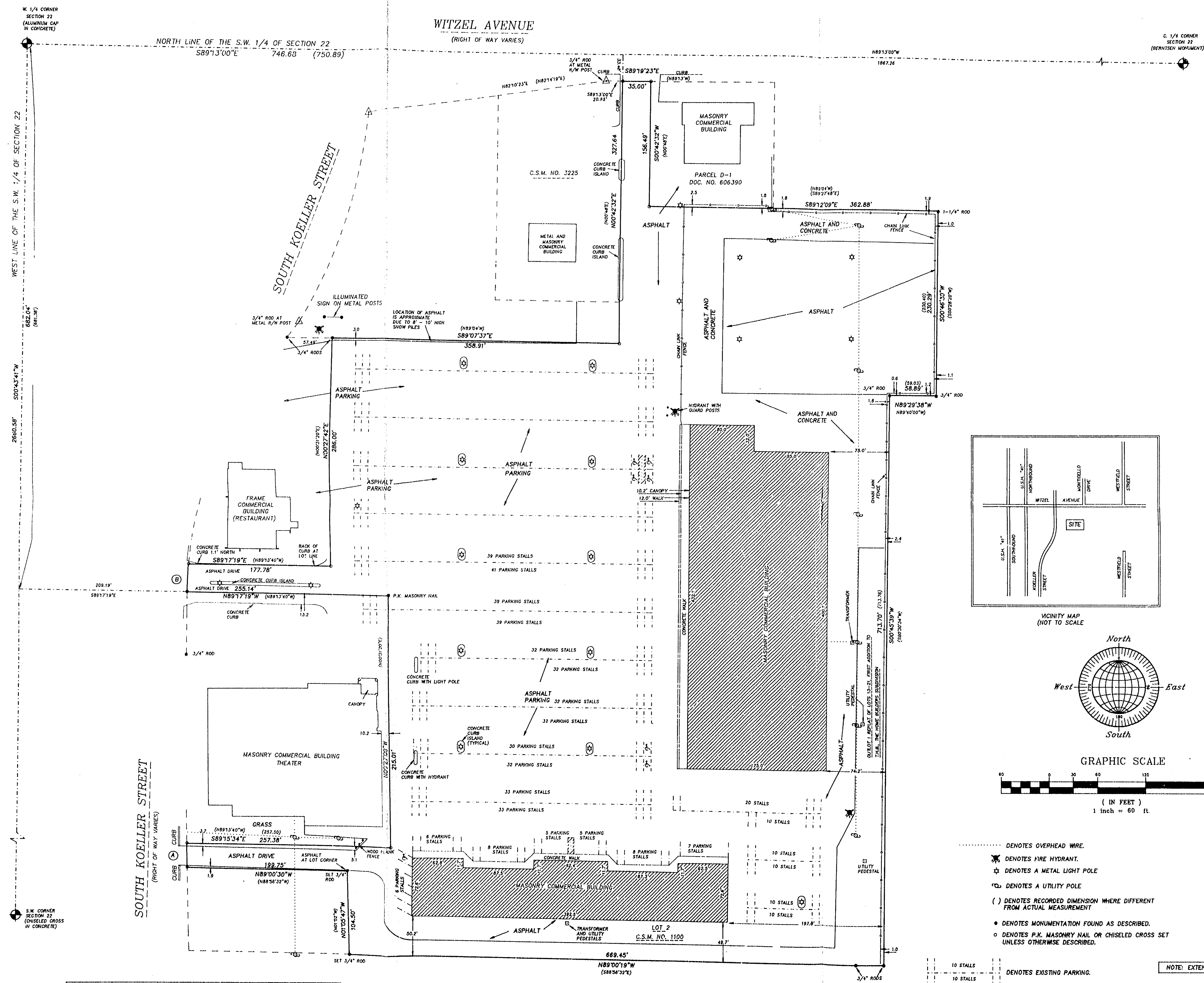
- ⊙ DENOTES MONUMENTATION FOUND AS DESCRIBED.
- () DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
- DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET UNLESS OTHERWISE NOTED.
- ☆ DENOTES METAL LIGHT POLE UNLESS OTHERWISE NOTED.
- ⊕ DENOTES UTILITY POLE.
- DENOTES CATCH BASIN.
- ⊗ DENOTES MANHOLE.
- W— DENOTES OVERHEAD WIRES.

NOTE:
SURVEY PERFORMED WITH EXTENSIVE SNOW AND ICE COVER
(ESPECIALLY ALONG PROPERTY LINES).

FEBRUARY 17, 1996

ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.
417 North Sawyer Street * Oshkosh WI * 54901
(414) 233-2884
NO. 2856

CITY OF OSHKOSH - SEC 22 T18 R16 - 6TH WARD



PLAT OF SURVEY

SITUATED ALONG SOUTH KOELLER STREET AND WITZEL AVENUE, BEING THAT PART OF THE S.W. 1/4 OF SECTION 22, T18N, R16E, IN THE SIXTH 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°13'00" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 746.68 FT., THENCE SOUTH 00°42'32" WEST 33.48 FT. TO A POINT ON THE SOUTH LINE OF WITZEL AVENUE AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE SOUTH 89°19'23" EAST ALONG SAID SOUTH LINE 35.00 FT., THENCE SOUTH 00°42'32" WEST ALONG THE WEST LINE OF PARCEL D-1 PER DOCUMENT NO. 606390 AFORESAID 156.49 FT., THENCE SOUTH 89°12'09" EAST 362.88 FT., THENCE SOUTH 00°46'30" WEST ALONG THE EAST LINE OF OUTLOT 1 IN REPLAT OF LOTS 13-21, FIRST ADDITION TO T18N, THE HOME BUILDERS SUBDIVISION 230.29 FT., THENCE NORTH 89°29'38" WEST ALONG A BOUNDARY OF SAID SUBDIVISION 58.89 FT., THENCE SOUTH 00°45'39" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 713.70 FT., THENCE NORTH 89°00'19" WEST ALONG THE SOUTH LINE OF SAID OUTLOT AND THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 1100 AFORESAID 669.45 FT., THENCE NORTH 01°05'47" WEST ALONG A BOUNDARY OF LOT 2 IN SAID CERTIFIED SURVEY MAP 104.50 FT., THENCE NORTH 89°00'30" WEST ALONG A BOUNDARY LINE OF SAID LOT 2 AFORESAID 199.75 FT., THENCE NORTHWESTERLY 30.03 FT. ALONG THE EAST LINE OF SOUTH KOELLER STREET AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 11409.16 FT. AND WHOSE CHORD BEARS NORTH 00°38'27" WEST 30.03 FT., THENCE SOUTH 89°15'34" EAST ALONG THE NORTH LINE OF SAID LOT 2 AFORESAID 257.36 FT., THENCE NORTH 00°27'09" WEST 215.01 FT., THENCE NORTH 89°17'19" WEST 255.14 FT., THENCE NORTHEASTERLY 35.07 FT. ALONG THE EASTERLY LINE OF SOUTH KOELLER STREET AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 666.20 FT. AND WHOSE CHORD BEARS NORTH 04°19'13" EAST 35.07 FT., THENCE SOUTH 89°17'19" EAST 177.78 FT., THENCE NORTH 00°27'42" EAST 286.00 FT., THENCE SOUTH 89°07'37" EAST 358.91 FT., THENCE NORTH 00°42'32" EAST ALONG THE EAST LINE AND EXTENDED EAST LINE OF LOT 1 IN CERTIFIED SURVEY NO. 3225 AFORESAID 327.64 FT. TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 599,285 SQUARE FEET (13.7577 ACRES) AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

JANUARY 27, 1998 SURVEY FOR RON DETJEN NO. 26620

SURVEYOR'S CERTIFICATE:

TO CMBS ORIGINATIONS LIMITED LIABILITY COMPANY AND MORGAN STANLEY MORTGAGE CAPITAL, INC. AND ITS SUCCESSORS AND ASSIGNS AND EVANS TITLE COMPANIES:

THIS IS TO CERTIFY THAT:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

I HAVE SURVEYED THE HERIN DESCRIBED PROPERTY AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATIONS AND DIMENSIONS OF VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

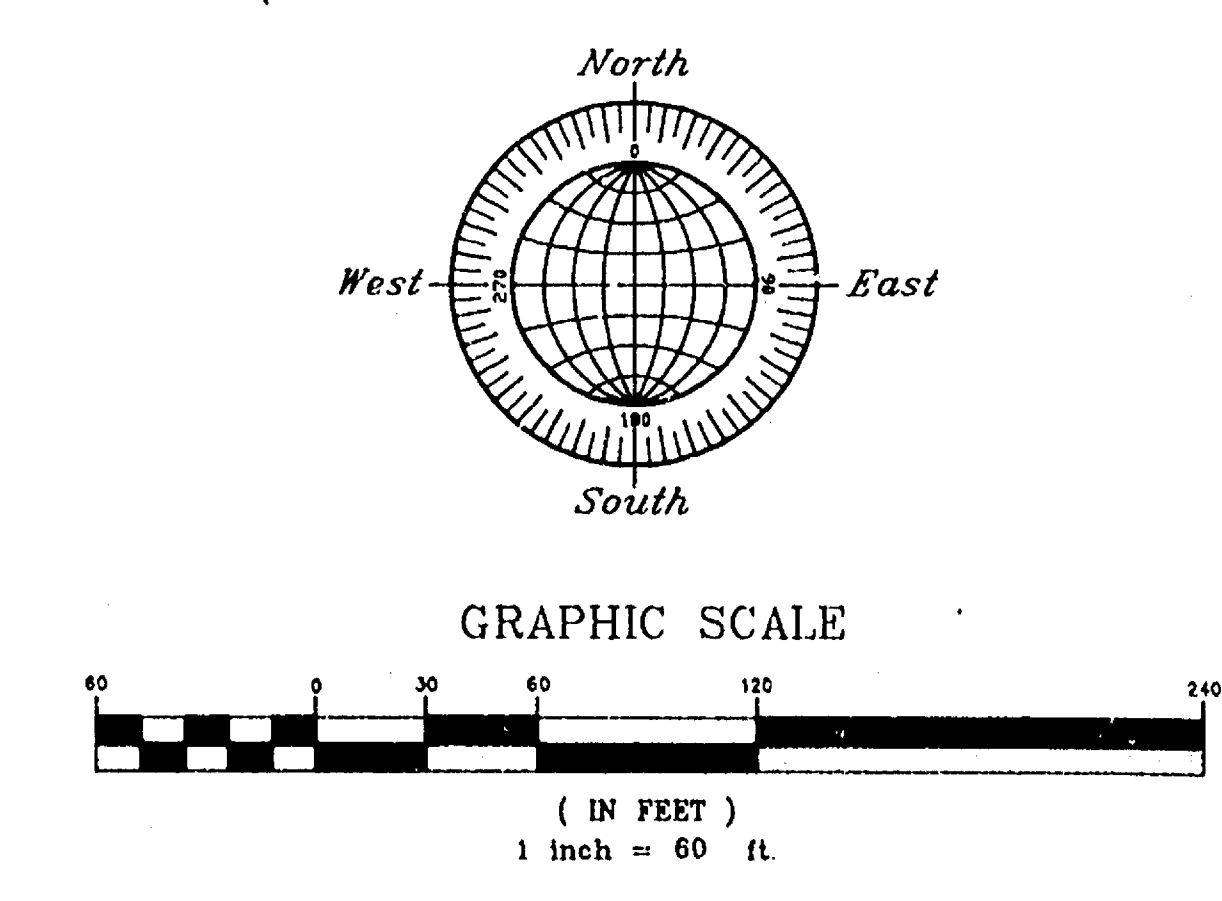
DATE 1-27-98

REINHARD ROEHLIG, REGISTERED WISCONSIN LAND SURVEYOR S-1368



LANDMARK PLAZA

PART OF THE S.W. 1/4 OF SECTION 22, T18N, R16E, 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



- DENOTES OVERHEAD WIRE.
- ✱ DENOTES FIRE HYDRANT.
- ☆ DENOTES A METAL LIGHT POLE
- ⊙ DENOTES A UTILITY POLE
- () DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- DENOTES MONUMENTATION FOUND AS DESCRIBED.
- DENOTES P.K. MASONRY NAIL OR CHISELED CROSS SET UNLESS OTHERWISE DESCRIBED.
- DENOTES EXISTING PARKING.

NOTE: EXTENSIVE SNOW AND ICE COVER AT TIME OF SURVEY.

PARCEL IS IN FLOOD ZONE "X" PER FEMA COMMUNITY PANEL 550511 0020 D.

PARCEL IS IN A C-2 PD (COMMERCIAL PLANNED DEVELOPMENT) ZONE. REQUIRED BUILDING SETBACKS ARE ESTABLISHED ON A CASE BY CASE BASIS. OBTAIN DETAILS FROM PROPERTY OWNER.

JANUARY 27, 1998

ROEHLIG

LAND SURVEYING & CONSULTING LTD.

4041 State Road 91 • Oshkosh WI • 54904

(920) 233-2884

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	11409.16	30.03	30.03	N00°38'27"W	00°09'03"
B	666.20	35.07	35.07	N04°19'13"E	03°00'59"

PLAT OF SURVEY

SITUATED ALONG JOSSLYN STREET, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 18 NORTH, RANGE 16 EAST, 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

LEGAL DESCRIPTION

THE NORTH ONE THOUSAND NINE HUNDRED AND SIXTY HUNDREDTHS (1900.60) FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH OF RANGE SIXTEEN (16) EAST, IN THE SIXTH WARD, CITY OF OSHKOSH, LYING EAST OF THE EAST LINE OF JOSSLYN STREET AND WEST OF CAMPBELL CREEK, EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LIMITS OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION, ALSO EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LIMITS OF LOT 1 ACCORDING TO CERTIFIED SURVEY MAP FILED IN VOLUME 1 OF SURVEY MAPS ON PAGE 2200 AS DOCUMENT NO. 745863.

NO. 3051 SURVEY FOR: GERALD MERENHAUSEN DECEMBER 31, 1996

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.

1-17-97
Date

Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368



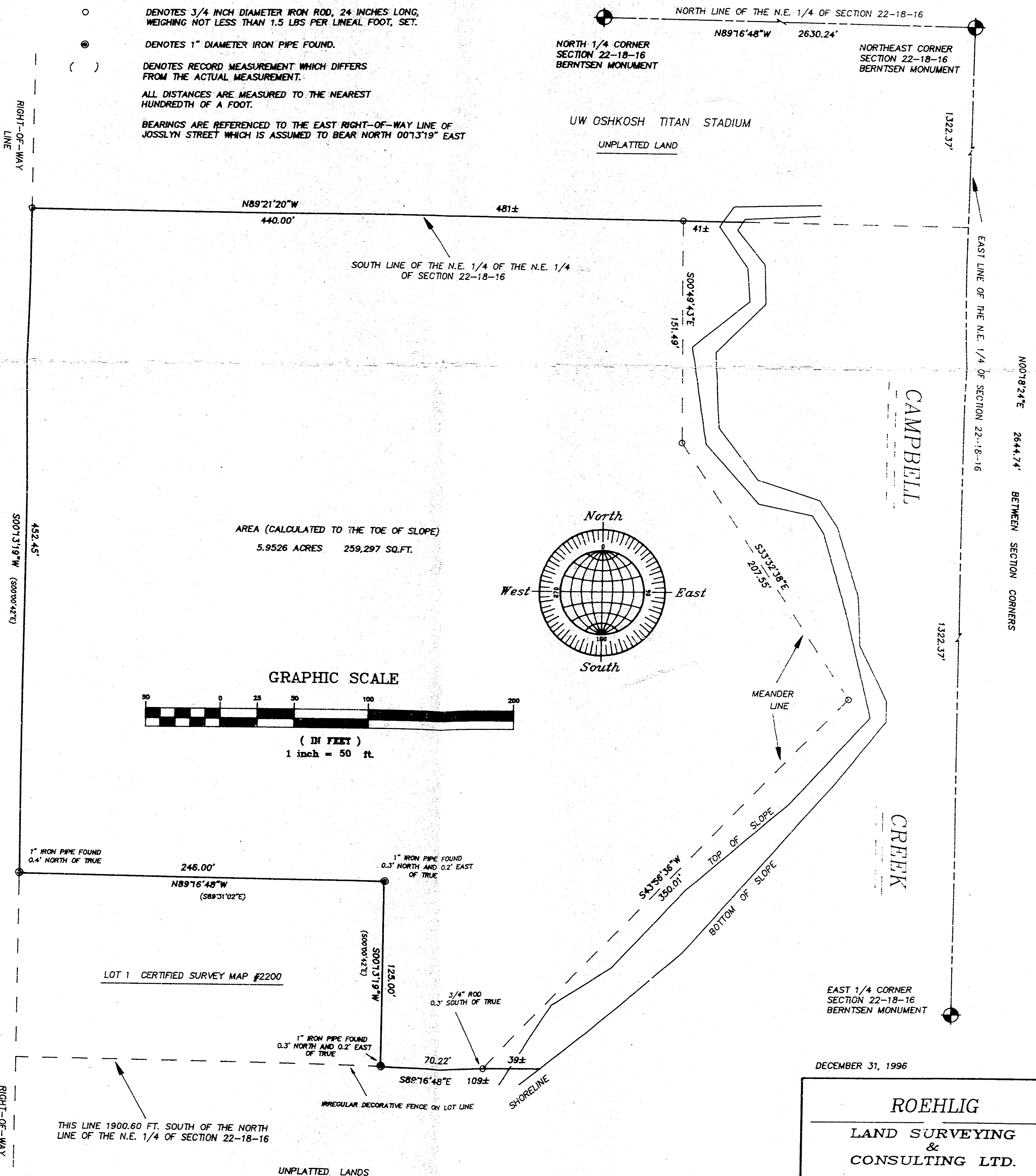
○ DENOTES 3/4 INCH DIAMETER IRON ROD, 24 INCHES LONG, WEIGHING NOT LESS THAN 1.5 LBS PER LINEAL FOOT, SET.

● DENOTES 1" DIAMETER IRON PIPE FOUND.

() DENOTES RECORD MEASUREMENT WHICH DIFFERS FROM THE ACTUAL MEASUREMENT.

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

BEARINGS ARE REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF JOSSLYN STREET WHICH IS ASSUMED TO BEAR NORTH 00°13'19" EAST



DECEMBER 31, 1996

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

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

JOB NO. 3051

CITY OF OSHKOSH-SEC 22 T18 R16-6th WARD