

A part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (16) East, 13th Ward, City of Oshkosh, Winnebago County, Wisconsin containing 39.91 Acres of Land and being described by: Commencing at the South Quarter (S¼) Corner of said Section 33, thence N.00°-41'-15"E. 290.40 feet along the West line of the SE¼ of said Section 33 to the True Point of Beginning; running thence N.00°-41'-15"E. 716.29 feet along the West line of the SE¼ of said Section 33 to its intersection with the Southeasterly right-of-way line of S.T.H. 44", thence N.54°-15'-10"E. 507.38 feet along the Southeasterly right-of-way line of S.T.H. 44" to the South line of the lands described in Certified Survey Map No. 1013, thence S.35°-44'-10"E. 487.29 feet along the Southwesterly line of those lands described in Certified Survey Map No. 1013, thence N.54°-15'-10"E. 225.00 feet along the Southeasterly line of those lands described in Certified Survey Map No. 1013, to its intersection with the East line of the West half (W½) of the SE¼ of said Section 33, thence S.00°-38'-23"W. 1194.74 feet along the East line of the West half (W½) of the SE¼ of said Section 33 to the Northeast Corner of lands described in Document No. 441486, thence S.89°-12'-04"W. 150.00 feet to the Northwest Corner of lands described in Document No. 441486, thence S.89°-12'-04"W. 1038.38 feet to the Northwest Corner of lands described in Document No. 441486, thence S.89°-12'-04"W. 1038.38 feet along the South line of the S½ of said Section 33 to the Southeast Corner of Certified Survey Map No. 748, thence N.00°-41'-15"E. 290.40 feet to the Northeast Corner of Certified Survey Map No. 748, thence N.89°-12'-04"W. 150 feet to the Northwest Corner of Certified Survey Map No. 748 and the True Point of Beginning.

SURVEYOR'S CERTIFICATE:

Dated this 4th day of NOVEMBER, 1988.

Dated this 4th day of NOVEMBER, 1988.

Lawrence C. Kriescher
Wisconsin Registered Land Surveyor S-1599
Lawrence C. Kriescher

Aero-Metric Engineering, Inc., certifies that I have surveyed the above described property and that the map show below is a true and accurate representation thereof to the best of my knowledge and belief.

S.T.H. "44"
RIPON ROAD
N. 54°-15'-10"E.
1077.36'
PARCEL "A"
14.485 ACRES
S. 54°-15'-10"W.
1446.38'

C.S.M. NO. 1010 & CORRECTION
C.S.M. NO. 1013
S. 35°-44'-30"E.
500.00' 487.29'
N. 54°-15'-10"E.
225.00'

WALKAU AVENUE
N. 89°-12'-04"W.
1038.35'
1038.38'

LOT 1
C.S.M. 748
DOC. NO. 548710
4/30/80
J.A. PETRI
DOC. NO. 441486

LEGEND:
• 1"x 24" Iron pipe set
• 1" Iron pipe found
□ Winnebago County Berneise Monument

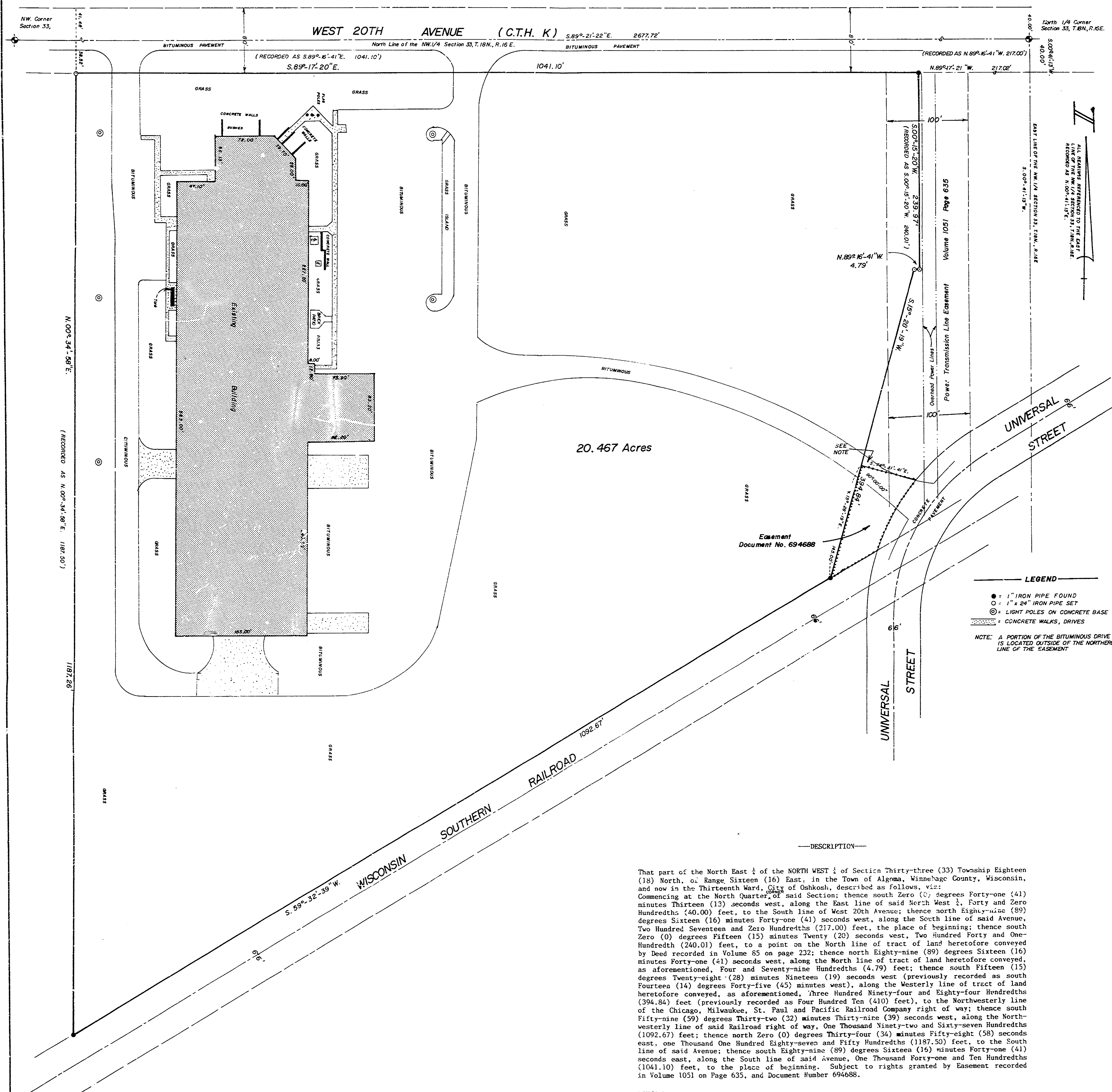
*Note: Descriptions for Parcels A & B are in Correspondence
File 11/4/88*

SURVEY FOR OSHKOSH CHAMBER OF COMMERCE OF A PART OF THE W.1/2 OF
THE SE. 1/4 OF SECTION 33, T.18N., R.16E., 13th WARD, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN

AERO-METRIC ENGINEERING, INC.
PHOTOGRAMMETRIC ENGINEERS
LAND SURVEYORS
1091 SOUTH WASHBURN STREET
OSHKOSH, WISCONSIN

DATE 10/31/88
REVISIONS: 11/4/88 stc
DRAWN BY THOMAS M. KRÖMM
CHECKED BY LAWRENCE C. KRIESCHER
SCALE 1" = 100'
NOTEBOOK 105
PAGE 12-14

#55 City of Oakbrook
Sec 33 T18N R16E



That part of the North East 1/4 of the NORTH WEST 1/4 of Section Thirty-three (33) Township Eighteen (18) North, of Range Sixteen (16) East, in the Town of Algoma, Winnebago County, Wisconsin, and now in the Thirteenth Ward, City of Oshkosh, described as follows, viz:

Commencing at the North Quarter of said Section; thence south Zero (0) degrees Forty-one (41) minutes Thirteen (13) seconds west, along the East line of said North West 1/4, Forty and Zero Hundredths (40.00) feet, to the South line of West 20th Avenue; thence north Eighty-nine (89) degrees Sixteen (16) minutes Forty-one (41) seconds west, along the South line of said Avenue, Two Hundred Seventeen and Zero Hundredths (217.00) feet, the place of beginning; thence south Zero (0) degrees Fifteen (15) minutes Twenty (20) seconds west, Two Hundred Forty and One Hundredth (240.01) feet, to a point on the North line of tract of land heretofore conveyed by Deed recorded in Volume 85 on page 232; thence north Eighty-nine (89) degrees Sixteen (16) minutes Forty-one (41) seconds west, along the North line of tract of land heretofore conveyed, as aforementioned, Four and Seventy-nine Hundredths (4.79) feet; thence south Fifteen (15) degrees Twenty-eight (28) minutes Nineteen (19) seconds west (previously recorded as south Fourteen (14) degrees Forty-five (45) minutes west), along the Westerly line of tract of land heretofore conveyed, as aforementioned, Three Hundred Ninety-four and Eighty-four Hundredths (394.84) feet (previously recorded as Four Hundred Ten (410) feet), to the Northwestern line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right of way; thence south Fifty-nine (59) degrees Thirty-two (32) minutes Thirty-nine (39) seconds west, along the Northwestern line of said Railroad right of way, One Thousand Ninety-two and Sixty-seven Hundredths (1092.67) feet; thence north Zero (0) degrees Thirty-four (34) minutes Fifty-eight (58) seconds east, one Thousand One Hundred Eighty-seven and Fifty Hundredths (1187.50) feet, to the South line of said Avenue; thence south Eighty-nine (89) degrees Sixteen (16) minutes Forty-one (41) seconds east, along the South line of said Avenue, One Thousand Forty-one and Ten Hundredths (1041.10) feet, to the place of beginning. Subject to rights granted by Easement recorded in Volume 1051 on Page 635, and Document Number 694688.

LCK/dmb
12/13/88

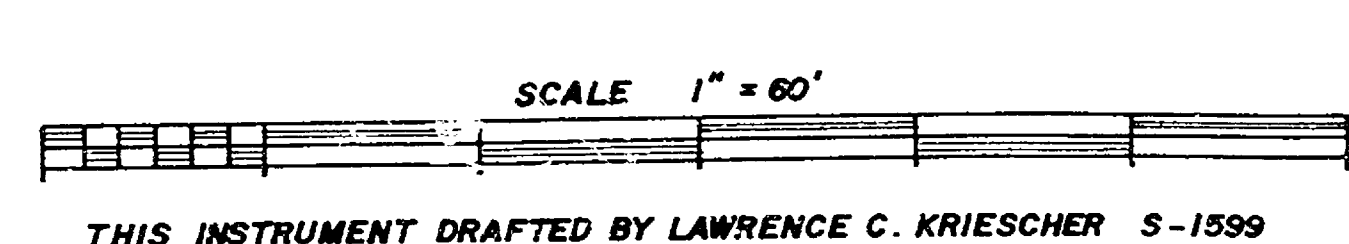
SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true 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 13th day of DECEMBER, 1988.

Lawrence C. Kriescher
Lawrence C. Kriescher
Wisconsin Registered Land Surveyor S-1599



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER S-1599

SURVEY FOR "PEPSI-COLA BOTTLING COMPANY" OF A PART OF THE NE 1/4 OF THE NW 1/4, SECTION 33, T.18N, R.16E., 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

AERO-METRIC ENGINEERING, INC.
PHOTOGRAMMETRIC ENGINEERS
LAND SURVEYORS
1091 SOUTH WASHBURN STREET
OSHKOSH, WISCONSIN

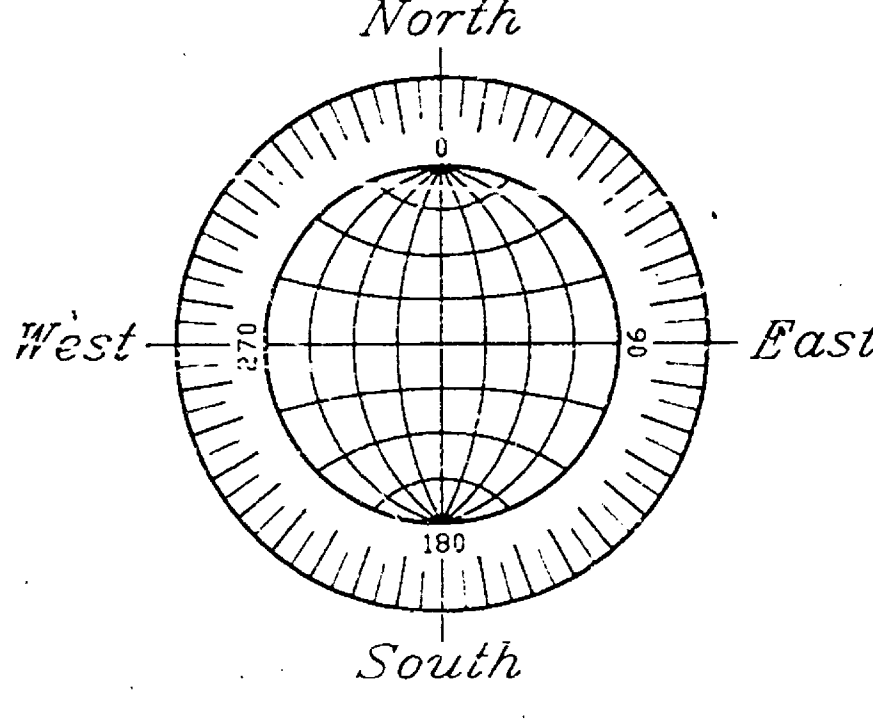
DATE	DECEMBER 13, 1988
REVISIONS	
DRAWN BY	L. C. KRIESCHER
CHECKED BY	S. T. CHROMIS
SCALE	1" = 60'
NOTEBOOK	106
PAGE	15-23

#32 In 33 T18N R16E

OAKWOOD ROAD 66 FT.
BADGER AVENUE

C. 1/4 CORNER
SECTION 33-18-16
(BERNTSEN MONUMENT)

W. 1/4 CORNER
SECTION 33-18-16
(BERNTSEN MONUMENT)



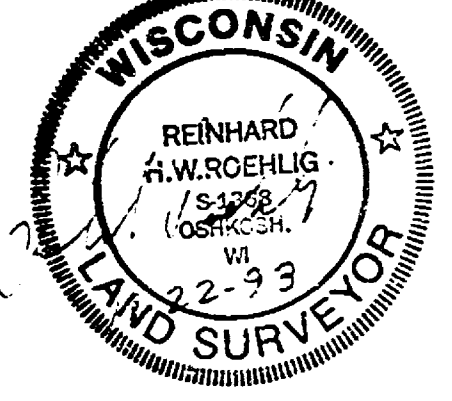
△ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET
UNLESS OTHERWISE NOTED.

UNIVERSAL FOUNDRY
W. 1/2 OF THE N.W. 1/4
OF THE S.W. 1/4 OF SECTION 33, T18N, R16E

PROPOSED OAKWOOD ROAD
PARCEL "A"

THAT PART OF THE N.W. 1/4 AND THE S.W. 1/4 OF THE S.W. 1/4 OF
SECTION 33, T18N, R16E, IN THE 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°09'45" EAST
ALONG THE NORTH LINE OF SAID 1/4 SECTION 666.53 FT. TO THE POINT OF
BEGINNING OF THE RIGHT OF WAY TO BE DESCRIBED, THENCE SOUTH
00°33'37" WEST ALONG THE WEST LINE OF SAID RIGHT OF WAY AND THE
EAST LINE OF THE W. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID
SECTION 1526.24 FT., THENCE SOUTHEASTERLY 407.05 FT. ALONG THE ARC
OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 1150.90
FT. AND WHOSE CHORD BEARS SOUTH 09°34'59" EAST 405.37 FT., THENCE
SOUTH 19°43'35" EAST 280.69 FT. TO A POINT ON THE NORTHERLY LINE OF
WAUKAU ROAD, THENCE NORTHEASTERLY 66.04 FT. ALONG SAID NORTHERLY
LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE
RADIUS IS 580.87 FT. AND WHOSE CHORD BEARS NORTH 70°16'25" EAST
66.00 FT., THENCE NORTH 19°43'35" WEST 280.69 FT., THENCE
NORTHWESTERLY 384.13 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES
TO THE EAST WHOSE RADIUS IS 1084.90 FT. AND WHOSE CHORD BEARS NORTH
09°34'59" WEST 382.12 FT., THENCE NORTH 00°33'37" EAST 1525.92 FT.
TO A POINT ON THE NORTH LINE OF SAID S.W. 1/4 OF SAID SECTION,
THENCE NORTH 89°09'45" WEST ALONG SAID LINE 66.00 FT. TO THE POINT
OF BEGINNING. SAID RIGHT OF WAY CONTAINS 3.3363 ACRES AND IS
SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

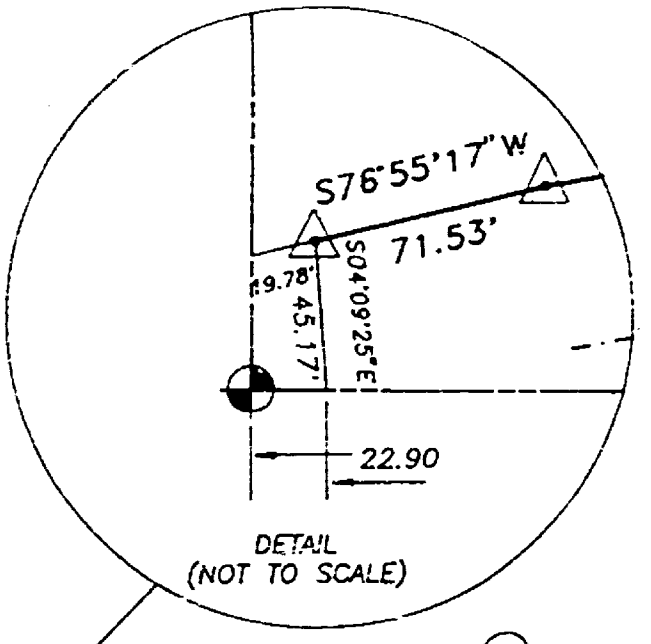
NOVEMBER 22 1993 SURVEY FOR CITY OF OSHKOSH NO. 2389
PUBLIC WORKS



"PARCEL "A"
(OAKWOOD ROAD)

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	1150.90'	407.50'	405.37'	S09°34'59"E	20°17'12"
2	580.87'	90.84'	90.75'	S62°32'12"W	08°57'37"
3	831.47'	332.43'	330.22'	S69°30'38"W	22°54'28"
4	470.87'	279.82'	275.72'	N65°22'22"W	34°02'57"
5	580.87'	615.74'	587.31'	N76°06'07"W	60°44'07"
6	460.87'	246.74'	243.80'	S63°43'08"E	30°40'30"
7	1084.90'	384.13'	382.12'	N09°34'59"W	20°17'12"
8	580.87'	66.04'	66.00'	N70°16'25"E	06°30'49"
9	570.87'	118.31'	118.10'	S52°01'48"E	11°52'29"
10	580.87'	772.62'	716.91'	S85°50'20"E	76°12'33"
11	570.87'	189.30'	188.43'	S55°35'32"E	18°59'56"



PARCEL "B"
(C.T.H. "X",
S.T.H. "44")

OLD WAUKAU ROAD
(C.T.H. "X")

NOVEMBER 22, 1993

PROPOSED OAKWOOD ROAD RIGHT OF WAY
PREPARED FOR CITY OF OSHKOSH DEPARTMENT OF PUBLIC WORKS
PART OF THE S.W. 1/4 OF SECTION 33, T18N, R16E,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

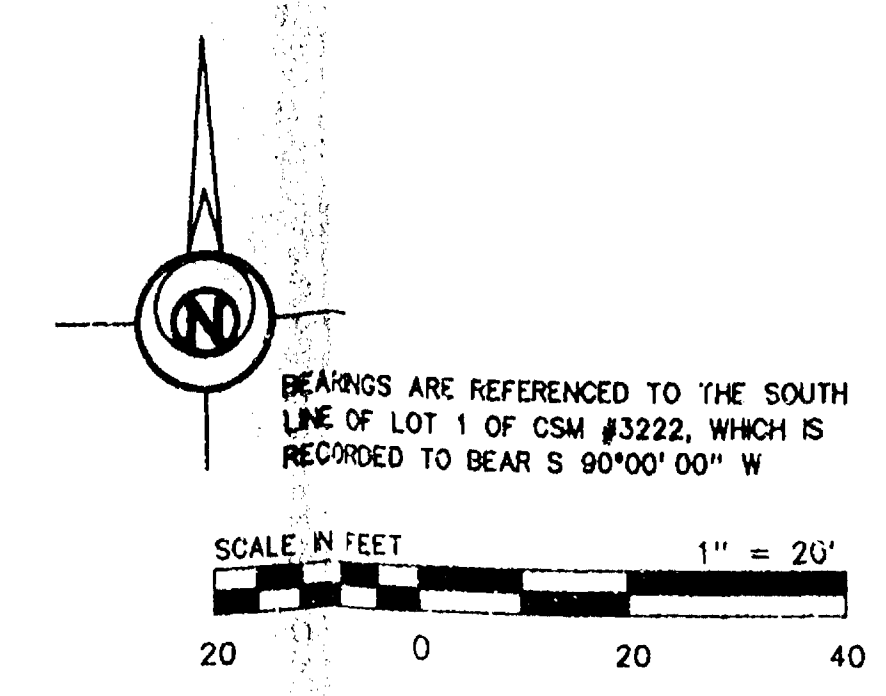
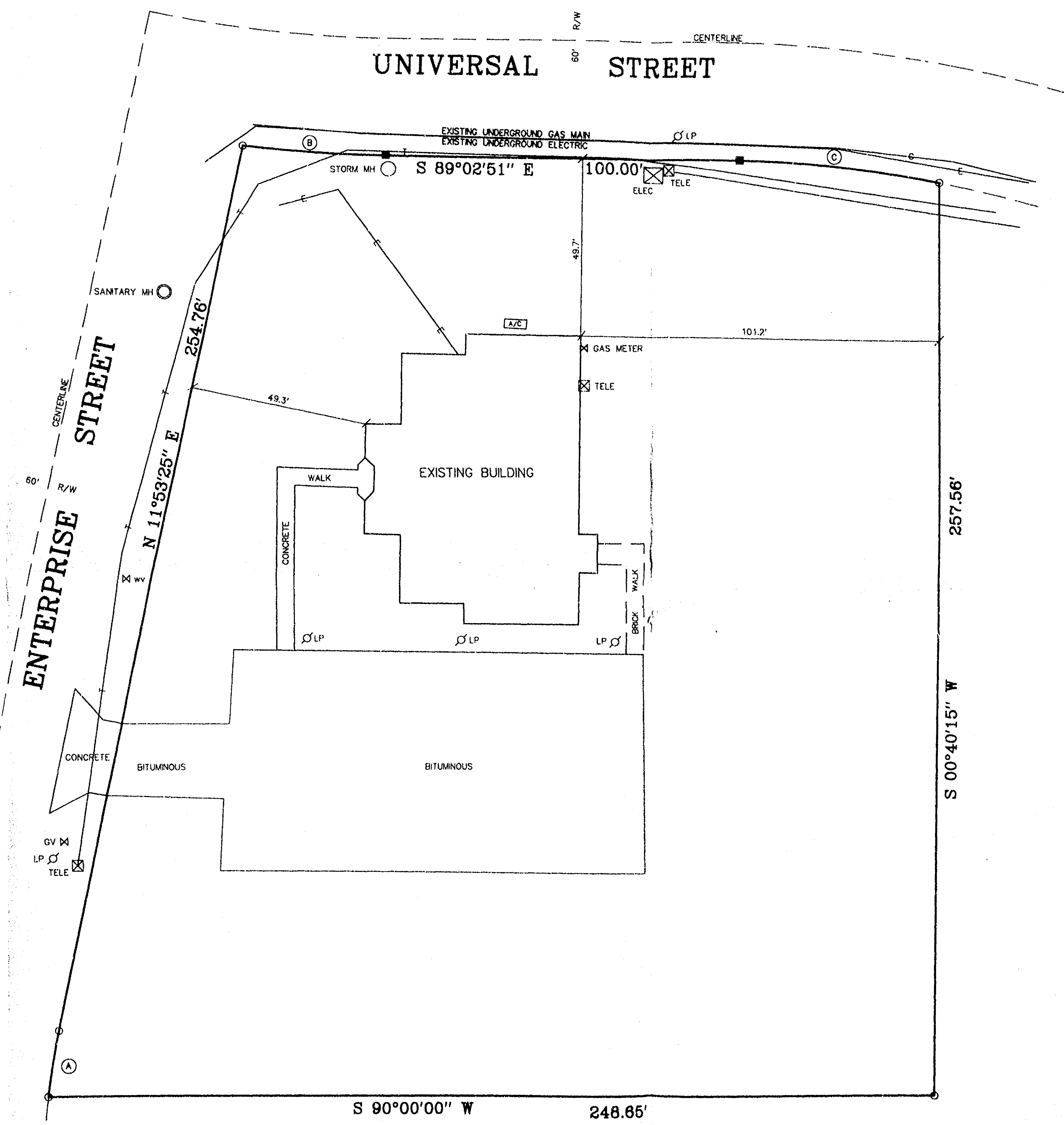
ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.
417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

NO. 2389

CITY OF OSHKOSH SEC. 33 T18N R16E



- LEGEND
- 1" x 24" IRON PIPE SET
 - 1-1/4" x 50" REBAR SET
 - CHISELED "X" SET
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - 1-1/4" REBAR FOUND
 - 2" IRON PIPE FOUND
 - CHISELED "X" FOUND
 - CONFORMALITY CORNER
 - CONTOUR W/ ELEVATION
 - SOIL BORING
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - EXIST. WOODS LINE
 - OVERHEAD POWER LINES
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND GAS
 - UNDERGROUND CABLE TV
 - EXIST. FENCE LINE
 - EXIST. HYDRANT
 - POWER POLE
 - POWER POLE W/ GUY WIRE
 - LIGHT POLE
 - TELE. ELEC.
 - TELEPHONE OR ELECTRIC PEDESTAL
 - GV M VV
 - EXIST. MANHOLE
 - YARD MARK
 - EXIST. SAN. SEWER
 - EXIST. STO. SEWER
 - EXIST. WATER MAIN
 - EXIST. SPOT ELEVATION
 - 1" = 800.00'
 - 1" = 833.00'
 - TOP OF CURB



CURVE TABLE

Curve	Radius	Length	Chord	Bearing
A	209.00'	18.90'	18.89'	N 09°17'58" E
B	383.00'	40.07'	40.08'	S 86°03'00" E
C	317.00'	56.57'	56.49'	S 83°56'08" E

UTILITY LOCATIONS SHOWN ARE BASED ON
FIELD MARKINGS BY LOCATING COMPANIES
AND/OR MAPPING FROM THE RESPECTIVE
UTILITY COMPANIES. THEREFORE, THE
LOCATIONS SHOWN ON THIS DRAWING CANNOT
BE GUARANTEED. CONTACT DIGGERS HOTLINE
PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE

I, Daniel W. Howl, hereby certify that I have surveyed this property and
this map is a true representation thereof and shows the site and location of the
property, its exterior boundaries, the location of all easements and
roadways and visible encroachments. This survey is made for the exclusive use
of the present owner of the property, and also those who purchase, mortgage or
guarantee the title thereto within one (1) year from the date hereof, and as to
them I hereby certify that said survey and map were made in accordance with
acceptable Professional Standards and that the information contained thereon is,
to the best of my knowledge, information and belief a true and accurate
representation thereof.

Daniel W. Howl APRIL 15, 1996
Daniel W. Howl S - 1786 Date



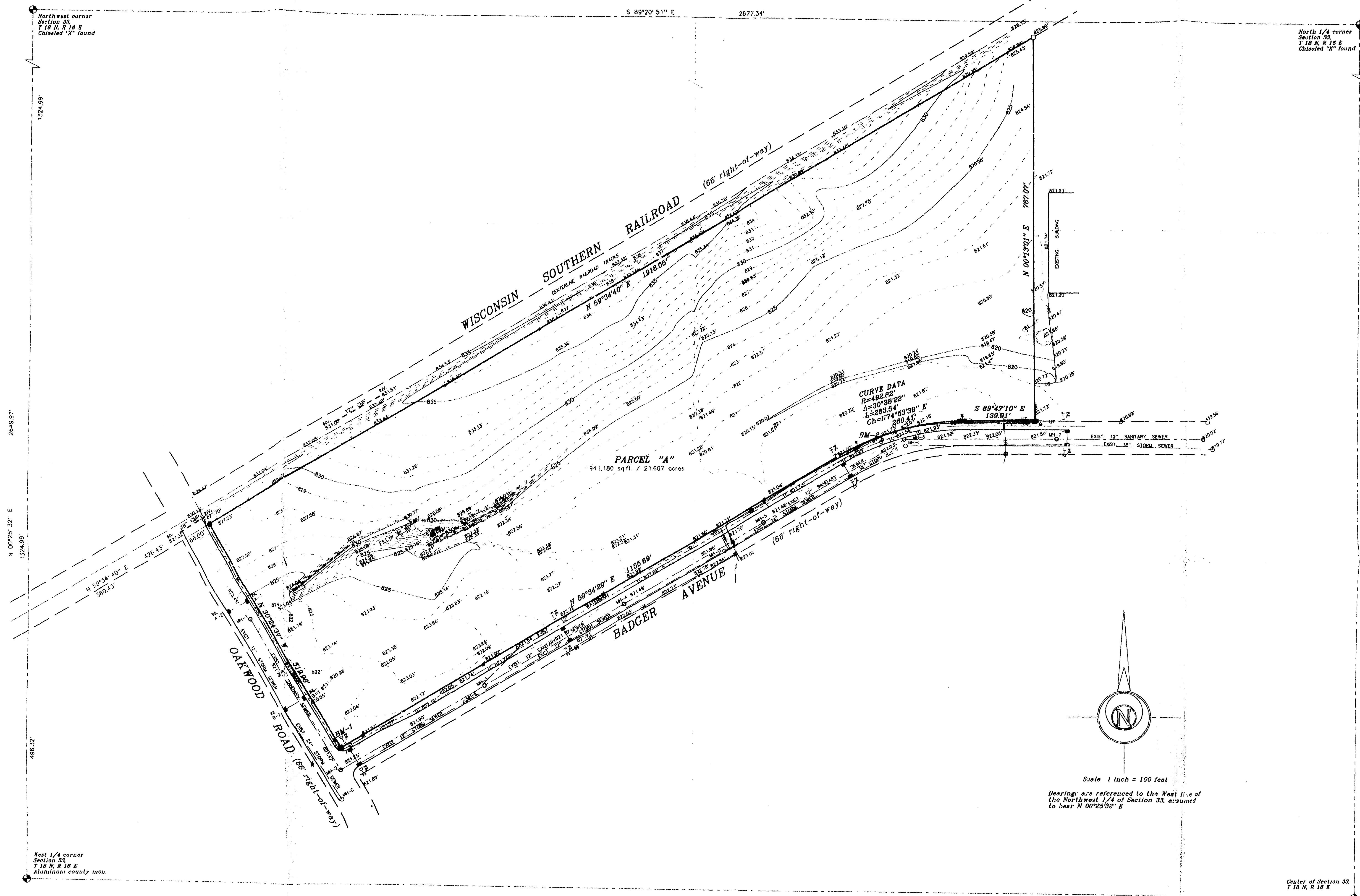
MORTGAGE / AS - BUILT SURVEY

ALL OF LOT 1 OF CERTIFIED SURVEY MAP #3222, BEING PART OF THE SOUTH WEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 33, TOWN 18 NORTH, RANGE 16 EAST, 13th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SURVEY FOR: RENAISSANCE REAL ESTATE, LLC
c/o DICK MALLINGEN
2400 ENTERPRISE DRIVE
P.O. BOX 2728
OSHKOSH, WI 54903-2728

FILE NO.	PAGE	DATE	FILE	COMP. FILE
221-113a	1	APRIL 15, 1996		

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph. (414) 731-3381



SURVEYOR'S CERTIFICATE:

I, Daniel W. Hoel, hereby certify that I have surveyed the boundary and prepared this map of the property shown hereon and that the information contained thereon is, to the best of my knowledge, information and belief a true and accurate representation thereof.

Daniel W. Hoel
Daniel W. Hoel, Wisconsin Registered Land Surveyor S-1786 Date _____



BENCHMARKS

BM-1 Top stem of hydrant at Northeast corner of Oakwood Road and Badger Avenue. Elevation = 824.30 (City of Oshkosh datum)

BM-2 Top stem of hydrant on North side of Badger Avenue 1160' N. Northeast of the intersection of Oakwood Road and Badger Avenue. Elevation = 824.53 (City of Oshkosh datum)

Note: Elevations are based on City of Oshkosh datum. (U.S.C.S. datum conversion = Subtract 1.05)

Utility locations shown are based on field markings by locating companies and/or mapping from the respective utility company. Therefore the locations shown on this drawing cannot be guaranteed. Contact DigSafe Hotline prior to construction.

Accuracy can be impacted by winter conditions, i.e. snow cover and frost heave. Martenson & Eisele, Inc. makes no warranty for inaccuracies caused by these winter conditions.

UTILITY SCHEDULE			
SANTARY SEWER		STORM SEWER	
LINE	DEPTH	LINE	DEPTH
1 823.86 814.77 8.89 A-1 824.22 820.37 3.85		1 823.86 814.77 8.89 A-1 824.22 820.37 3.85	
2 821.55 813.06 8.19 A-2 824.16 818.86 5.30		2 821.55 813.06 8.19 A-2 824.16 818.86 5.30	
3 821.53 812.58 9.00 B-1 820.38 817.08 3.30		3 821.53 812.58 9.00 B-1 820.38 817.08 3.30	
4 821.09 811.83 8.81 B-2 820.36 817.55 2.80		4 821.09 811.83 8.81 B-2 820.36 817.55 2.80	
5 821.46 811.33 10.13 M-1		5 821.46 811.33 10.13 M-1	
6 821.35 810.52 10.83 B-1 820.81 816.01 2.80		6 821.35 810.52 10.83 B-1 820.81 816.01 2.80	
7 821.39 809.80 11.55 M-1 821.63 815.97 4.66		7 821.39 809.80 11.55 M-1 821.63 815.97 4.66	
		8 820.54 811.74 2.80	
		9 820.44 816.74 3.70	
		10 821.05 816.33 5.32	
		11 820.44 812.24 3.20	
		12 820.31 815.81 4.50	
		13 821.57 815.42 5.19	
		14 820.88	
		15 820.87 814.87 2.80	

LEGEND	
1" x 24" IRON PIPE SET	UNDERGROUND GAS
1-1/4" x 30" REBAR SET	UNDERGROUND CABLE TV
CHEELED "X" SET	EXIST. FENCE LINE
3/4" REBAR FOUND	EXIST. HYDRANT
1" IRON PIPE FOUND	POWER POLE
1-1/4" REBAR FOUND	POWER POLE #GUY WIRE
2" IRON PIPE FOUND	LIGHT POLE
CHEELED "X" FOUND	TELE. OR ELEC. PEDESTAL
GOVERNMENT CORNER	QV M HV GAS OR WATER VALVE
CONTIGUOUS W/ ELEVATION	EXIST. MANHOLE
SOA BOWING	YARD DRAIN
CONTIGUOUS TREE	EXIST. SAN SEWER
DEODOROUS TREE	EXIST. SIO SEWER
EXIST. WOODS LINE	EXIST. WATER MAIN
OVERHEAD POWER LINES	EXIST. SPOT ELEVATION
UNDERGROUND ELECTRIC	1" = 800.00 FIRST FLOOR = 800.00
UNDERGROUND TELEPHONE	1" = 630.00 TOP OF CURB

PLAT OF SURVEY / TOPOGRAPHIC SURVEY

Part of the Northwest 1/4 of Section 33, Township 18 North, Range 16 East, Thirteenth (13) Ward of the City of Oshkosh, Winnebago County, Wisconsin.

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph (414) 731-0381

FIELD BOOK	PAGE	DATE	FILE
1221272b			
DRAWING NO.	221-272 B		