

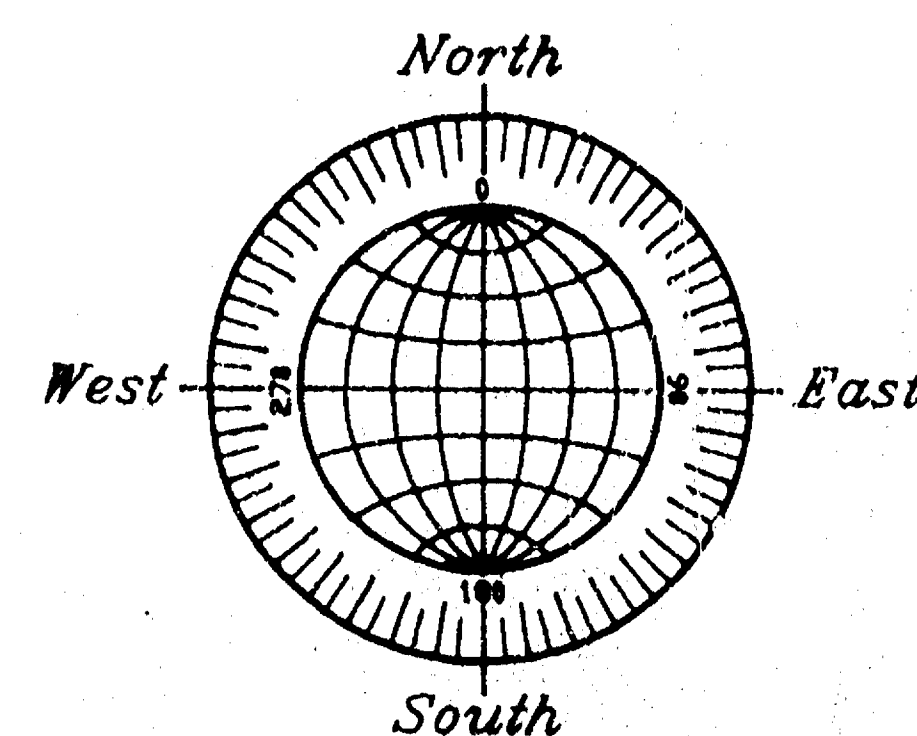
PLAT OF SURVEY

KNOWN AS 918 AND 848 WITZEL AVENUE, BEING THAT PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 23, T18 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°18'00" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 209.58 FT., THENCE NORTH 51°17'08" EAST 51.97 FT. TO A POINT ON THE NORTH LINE OF WITZEL AVENUE AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 51°17'08" EAST ALONG THE EASTERLY LINE OF DEMPSEY TRAIL 157.00 FT., THENCE SOUTH 89°28'49" EAST 100.77 FT., THENCE NORTH 00°42'00" EAST 82.50 FT. TO A POINT ON THE EASTERLY LINE OF DEMPSEY TRAIL, THENCE NORTH 49°20'40" EAST ALONG SAID LINE 73.86 FT. THENCE NORTH 62°30'05" EAST ALONG SAID LINE 107.29 FT., THENCE SOUTH 00°42'00" WEST 282.00 FT. TO A POINT ON THE NORTH LINE OF WITZEL AVENUE, THENCE NORTH 88°50'56" WEST ALONG SAID LINE 372.07 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.1903 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

SEPTEMBER 29, 1998

SURVEY FOR WALD WIRE
AND MFG. CO., INC.

NO. 2089A



GRAPHIC SCALE



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 23-18-16, WHICH HAS AN ASSUMED BEARING OF SOUTH 89°18'00" EAST.

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

() DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

○ DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET, WEIGHING 1.50 LBS PER LINEAL FOOT.

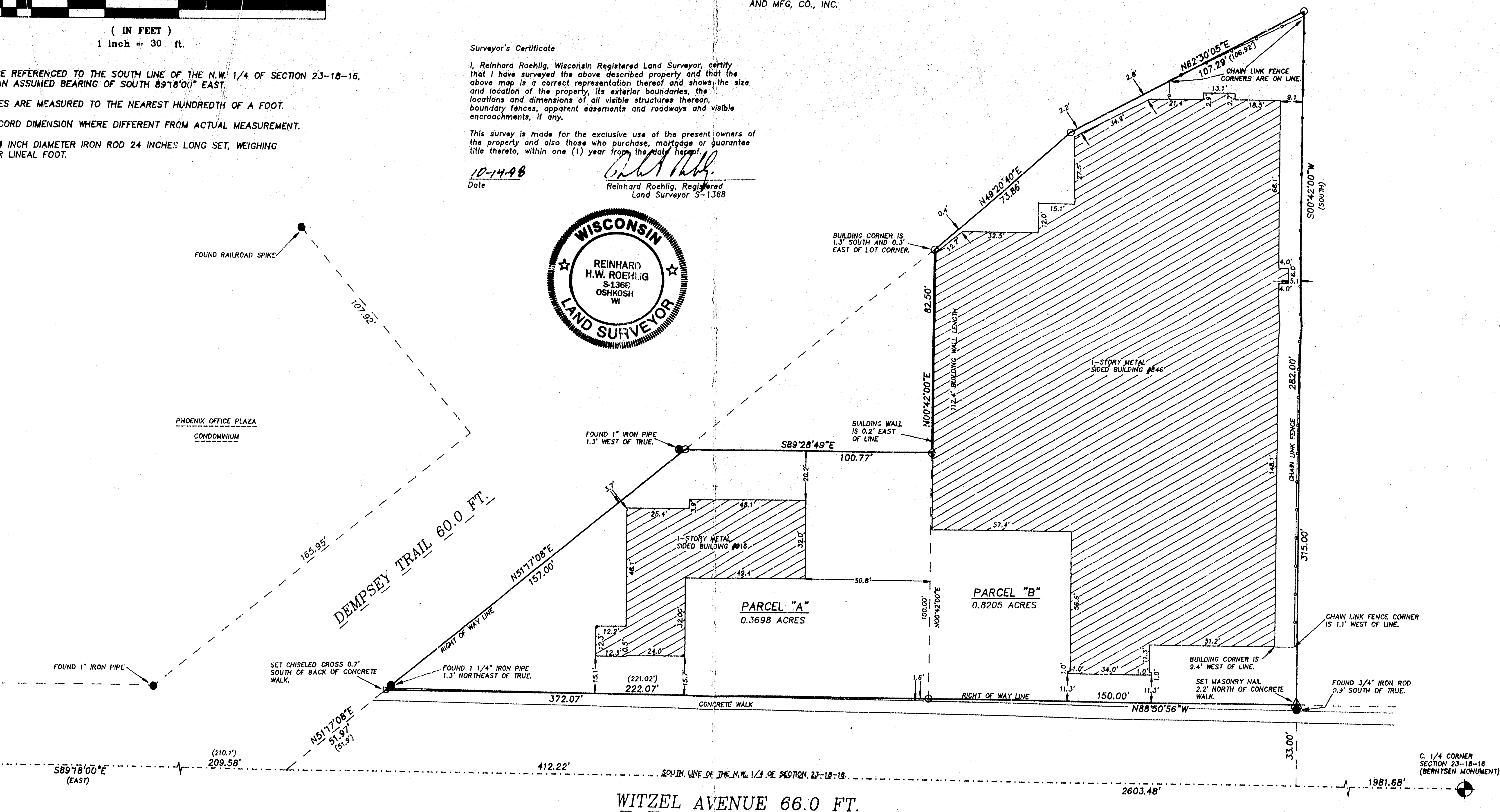
Surveyor's Certificate

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.

10-14-98
Date

Reinhard Roehlig, Registered
Land Surveyor S-1368



WITZEL AVENUE 66.0 FT.

OCTOBER 9, 1998

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

4041 State Road 91 • Oshkosh WI • 54904
(920) 233-2884

NO. 2089A

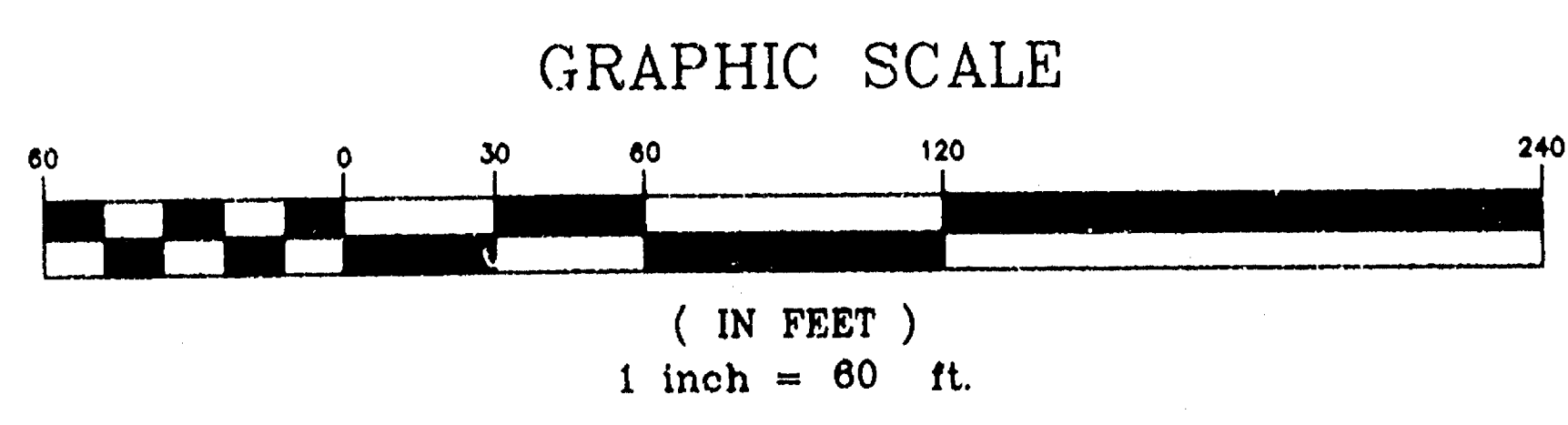
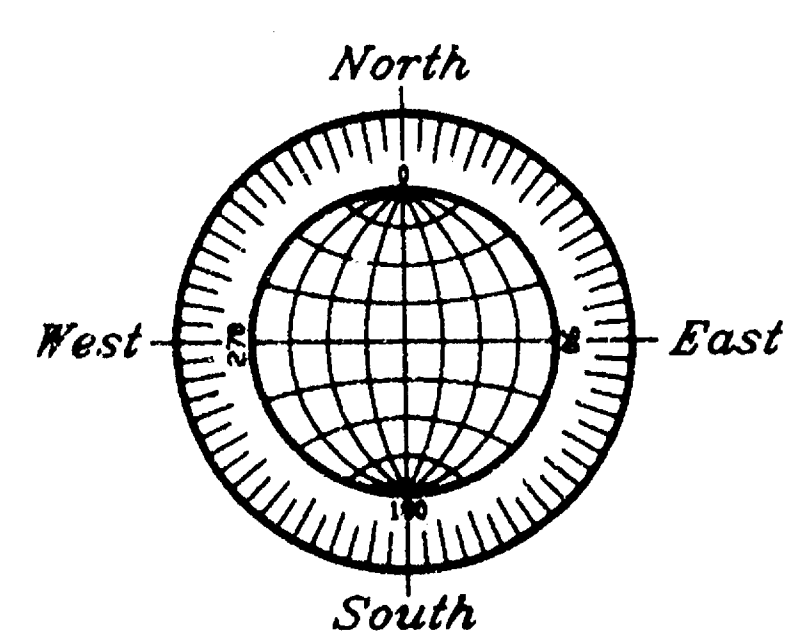
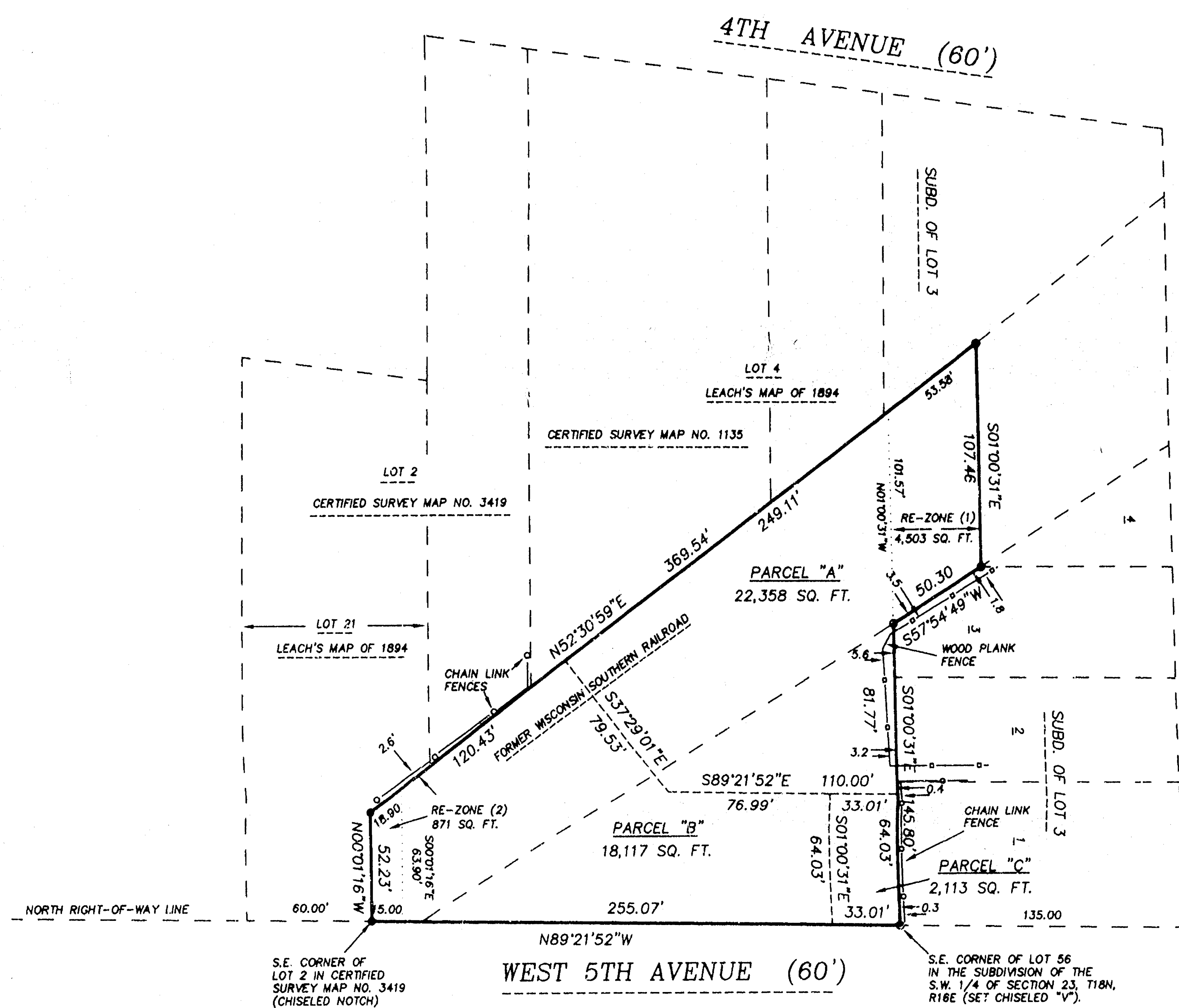
CITY OF OSHKOSH - SEC 23 T18 R16 - 6TH WARD

523
118
E-14

PLAT OF SURVEY

LOT 56 AND PART OF THE WISCONSIN SOUTHERN RAILROAD RIGHT OF WAY
ACCORDING TO THE MAP OF THE S.W. 1/4 OF SECTION 23, IN THE SIXTH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894.

AUGUST 28, 1998 SURVEY FOR GERALD NERENHAUSEN NO. 3237C



- DENOTES 3/4 INCH DIAMETER IRON ROD, 24 INCHES LONG, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FOOT, SET (UNLESS OTHERWISE NOTED).
- DENOTES EXISTING IRON ROD (UNLESS OTHERWISE NOTED).

EXTERIOR OF PROPERTY

SITUATED ALONG WEST 5TH AVENUE, BEING LOT 56 AND PART OF THE WISCONSIN SOUTHERN RAILROAD RIGHT OF WAY ACCORDING TO THE MAP OF THE S.W. 1/4 OF SECTION 23, T18N, R16E, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF LOT 2 IN CERTIFIED SURVEY MAP NO. 3419, THENCE NORTH 00°01'16" WEST ALONG AN EAST LINE OF SAID LOT 52.23 FT., THENCE NORTH 52°30'59" EAST ALONG THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY 369.54 FT., THENCE SOUTH 01°00'31" EAST 107.46 FT., THENCE SOUTH 57°54'49" WEST ALONG THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 50.30 FT., THENCE SOUTH 01°00'31" EAST ALONG THE EAST LINE OF SAID LOT 56 AFORESAID 145.80 FT., THENCE NORTH 89°21'52" WEST ALONG THE NORTH LINE OF WEST 5TH AVENUE 255.07 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 42,588 SQUARE FEET.

PARCEL "A"

SITUATED ALONG WEST 5TH AVENUE, BEING PART OF LOT 56 AND PART OF THE WISCONSIN SOUTHERN RAILROAD RIGHT OF WAY ACCORDING TO THE MAP OF THE S.W. 1/4 OF SECTION 23, T18N, R16E, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF LOT 2 IN CERTIFIED SURVEY MAP NO. 3419, THENCE NORTH 00°01'16" WEST ALONG AN EAST LINE OF SAID LOT 52.23 FT., THENCE NORTH 52°30'59" EAST ALONG THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY 120.43 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 52°30'59" EAST 249.11 FT., THENCE SOUTH 01°00'31" EAST 107.46 FT., THENCE SOUTH 57°54'49" WEST ALONG THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 50.30 FT., THENCE SOUTH 01°00'31" EAST ALONG THE EAST LINE OF SAID LOT 56 AFORESAID 145.80 FT., THENCE NORTH 89°21'52" WEST 110.00 FT., THENCE NORTH 37°29'01" WEST 79.53 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 22,358 SQUARE FEET.

PARCELS TO BE RE-ZONED

REZONE AREA (1)

BEING PART OF THE WISCONSIN SOUTHERN RAILROAD RIGHT OF WAY ACCORDING TO THE MAP OF THE S.W. 1/4 OF SECTION 23, T18N, R16E, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF LOT 2 IN CERTIFIED SURVEY MAP NO. 3419, THENCE NORTH 00°01'16" WEST ALONG AN EAST LINE OF SAID LOT 52.23 FT., THENCE NORTH 52°30'59" EAST ALONG THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY 315.96 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 52°30'59" EAST 53.58 FT., THENCE SOUTH 01°00'31" EAST 107.46 FT., THENCE SOUTH 57°54'49" WEST ALONG THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 50.30 FT., THENCE NORTH 01°00'31" WEST 101.57 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4,503 SQUARE FEET.

REZONE AREA (2)

BEING PART OF THE WISCONSIN SOUTHERN RAILROAD RIGHT OF WAY ACCORDING TO THE MAP OF THE S.W. 1/4 OF SECTION 23, T18N, R16E, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF LOT 2 IN CERTIFIED SURVEY MAP NO. 3419, THENCE NORTH 00°01'16" WEST ALONG AN EAST LINE OF SAID LOT 52.23 FT., THENCE NORTH 52°30'59" EAST ALONG THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY 18.90 FT., THENCE SOUTH 00°01'16" EAST 63.90 FT., THENCE NORTH 89°21'52" WEST ALONG THE NORTH LINE OF WEST 5TH AVENUE 15.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 871 SQUARE FEET.

PARCEL "B"

SITUATED ALONG WEST 5TH AVENUE, BEING PART OF LOT 56 AND PART OF THE WISCONSIN SOUTHERN RAILROAD RIGHT OF WAY ACCORDING TO THE MAP OF THE S.W. 1/4 OF SECTION 23, T18N, R16E, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF LOT 2 IN CERTIFIED SURVEY MAP NO. 3419, THENCE NORTH 00°01'16" WEST ALONG AN EAST LINE OF SAID LOT 52.23 FT., THENCE NORTH 52°30'59" EAST ALONG THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY 120.43 FT., THENCE SOUTH 37°29'01" EAST 79.53 FT., THENCE SOUTH 89°21'52" EAST 76.99 FT., THENCE SOUTH 01°00'31" EAST 64.03 FT., THENCE NORTH 89°21'52" WEST ALONG THE NORTH LINE OF WEST 5TH AVENUE 222.06 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 18,117 SQUARE FEET.

PARCEL "C"

SITUATED ALONG WEST 5TH AVENUE, BEING PART OF LOT 56 ACCORDING TO THE MAP OF THE S.W. 1/4 OF SECTION 23, T18N, R16E, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF LOT 2 IN CERTIFIED SURVEY MAP NO. 3419, THENCE SOUTH 89°21'52" EAST ALONG THE NORTH LINE OF WEST 5TH AVENUE 222.06 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING SOUTH 89°21'52" EAST 33.01 FT. TO THE S.E. CORNER OF LOT 56 IN THE SUBDIVISION OF THE S.W. 1/4 OF SECTION 23, THENCE NORTH 01°00'31" WEST ALONG THE EAST LINE OF SAID LOT 64.03 FT., THENCE NORTH 89°21'52" WEST 33.01 FT., THENCE SOUTH 01°00'31" EAST 64.03 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,113 SQUARE FEET.

PARCELS "A" AND "C" TOGETHER

SITUATED ALONG WEST 5TH AVENUE, BEING PART OF LOT 56 AND PART OF THE WISCONSIN SOUTHERN RAILROAD RIGHT OF WAY ACCORDING TO THE MAP OF THE S.W. 1/4 OF SECTION 23, T18N, R16E, IN THE SIXTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, BOUNDED AND DESCRIBED AS FOLLOWS:

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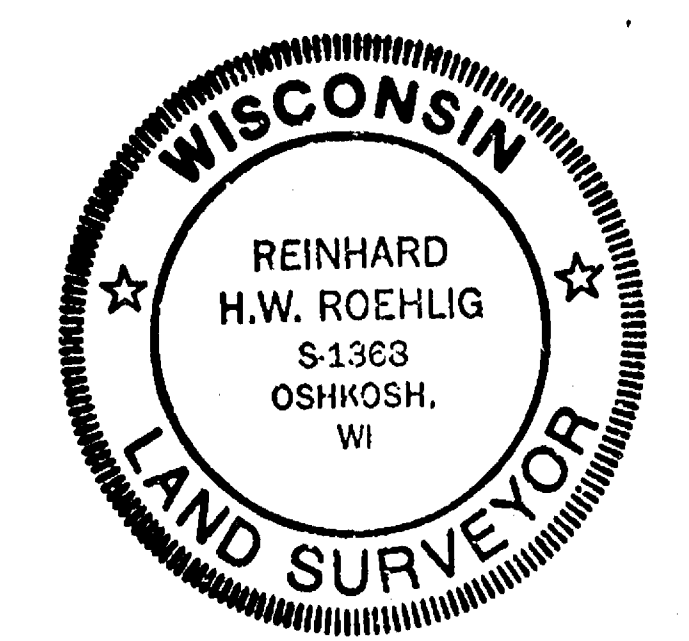
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I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries,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

9-3-98
Date

Reinhard Roehlig
Reinhard Roehlig, Registered
Land Surveyor S-1368



AUGUST 28, 1998

ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.
4041 State Road 91 • Oshkosh WI • 54904
(920) 233-2884

JOB NO. 3237C

CITY OF OSHKOSH - SEC 23 T18 R16 - 6th WARD