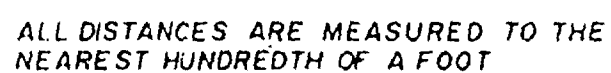


## 101 - S



O ——— DENOTES 2" DIAMETER IRON PIPE  
30" LONG WITH A WEIGHT OF 3.65 LBS. PER  
LINEAL FOOT.

ALL OTHER CORNERS ARE MONUMENTED WITH  
1" DIAMETER IRON PIPE, 24" LONG WITH A  
WEIGHT OF 1.68 LBS. PER LINEAL FOOT.

WISCONSIN PUBLIC SERVICE, WISCONSIN TELEPHONE  
AND WARNER CABLE UTILITY EASEMENTS WITH RIGHT  
TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5.0  
FEET OF CONDUCTORS.

REVISED THIS 30th DAY OF SEPTEMBER 1980.

COMMON COUNCIL RESOLUTION  
Resolved, that the KITTY E. SUBDIVISION in the city of Oshkosh,  
Mark E. Leistickow and James T. Barry Jr. owners is hereby approved  
by the common council.

Date \_\_\_\_\_

Approved \_\_\_\_\_  
City Manager, William D. Fruen

Date \_\_\_\_\_  
Signed \_\_\_\_\_  
Clerk: Manager William P. Fritch

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of Oshkosh.

**City Clerk: Converse Marks**

CITY PLAN COMMISSION CERTIFICATE

The plat of the Kitty E. Subdivision in the City of Oshkosh, Mark E. Leistikow and James T. Barry Jr., owners, is hereby approved by the City Plan Commission.

Date \_\_\_\_\_

# COUNTY TREASURER'S CERTIFICATE

I, Frank Luedke, being the duly elected, qualified and acting treasurer of the county of Winnebago, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes for special assessments as of \_\_\_\_\_, 1980 affecting the lands included in the Kitty E. Subdivision.

Date July 25, 1980

INTERIOR	
ANGLES	
A	88° 41' 29"
B	175° 01' 075"
C	180° 23' 56.5"
D	185° 22' 4"
E	162° 27' 02.5"
F	287° 32' 57.5"
G	287° 32' 57.5"
H	162° 27' 02.5"
I	174° 37° 13"
J	179° 36' 05.3"
K	184° 58' 52.5"
L	91° 18' 31"
M	289° 29' 18"
N	270° 26' 46"
O	89° 33' 14"
P	90° 26' 46"
Q	89° 33' 14"
R	90° 30' 42"

**CERTIFICATE OF SURVEY**

I REINHARD ROEHLG, Registered land surveyor, hereby certify:  
THAT I have surveyed, registered and mapped KTRV E. SUBDIVISION, being  
a part of the N.W. 1/4 of Section 27, T8N, R16E, in the City of Oshkosh, Winnebago County,  
Wisconsin, which is bounded and described as follows: Commencing at the West 1/4 corner of Section 27, thence  
South 90° 00' 49" East along the south line of said N.W. 1/4 aforesaid 1323.95 ft. to the S.E. corner of the  
S.W. 1/4 of said N.W. 1/4 of Section 27, thence North 00° 41' 58" East along the east line of the S.W. 1/4 of the  
Section 27 aforesaid 925.61 ft. to the true point of beginning, thence continuing North 00° 41' 58"  
West along the north line of said N.W. 1/4 of Section 27 aforesaid 2002.28 ft. to the South line of the "West Addition to Armory place Plat," thence North 88° 47' 20" West along the  
North line of said plat 322.65 ft. to the S.W. corner of said plat, thence South 00° 41' 58" West along the North line  
of said S.W. 1/4 of the N.W. 1/4 of Section 27, thence North 88° 51' 16" West along the North line  
of said S.W. 1/4 of the N.W. 1/4 of Section 27, thence South 00° 41' 58" West 400.00 ft. to a point, thence  
South 352° 55' 41" East 352.65 ft. to the point of beginning. Said parcel contains 3.256 acres.

THAT I have made this survey and land division and plat by the direction of MARK E. LEISTICKOW, Wisconsin, and JAMES T. HARRY, Milwaukee County, Wisconsin, owners of said land.

THAT such plat is a correct representation of all the existing boundaries of the land surveyed by the Wisconsin and JAMES I. BAKER, Milwaukee County, Wisconsin, and the subdivision thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the land subdivision ordinance of the City of Oshkosh.

*R. Land Roehlig*  
Reinhard Roehlig, Registered  
Land Surveyor S-1368

7/15/80  
Date

# OWNERS CERTIFICATE

As owners, we hereby certify that we caused the land described on this plat to be surveyed and divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by S. 236.10 or 236.12 of the Wisconsin statutes to be submitted to the following for approval or objection: City of Oshkosh, Director, Community Development, Department of Local Affairs and Development.

WITNESS the hand and seal of said owners this 21<sup>st</sup> day of July 1980.

Mark E. Leistikow  
Mark E. Leistikow

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

Personally came before me this 21<sup>st</sup> day of July, 1980 the above named Mark E. Leisticrow and James T. Barry Jr. to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Beloved A. Mau

Notary Public-Milwaukee County Wisconsin  
My Commission Expires Jan. 16, 1983

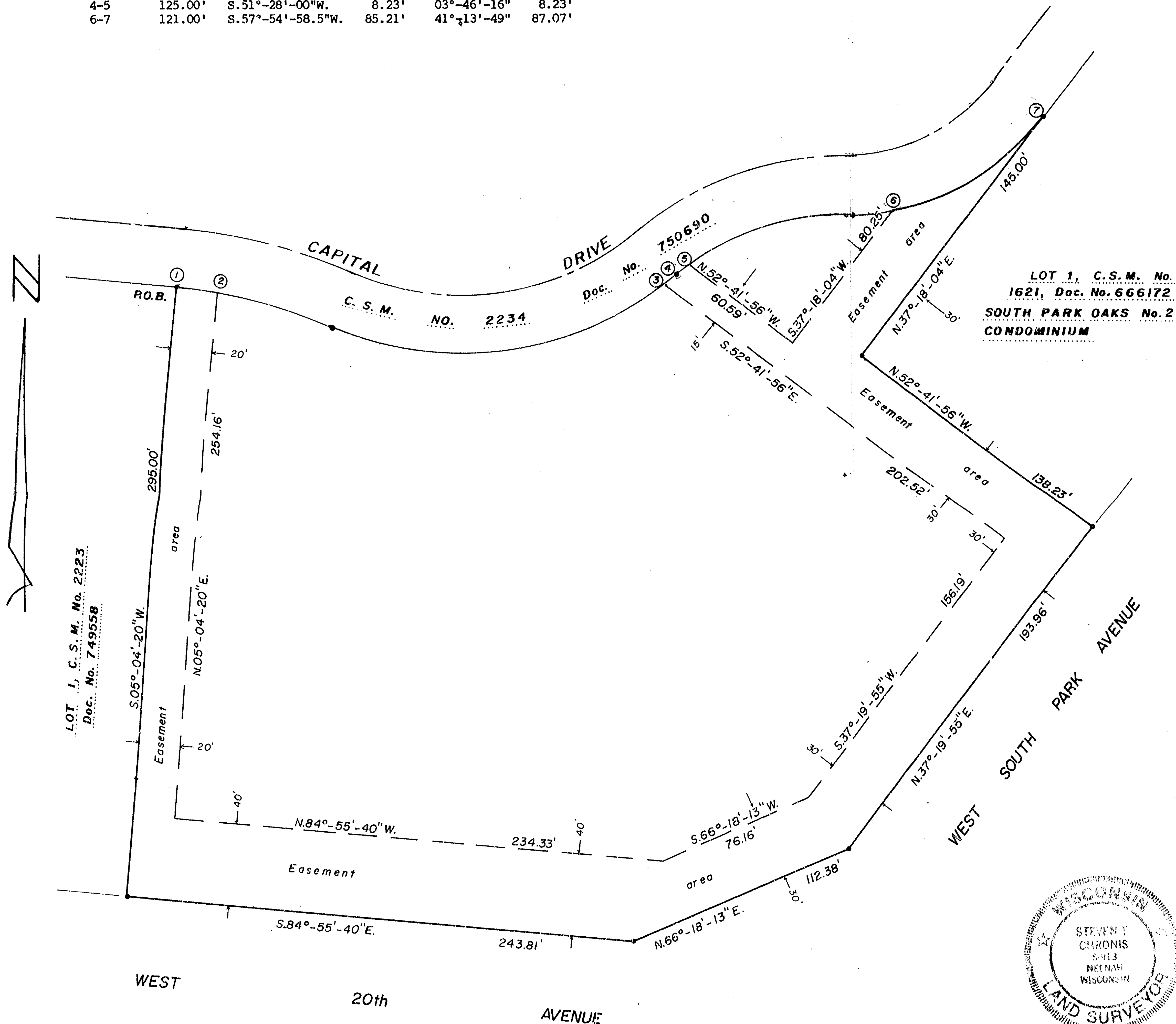
CERTIFICATE OF CITY TREASURER  
STATE OF WISCONSIN) SS  
(WONTERSCO COUNTY)

I, ROBERT A. JENSEN, being duly appointed qualified and acting/city treasurer of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of JULY 28, 1980 on any of the land included in the KITTY E. SUBDIVISION.

Date July 28, 1980



"CURVE DATA"					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
1-2	238.00'	N.82°-31'-03"W.	20.02'	04°-49'-14"	20.02'
3-4	158.00'	S.50°-53'-29.5"W.	7.23'	02°-37'-15"	7.23'
4-5	125.00'	S.51°-28'-00"W.	8.23'	03°-46'-16"	8.23'
6-7	121.00'	S.57°-54'-58.5"W.	85.21'	41°-13'-49"	87.07'



Easement Description for the purpose of Construction, Maintaining, Repairing, and Operating thereon a Sanitary Sewer, Watermain, and Storm sewer over and through and upon that certain tract of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin and being described by:

Commencing at the Northeast Corner of Lot 1 of Certified Survey Map No. 2223 as recorded in Volume 1 on Page 2223 of Certified Survey Maps, Document No. 749558 in the Winnebago County Register of Deeds Office and being the true point of beginning; running thence S.05°-04'-20"W. 295.00 feet, along the Easterly line of said Lot 1 to its Southeast Corner; thence S.84°-55'-40"E. 243.81 feet, along the Northerly Right-of-Way line of West 20th Avenue; thence N.66°-18'-13"E. 112.38 feet, along the Northwesterly Right-of-Way line of West South Park Avenue; thence N.37°-19'-55"E. 193.96 feet, along the Northwesterly line of West South Park Avenue to the Southeasterly Corner of Lot 1 of Certified Survey Map No. 1621 as recorded in Volume 1 on Page 1621 of Certified Survey Maps, Document No. 666172 also being the Southeasterly Corner of South Park Oaks No. 2 Condominium; thence N.52°-41'-56"W. 138.23 feet, along the Southerly line of said Lot 1 and South Park Oaks No. 2 Condominium to its Southwesterly Corner; thence N.37°-18'-04"E. 145.00 feet, along the Westerly line of said Lot 1 and South Park Oaks No. 2 Condominium to its intersection with the Easterly line of Capital Drive as depicted by Certified Survey Map No. 2234 as recorded in Volume 1 on Page 2234 of Certified Survey Maps, Document No. 750690 in the Winnebago County Register of Deeds Office; thence Southwesterly 87.07 feet, along the Arc of a Curve to the right being the Easterly line of Capital Drive having a Radius of 121.00 feet and the Chord of which bears S.57°-54'-58.5"W. 85.21 feet; thence S.37°-18'-04"W. 80.25 feet, along a line 30 feet Westerly of as measured at right angles to the Westerly line of said Lot 1 of Certified Survey Map 1621; thence N.52°-41'-56"W. 60.59 feet to a point on the Easterly line of Capital Drive; thence Southwesterly 8.23 feet, along the Arc of a Curve to the left being the Easterly line of Capital Drive having a Radius of 125.00 feet and the Chord of which bears S.51°-28'-00"W. 8.23 feet; thence Southwesterly 7.23 feet along the Arc of a Curve to the right, being the Easterly line of Capital Drive having a Radius of 158.00 feet and the Chord of which bears S.50°-53'-29.5"W. 7.23 feet; thence S.52°-41'-56"E. 202.52 feet, along a line 30 feet Southerly of as measured at right angles to the Southerly line of said Lot 1 of Certified Survey Map No. 1621 and the South Park Oaks No. 2 Condominium; thence S.37°-19'-55"W. 156.19 feet, along a line 30 feet Westerly of as measured at right angles to the Westerly line of West South Park Avenue; thence S.66°-18'-13"W. 76.16 feet, along a line 30 feet Westerly of as measured at right angles to the Westerly line of West South Park Avenue; thence N.84°-55'-40"W. 234.33 feet along a line 40 feet North of as measured at right angles to the Northerly line of West 20th Avenue; thence N.05°-04'-20"E. 254.16 feet, along a line 20 feet Easterly of as measured at right angles to the East line of said Lot 1 of Certified Survey Map No. 2223 to its intersection with the Southerly line of Capital Drive; thence Westerly 20.02 feet, along the Arc of a Curve to the left, being the Southerly line of Capital Drive having a Radius of 238.00 feet and the Chord of which bears N.82°-31'-03"W. 20.02 feet to the true point of beginning.

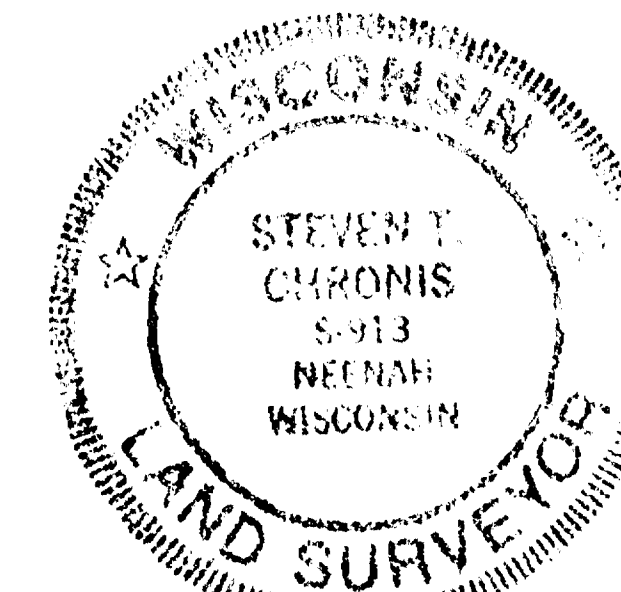
STC/dmb  
7/25/91

#### SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have prepared the above described easement description 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 8<sup>th</sup> day of August, 1991.

Steven T. Chronis  
Wisconsin Registered Land Surveyor, S-0913  
Steven T. Chronis



#### AERO-METRIC ENGINEERING, INC.

4708 NORTH 40TH STREET SHEBOYGAN, WISCONSIN 53081  
DATE: 8-8-1991 NOTEBOOK: — PAGE: — SCALE: 1"=40'

Easement Survey for CAROUSEL, INC. of a part of the SE/SW Section 27, T.18N., R.16E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin

B-377

City of Oshkosh Sec. 27 T18 R16



**PARCEL 1  
(VISION TRIANGLE)**

THAT PART OF LOT 11 IN THE SUBDIVISION OF THE N.E. 1/4 OF SECTION 27, T18N, R16E, IN THE 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N.E. CORNER OF SAID SECTION,  
THENCE SOUTH 00°33'57" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION 1351.28 FT.,  
THENCE NORTH 89°09'49" WEST 30.00 FT. TO A POINT ON THE WEST LINE OF KNAPP STREET,  
THENCE SOUTH 00°33'57" WEST ALONG SAID LINE 76.00 FT. TO THE POINT OF BEGINNING,  
THENCE CONTINUING SOUTH 00°33'57" WEST 10.00 FT.,  
THENCE NORTH 44°17'56" WEST 14.18 FT., THENCE SOUTH 89°09'49" EAST 10.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 50 SQUARE FEET.

**PARCEL 2  
(PROPOSED OSBORN AVENUE LYING WITHIN WINNEBAGO COUNTY HIGHWAY DEPARTMENT LANDS)**

THAT PART OF LOTS 11 AND 12 IN THE SUBDIVISION OF THE N.E. 1/4 OF SECTION 27, T18N, R16E, IN THE 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N.E. CORNER OF SAID SECTION,  
THENCE SOUTH 00°33'57" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION 1351.28 FT.,  
THENCE NORTH 89°09'49" WEST 30.00 FT. TO A POINT ON THE WEST LINE OF KNAPP STREET AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,  
THENCE SOUTH 45°42'04" WEST 14.11 FT.,  
THENCE NORTH 89°09'49" WEST 1149.84 FT.,  
THENCE SOUTHWESTERLY 118.18 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 713.00 FT. AND WHOSE CHORD BEARS SOUTH 86°05'17" WEST TO A POINT ON THE EAST LINE OF THE VACATED WISCONSIN AND SOUTHERN RAILROAD RIGHT OF WAY,  
THENCE SOUTH 56°29'33" WEST ALONG SAID RIGHT OF WAY 99.67 FT. TO THE NORTHWESTERLY CORNER OF VULCAN MATERIALS LANDS, THENCE SOUTH 89°09'49" EAST ALONG THE NORTH LINE OF SAID VULCAN MATERIALS LANDS 1360.08 FT. TO A POINT ON THE WEST LINE OF KNAPP STREET,  
THENCE NORTH 00°33'57" EAST ALONG SAID WEST LINE 76.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 86,305 SQUARE FEET.

**PARCEL 3  
(NORTHWESTERLY CORNER OF VULCAN MATERIALS)**

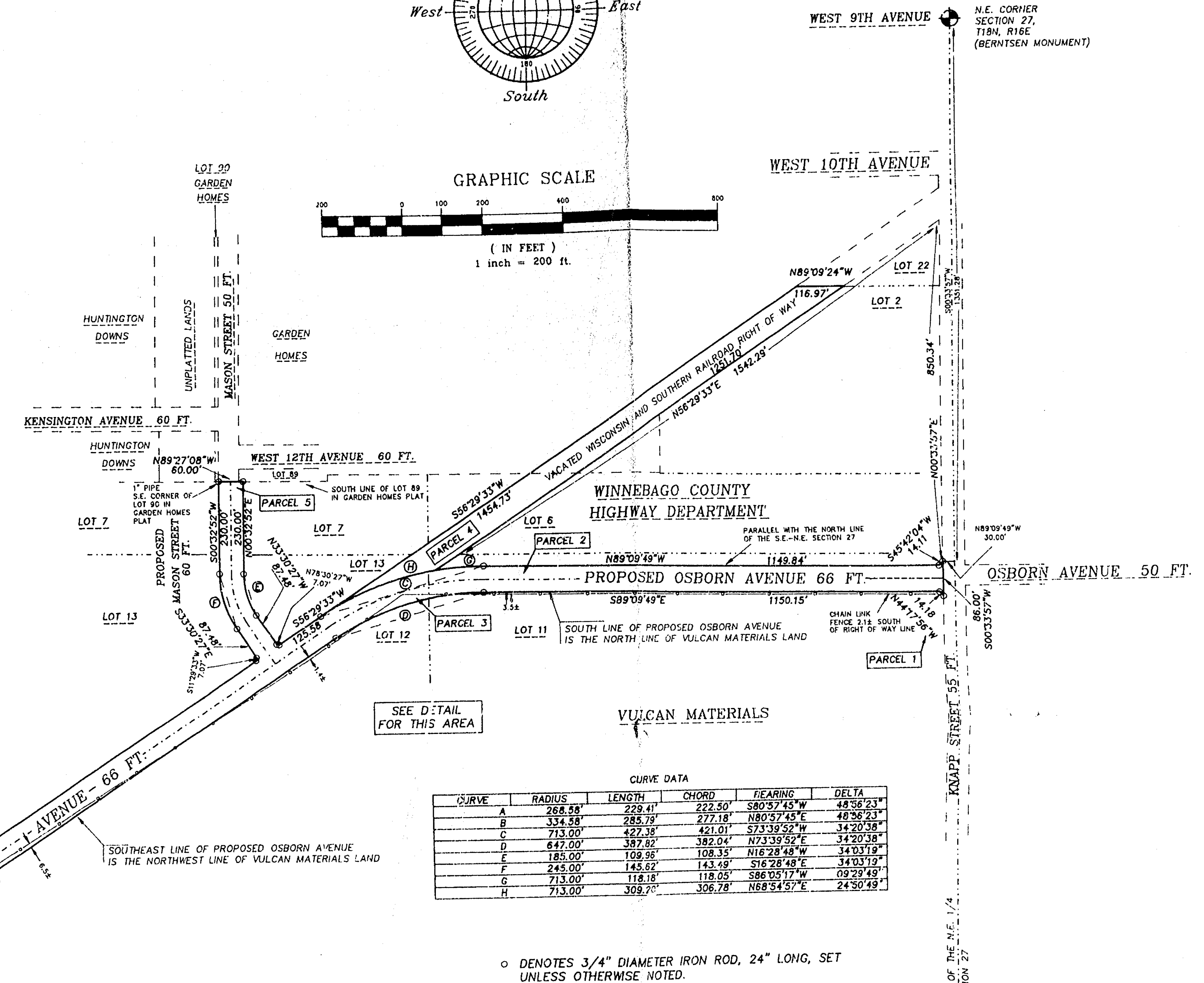
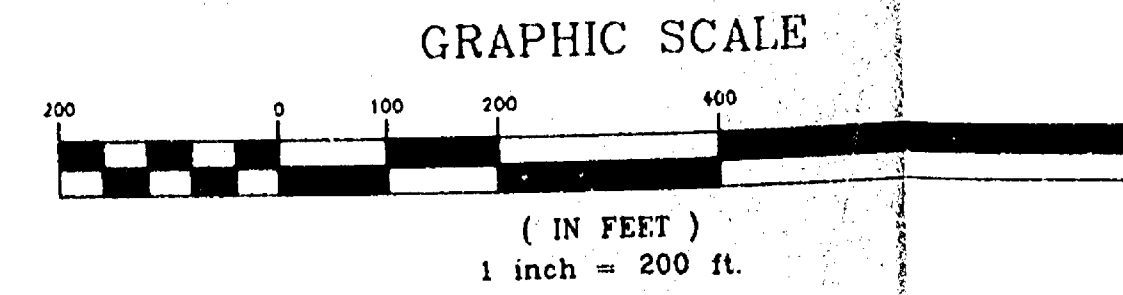
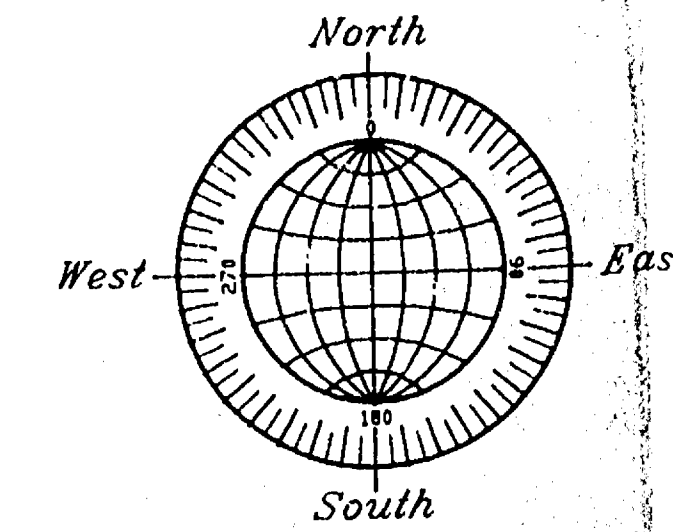
THAT PART OF LOTS 11 AND 12 IN THE SUBDIVISION OF THE N.E. 1/4 OF SECTION 27, T18N, R16E, IN THE 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N.E. CORNER OF SAID SECTION,  
THENCE SOUTH 00°33'57" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION 1351.28 FT.,  
THENCE NORTH 89°09'49" WEST 30.00 FT. TO A POINT ON THE WEST LINE OF KNAPP STREET,  
THENCE SOUTH 45°42'04" WEST 14.11 FT.,  
THENCE NORTH 89°09'49" WEST 1149.84 FT.,  
THENCE SOUTHWESTERLY 118.18 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 713.00 FT. AND WHOSE CHORD BEARS SOUTH 86°05'17" WEST TO A POINT ON THE EAST LINE OF THE VACATED WISCONSIN AND SOUTHERN RAILROAD RIGHT OF WAY,  
THENCE SOUTH 56°29'33" WEST ALONG SAID RIGHT OF WAY 99.67 FT. TO THE NORTHWESTERLY CORNER OF VULCAN MATERIALS LANDS AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,  
THENCE CONTINUING SOUTH 56°29'33" WEST 199.93 FT.,  
THENCE NORTHEASTERLY 387.82 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 647.00 FT. AND WHOSE CHORD BEARS NORTH 73°39'52" EAST 382.04 FT. TO A POINT ON THE NORTH LINE OF VULCAN MATERIALS LANDS,  
THENCE NORTH 89°09'49" WEST ALONG SAID NORTH LINE 199.93 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3,897 SQUARE FEET.

**PARCEL 4  
(A PORTION OF VACATED WISCONSIN AND SOUTHERN RAILROAD RIGHT OF WAY)**

THAT PART OF VACATED WISCONSIN AND SOUTHERN RAILROAD RIGHT OF WAY IN THE N.E. 1/4 OF SECTION 27, T18N, R16E, IN THE 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N.E. CORNER OF SAID SECTION,  
THENCE SOUTH 00°33'57" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION 1351.28 FT.,  
THENCE NORTH 89°09'49" WEST 30.00 FT. TO A POINT ON THE WEST LINE OF KNAPP STREET,  
THENCE SOUTH 45°42'04" WEST 14.11 FT.,  
THENCE NORTH 89°09'49" WEST 1149.84 FT.,  
THENCE SOUTHWESTERLY 118.18 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 713.00 FT. AND WHOSE CHORD BEARS SOUTH 86°05'17" WEST TO A POINT ON THE EAST LINE OF THE VACATED WISCONSIN AND SOUTHERN RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,  
THENCE NORTH 56°29'33" EAST ALONG THE EASTERLY LINE OF SAID VACATED RIGHT OF WAY 1251.70 FT. TO THE S.W. CORNER OF LOT 22 IN THE SUBDIVISION OF THE N.E. 1/4 OF SECTION 27,  
THENCE NORTH 89°09'24" WEST ALONG THE WESTERLY EXTENSION OF SAID SOUTH LINE 116.97 FT. TO A POINT ON THE WESTERLY LINE OF SAID VACATED RIGHT OF WAY,  
THENCE SOUTH 56°29'33" WEST ALONG SAID LINE 1454.73 FT.,  
THENCE NORTHEASTERLY 309.20 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 713.00 FT. AND WHOSE CHORD BEARS NORTH 68°54'57" EAST 306.78 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 85,890 SQUARE FEET.

**PARCEL 5  
(PROPOSED MASON STREET EXTENSION)**

THAT PART OF LOTS 7 AND 13 IN THE SUBDIVISION OF THE N.E. 1/4 OF SECTION 27, T18N, R16E, IN THE 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N.E. CORNER OF SAID SECTION,  
THENCE SOUTH 00°33'57" WEST ALONG THE EAST LINE OF SAID 1/4 SECTION 1351.28 FT.,  
THENCE NORTH 89°09'49" WEST 30.00 FT. TO A POINT ON THE WEST LINE OF KNAPP STREET AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,  
THENCE SOUTH 45°42'04" WEST 14.11 FT.,  
THENCE NORTH 89°09'49" WEST 1149.84 FT.,  
THENCE SOUTHWESTERLY 427.38 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 713.00 FT. AND WHOSE CHORD BEARS SOUTH 73°59'52" WEST 427.38 FT. TO A POINT ON THE WEST LINE OF THE VACATED WISCONSIN AND SOUTHERN RAILROAD RIGHT OF WAY,  
THENCE SOUTH 56°29'33" WEST ALONG SAID RIGHT OF WAY 125.58 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,  
THENCE NORTH 78°30'27" WEST 7.07 FT.,  
THENCE NORTH 33°30'27" WEST 87.48 FT., THENCE NORTHEASTERLY 109.96 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 185.00 FT. AND WHOSE CHORD BEARS NORTH 16°28'48" WEST 108.35 FT.,  
THENCE NORTH 00°32'52" EAST 230.00 FT. TO A POINT ON THE SOUTH LINE OF GARDEN HOMES PLAT,  
THENCE NORTH 89°27'08" WEST ALONG SAID LINE 60.00 FT. TO THE SOUTHERLY CULMINATION OF THE WEST LINE OF MASON STREET (SAID POINT ALSO BEING THE S.E. CORNER OF LOT 90 IN SAID PLAT),  
THENCE SOUTH 00°32'52" WEST 230.00 FT.,  
THENCE SOUTHEASTERLY 145.62 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 245.00 FT. AND WHOSE CHORD BEARS SOUTH 16°28'48" EAST 143.49 FT.,  
THENCE SOUTH 33°30'27" EAST 87.48 FT.,  
THENCE SOUTH 11°29'33" WEST 7.07 FT. TO A POINT ON THE WEST LINE OF THE VACATED WISCONSIN AND SOUTHERN RAILROAD RIGHT OF WAY,  
THENCE NORTH 56°29'33" EAST ALONG SAID LINE 70.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 27,041 SQUARE FEET.



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	288.58'	229.41'	222.50'	S80°57'45"W	48°36'23"
B	334.58'	285.79'	277.18'	N80°57'45"E	48°36'23"
C	713.00'	427.38'	421.01'	S73°39'52"W	14°20'35"
D	647.00'	387.82'	382.04'	N73°39'52"E	14°20'35"
E	185.00'	108.35'	109.35'	N16°28'48"W	34°03'19"
F	245.00'	143.49'	143.49'	S16°28'48"E	34°03'19"
G	713.00'	118.18'	118.05'	S89°09'49"W	0°00'00"
H	713.00'	309.70'	306.78'	N89°09'49"E	24°50'48"

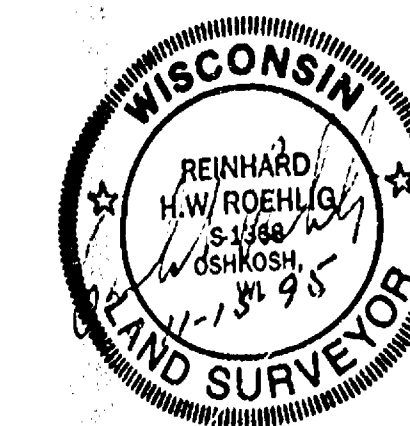
○ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET UNLESS OTHERWISE NOTED.

E. 1/4 CORNER SECTION 27, T18N, R16E (PER DECS) FLORIDA AVENUE

**PROPOSED RIGHTS OF WAY FOR OSBORN AVENUE AND MASON STREET**

PART OF THE N.W. 1/4, N.E. 1/4 AND S.W. 1/4 OF SECTION 27, T18N, R16E, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

PREPARED FOR OSHKOSH DEPARTMENT OF PUBLIC WORKS



REVISED NOVEMBER 15, 1995  
OCTOBER 16, 1995

**ROEHLIG  
LAND SURVEYING  
&  
CONSULTING LTD.**  
417 North Sawyer Street • Oshkosh WI • 54901  
(414) 233-2884

NO. 2752

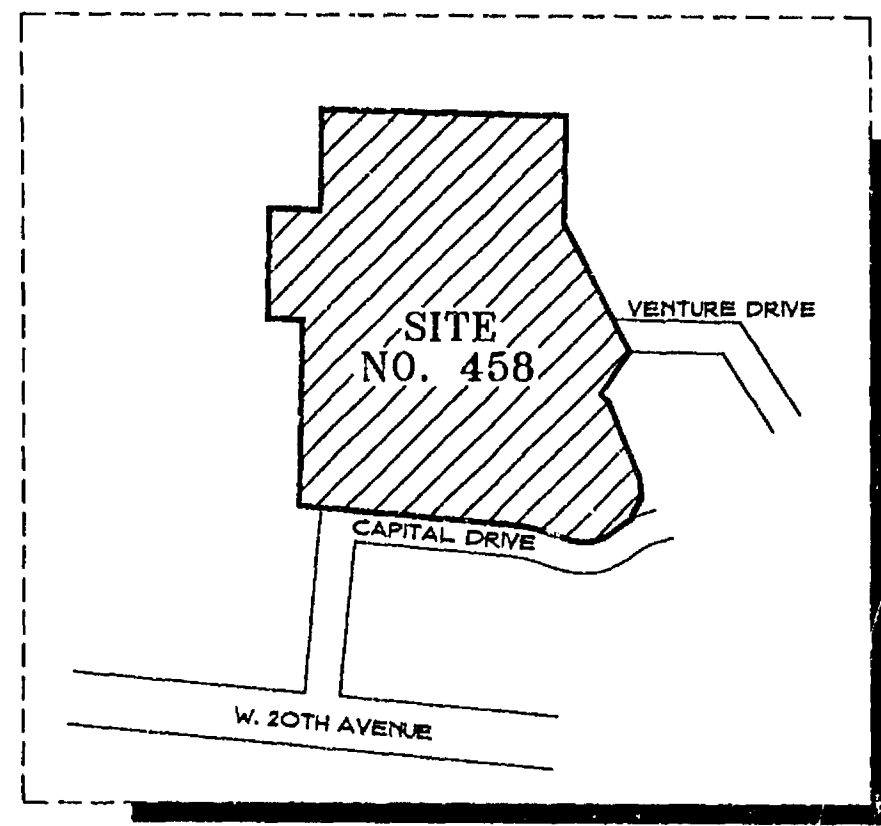
**CITY OF OSHKOSH - SEC 27 T18 R16 - 13TH WARD**







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Bock & Clark.



VICINITY MAP  
NO SCALE

SECTION 27, T18N-R16E  
SW 1/4 - SW 1/4  
SE 1/4 - SW 1/4

"NOTES CORRESPONDING TO SCHEDULE B SECTION 2"

- ITEMS 1-5 NO EASEMENT NOR SURVEY MATTERS ARE CITED WITHIN THE TITLE COMMITMENT AND THEREFORE NONE ARE REPORTED HEREON.
- ITEM 6 ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES: THERE ARE NO OVERLAPS OR BOUNDARY LINE DISPUTES AT THE TIME OF THIS SURVEY. THERE ARE SOME ENCROACHMENTS AFFECTING THE SUBJECT PROPERTY. (SEE STATEMENT OF ENCROACHMENTS.)
- ITEMS 7-8 NO EASEMENT NOR SURVEY MATTERS ARE CITED WITHIN THE TITLE COMMITMENT AND THEREFORE NONE ARE REPORTED HEREON.
- ITEM 9 NO EASEMENT NOR SURVEY MATTERS ARE CITED WITHIN THE TITLE COMMITMENT AND THEREFORE NONE ARE REPORTED HEREON.
- ITEM 10 THE 'S' EASEMENT AROUND THE LAKE AS SHOWN ON CERTIFIED SURVEY MAP VOLUME 1, PAGE 2420 AS DOCUMENT NO. 776554 IS STILL PRESENT AND UNOBTAINED.
- ITEM 11 THE 'S' EASEMENT AROUND THE LAKE AS SHOWN ON CERTIFIED SURVEY MAP VOLUME 1, PAGE 2420 AS DOCUMENT NO. 776554 IS STILL PRESENT AND UNOBTAINED.
- ITEM 12 THE EASEMENT RECORDED IN THE REGISTER OF DEEDS AS DOC. NO. 515450 IS SHOWN HEREON.
- ITEM 13 THE UTILITY EASEMENT RECORDED IN THE REGISTER OF DEEDS AS DOC. NO. 929667 IS SHOWN HEREON.
- ITEMS 14-17 NO SURVEY MATTERS ARE CITED WITHIN THE TITLE COMMITMENT AND THEREFORE NONE ARE REPORTED HEREON.
- SURVEYOR'S NOTE: ITEM 14 IS AN OPERATION EASEMENT AGREEMENT IS BLANKET IN NATURE. IT NEEDS TO BE REVIEWED AS NEEDED.

STATEMENT OF ENCROACHMENTS

(A) THE STONE PLANTING AREA IS FOR THE LARGE ELEVATED OBSERVATION CENTER. WALL SIGN, THE STONE PLANTING AREA APPEARS TO BE A JOINT EFFORT WITH THE OWNER TO THE WEST.

(B) THE SOUTHWEST CORNER OF THE CHINA BUFFET IS 4' INTO THE 50' BUILDING SETBACK.

(C) THE CHAIN LINK FENCE ALONG THE NORTH PROPERTY LINE IS NORTH OF THE LINE BY 1' TO 1.4' AS SHOWN.

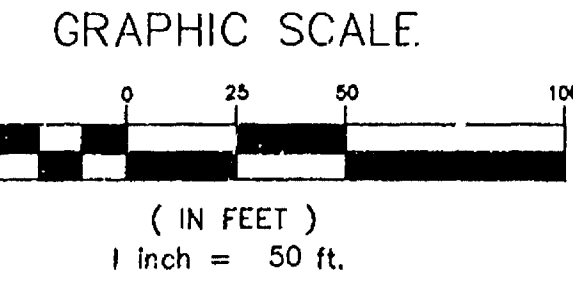
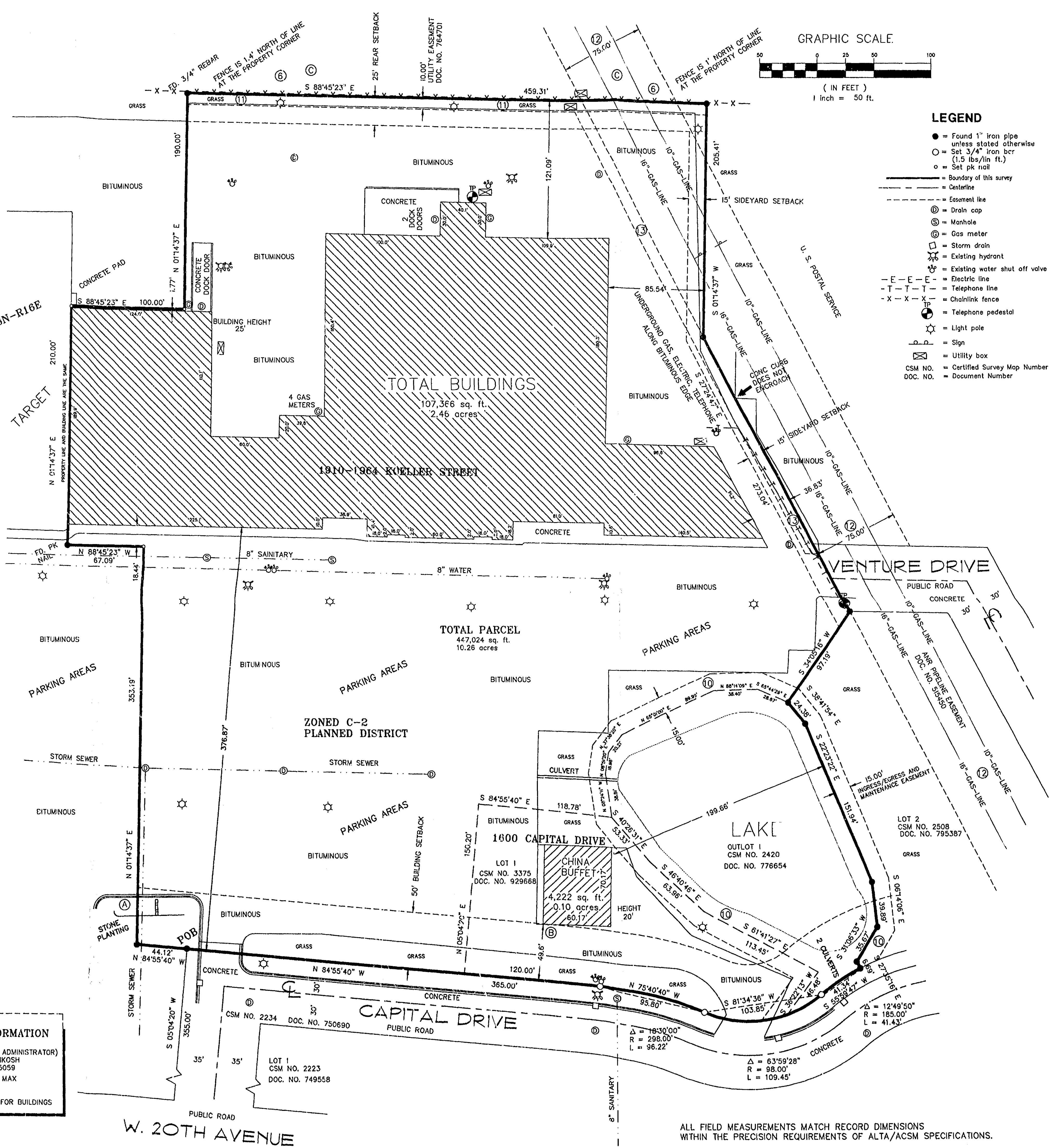
PARKING SPACE TABLE		
TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	561	558
HANDICAP	13	NOT DEFINED
TOTAL	574	

UNIT DENSITY	
UNITS OBSERVED ON SITE	MAXIMUM UNITS PERMITTED BY ZONING
6	NOT DEFINED BY ZONING. HOWEVER THERE ARE 2 (TWO) VACANT UNITS.

ZONING INFORMATION

PER JOHN BLUEWICK (ZONING ADMINISTRATOR)  
CITY OF OSHKOSH  
(920)236-5059

HEIGHT = 45' MAX  
REAR = 25'  
SIDE = 15'  
FRONT = 50' FOR BUILDINGS



- LEGEND
- = Found 1" iron pipe unless stated otherwise
  - = Set 3/4" iron br (1.5 lbs/lin ft.)
  - = Set pk roll
  - = Boundary of this survey
  - = Centerline
  - = Easement line
  - ⊙ = Drain cap
  - ⊙ = Manhole
  - ⊙ = Gas meter
  - ⊙ = Storm drain
  - ⊙ = Existing hydrant
  - ⊙ = Existing water shut off valve
  - = Electric line
  - = Telephone line
  - = Chainlink fence
  - ⊙ = Telephone pedestal
  - ⊙ = Light pole
  - ⊙ = Sign
  - ⊙ = Utility box
  - CSM NO. = Certified Survey Map Number
  - DOC. NO. = Document Number

LEGAL DESCRIPTION

PARCEL 1

All of Outlot 1 of Certified Survey Map No. 2420 as recorded in Volume 1 on Page 2420 of Certified Survey Maps, Document No. 776554, Lot 1 of Certified Survey Map No. 3375 as recorded in Volume 1 on Page 3375 of Certified Survey Maps, Document No. 929668 in the Winnebago County Registry and part of the SE 1/4 of the SW 1/4 of Section 27, T18N-R16E, Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin more particularly described as follows:

Beginning at the northwest corner of Certified Survey Map No. 2234 as recorded in Volume 1 on Page 2234 of Certified Survey Maps, Document No. 750590 in the Winnebago County Registry located on the northerly right-of-way line of Capital Drive and the point of beginning;

thence N 84°55'40" W 44.12 feet;

thence N 01°43'37" E 353.19 feet;

thence N 88°45'23" W 67.09 feet;

thence N 01°43'37" E 210.00 feet;

thence S 88°45'23" E 100.00 feet;

thence N 01°43'37" E 190.00 feet;

thence S 88°45'23" E 459.31 feet;

thence N 01°43'37" W 205.41 feet;

thence S 27°24'47" E 223.04 feet;

thence S 34°05'16" W 97.19 feet;

thence S 38°41'54" E 24.38 feet;

thence S 22°23'22" E 151.94 feet;

thence S 08°14'06" E 39.89 feet;

thence S 31°06'33" W 35.67 feet;

thence S 27°55'18" E 6.69 feet to the northerly right-of-way line of Capital Drive;

thence, along the said northerly right-of-way line, on the arc of a 185 foot radius curve, concave to the southeast, the chord of which bears, S 55°59'47" W 41.34 feet;

thence, continuing along said northerly right-of-way line, on the arc of a 98.00 foot radius curve, concave to the northwest, the chord of which bears, S 81°34'36" W 103.85 feet;

thence, continuing along said northerly right-of-way line, on the arc of a 298.00 foot radius curve, concave to the southwest, the chord of which bears, N 75°40'40" W 95.80 feet;

thence, N 84°55'40" W 365.00 feet to the point of beginning.

PARCEL 2

Non-exclusive, non-perpetual easement for the benefit of Parcel 1, for ingress and egress purposes, as created by Operation and Easement Agreement (and subsequent amendments thereto) between Dayton Hudson Corporation and Spatz Partners, Inc. and Carousal of Oshkosh, Incorporated, dated October 8, 1991 and recorded on October 10, 1991 in Document No. 777613, over and across the premises described in Exhibit "A" of said instrument (with said easement terminating on December 31, 2041).

"The foregoing legal description describes the same property as shown in the Schedule A of the title commitment as prepared by Chicago Title Company."

The Property described on this survey DOES NOT lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone C of the Flood Insurance Rate Map identified as Community Panel No. 550511-0100C, bearing an effective date of February 20th, 1981.

ALTA/ACSM LAND TITLE SURVEY

for NOMURA ASSET CAPITAL Project  
Site No. 458  
Oshkosh Center II  
1910-1964 S. Koeller Street, 1600-1618 Capital Drive  
Oshkosh, Wisconsin 54901

Surveyor's Certification

To: Marlin Oshkosh II, L.L.C. a Wisconsin Limited Liability Company, Chicago Title Insurance Company, and Nomura Asset Capital Corporation its successors and assigns:

I, Michael J. Harding, a registered land surveyor, License No. 2296, in and for the State of Wisconsin, and legally doing business in Winnebago County, do hereby certify to, Marlin Oshkosh II, L.L.C. a Wisconsin Limited Liability Company, Chicago Title Insurance Company, and Nomura Asset Capital Corporation, its successors and assigns that:

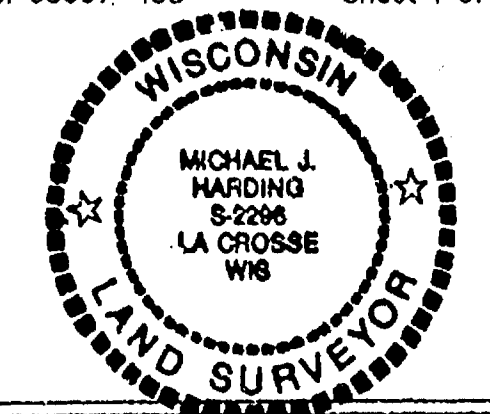
(i) In accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997 (as modified); and (ii) in accordance with the Nomura Asset Capital Corporation Standard Survey Requirements Dated June 23, 1997, and includes all items from the Nomura Table A Requirements specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

The parties listed in the first paragraph of this Certificate are entitled to rely on the survey and this Certificate as being true and accurate.

The undersigned has received and examined a copy of Chicago Title Insurance Company Commitment No. 937026, and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

Michael J. Harding  
Michael J. Harding  
Registration No. 2296  
Within the State of Wisconsin  
Date of Survey 03/25/98  
Date of Last Revision 05/26/98

SURVEY PERFORMED BY:  
Solberg Geographics, Inc. Phone: 608-784-1614  
507 Main Street  
La Crosse, WI 54602 Fax: 608-784-1408  
Network Project No. 95667-458 Sheet 1 of 1  
S-3367  
C.W.F. M.J.H.



BOCK & CLARK'S NATIONAL SURVEYORS NETWORK  
537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333  
(800-787-8397) (FAX: 216-666-3608)



# MORTGAGE SURVEY FOR MILTON AVENUE PARTNERS

ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3159 RECORDED AS DOCUMENT NO. 905346 IN WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE AND BEING A PART OF THE N1/2 OF THE SW1/4 OF SECTION 27, T.18N., R.16E., 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

BEARINGS REFERENCED TO THE  
WEST LINE OF THE SW1/4, SECTION 27  
ASSIGNED: N00°55'40"E

## CURVE 1 - 2

RADIUS = 277.50'  
ARC. DIST. = 71.07'  
DELTA = 14°-40'-24"  
CHORD = S81°-53'-38"E  
70.87'

## CURVE 3 - 4

RADIUS = 334.58'  
ARC. DIST. = 72.02'  
DELTA = 12°-19'-58"  
CHORD = S80°-43'-25"E  
71.88'

## SURVEYORS CERTIFICATE

I, Lawrence C. Kriescher, Wisconsin Registered Land Surveyor of Aero-Metric, 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 and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

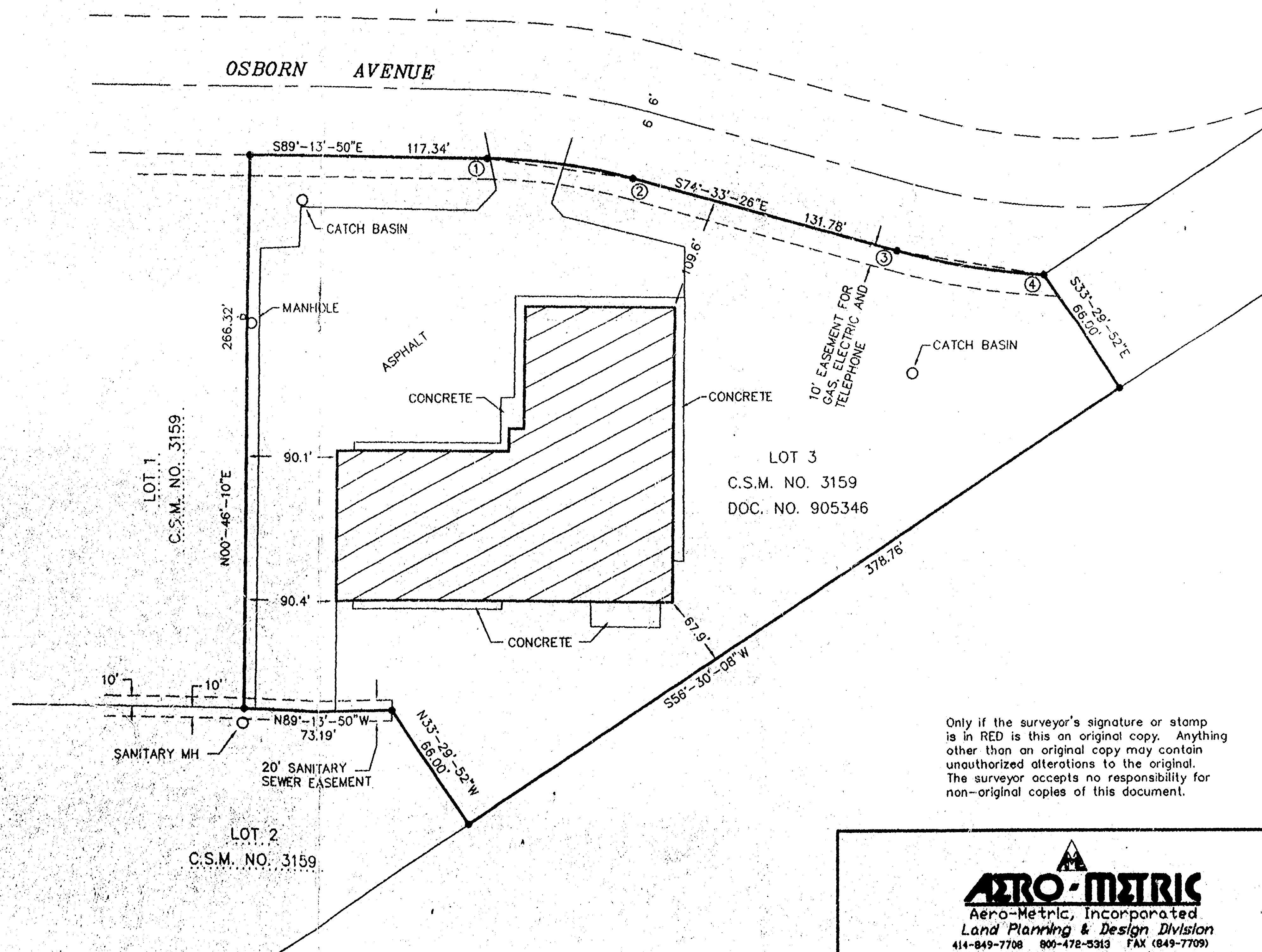
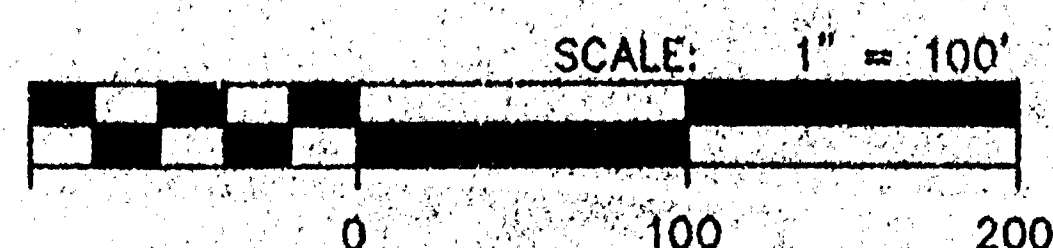
Dated this 1st day of April, 1996.

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



## LEGEND

- = LIGHT POLE
- = 1" IRON PIPE FOUND
- = COUNTY MONUMENT FOUND



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.

**AERO-METRIC**  
Aero-Metric, Incorporated  
Land Planning & Design Division

414-849-7708 800-478-5313 FAX (849-7709)  
539 NORTH MADISON STREET CHILTON, WISCONSIN 53014

DRAWN BY : S.F.S. DATE : 04-01-96  
PROJECT NO. : 296 REVISED :  
DRAWING NAME : CENTR12  
NOTEBOOK : 134 PAGE : 30-31 D - 446

CITY OF OSHKOSH - SEC 27 T18 R16 - 13<sup>th</sup> WARD