

TOPOGRAPHIC SURVEY FOR CENTRUM DEVELOPMENT, INC.

OF A PART OF THE SE.1/4 OF THE SW.1/4
OF SECTION 27, T.18N., R.16E. 13TH WARD
CITY OF OSHKOSH, WINNEBAGO COUNTY, WI.

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN BOUNDARY.

THIS SITE IS RATED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COMMUNITY - PANEL
NUMBER 550611 0020 D, MAP REVISED JUNE 2, 1995

THIS PROPERTY IS NOT LOCATED IN THE WINNEBAGO COUNTY AIRPORT OVERLAY ZONING DISTRICT.
PER WINNEBAGO COUNTY PLANNING OFFICE 12-2-97.

DESCRIPTION: A part of South Park Oaks No. 2 Condominium recorded in Volume 1 of Condominium Plans on Pages 88-89, Document No. 663880 and being a part of Lot 1 of Certified Survey Map No. 1621 as recorded in Volume 1 of Certified Survey Maps on Page 1621, Document No. 666172 as recorded in the Winnebago County Register and being a part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-seven (27), Township Eighteen (18) North, Range sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 112,105 square feet (2.574 ACRES) of land and being described by:

Commencing at the Southwest Corner of said Section 27; thence S88°40'15"E 1857.00 feet along the South line of the SW1/4 of said Section 27; Thence N05°04'20"E 80.47 feet to the North line of West 20th Avenue and the true point of beginning; Thence N05°04'20"E 287.93 feet along the East line of Lot One (1) of Certified Survey Map 2223 as recorded in Volume One (1) on Page 2223 as Document Number 749558 in Winnebago County Register of Deeds Office to the South line of Venture Drive; thence Southeast 78.85 feet along the Arc of a Curve to the right being the Southerly line of Venture Drive having a radius of 238.00 feet and the chord of which bears S75°40'40"E 78.81 feet; thence Northeast 178.48 feet along the Arc of a Curve to the left being the Southerly line of Venture Drive having a radius of 158.00 feet and the chord of which bears N81°34'36"E 167.43 feet; thence Northeast 84.36 feet along the Arc of a Curve to the right being the Southerly line of Venture Drive having a radius of 125.00 feet and the chord of which bears N68°54'50"E 82.76 feet; thence S28°55'58"E 118.21 feet to a point on the Westerly line of Lot one (1) Certified Survey Map 1621 as recorded in Volume One (1) on Page 1621 as Document Number 666172 in Winnebago County Register of Deeds Office; thence S82°41'08"E 79.02 feet along said Westerly line to the Northwestern line of West South Park Avenue; thence S37°21'08"W 194.05 feet along said Northwestern line; thence S88°07'10"W 98.28 feet along said Northwestern line to a point on the Northerly line of West 20th Avenue; thence N84°48'20"W 255.99 feet along said Northerly line to the true point of beginning. Being subject to any and all easements and restrictions of record.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE FOLLOWING EASEMENT

1.) AN EASEMENT CONTAINED IN DOCUMENT NO. 782287, FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, REPAIRING AND OPERATING THEREON A SANITARY SEWER, WATERMAIN AND STORM SEWER.

ALL ELEVATIONS BASED ON CITY OF OSHKOSH DATUM.

TBM. "1" = NE. BOLT ON TOP FLANGE OF WATER HYDRANT LOCATED ON THE NORTHSIDE OF WEST 20TH AVENUE 80 FEET MORE OR LESS WEST OF WEST SOUTH PARK AVENUE. ELEVATION = 795.92

SANITARY SEWER INFORMATION:

M.H. "A" RIM = 794.95 DEPTH = 10.80 INV. = 784.15	M.H. "B" RIM = 794.95 DEPTH = 11.18 INV. = 783.77	M.H. "C" RIM = 794.02 DEPTH = 11.08 INV. = 782.94
M.H. "D" RIM = 793.82 DEPTH = 10.08 INV. = 783.76	M.H. "E" RIM = 792.17 DEPTH = 7.91 INV. = 784.28	M.H. "F" RIM = 792.62 DEPTH = 8.00 INV. = 784.62
M.H. "G" RIM = 791.08		

STORM SEWER INFORMATION:

M.H. "H" RIM = 789.29 (C.B.) DEPTH = 2.05 INV. = 787.24	M.H. "I" RIM = 791.68 DEPTH = 5.00 INV. = 786.68	M.H. "J" RIM = 794.20 DEPTH = 8.64 INV. = 785.56
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M.H. "K" RIM = 795.19
DEPTH = 6.05
INV. = 789.14

CATCHBASIN INFORMATION:

C.B. "1" TOP OF CURB = 795.02 GUTTER = 784.52 F/L = 789.33	C.B. "2" TOP OF CURB = 794.01 GUTTER = 793.51 F/L = 786.51	C.B. "3" TOP OF CURB = 791.95 GUTTER = 791.45 F/L = 787.45
C.B. "4" TOP OF CURB = 791.48 GUTTER = 790.98 F/L = 787.33		

DATED THIS 3RD DAY OF DECEMBER 1997

James C. Kriescher
WISCONSIN REGISTERED LAND SURVEYOR S-1599
LAWRENCE C. KRIESCHER

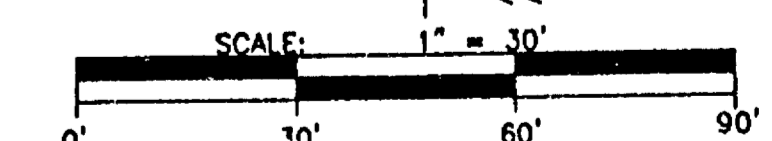


LEGEND

- 1" IRON PIPE FOUND
- MANHOLE SANITARY OR STORM
- CATCH BASIN
- TRAFFIC LIGHT
- WATER VALVE
- POWER OR LIGHT POLE
- TELEPHONE PEDESTAL
- SIGN
- HYDRANT
- TOP OF CURB ELEVATION
- EXISTING CONTOUR

FILE: CEN\ALD.DWG.
PROJECT NO. 971101
NOTE: UTILITIES SHOWN WERE FIELD LOCATED OR TAKEN FROM
PUBLIC RECORDS. LOCATIONS ARE ONLY APPROXIMATE
AND SHOULD BE VERIFIED BY THE APPROPRIATE UTILITY
COMPANIES

ALL BEARINGS REF. TO THE SOUTH LINE OF THE SW.1/4 OF SECTION 27
ASSIGNED NAD83-80 TO S.



L.C. KRIESCHER AND ASSOCIATES
5251 GRANDVIEW ROAD
LARSEN, WI. 54947
920-836-3576

DWG. NO. K-9

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

LOT 1 C.S.M. NO. 2223
DOC. NO. 749558

LOT 1 C.S.M. NO. 1621
DOC. NO. 666172
SOUTH PARK OAKS NO. 2
CONDOMINIUM

112,105 SQ. FT.
2.574 ACRES

WEST 20TH AVENUE

WEST SOUTH PARK AVENUE

CURVE 1 - 2
RADIUS = 238.00'
ARC LENGTH = 76.85'
DELTA = 18°30'00"
CHORD = 57°40'40"E
76.51'

CURVE 2 - 3
RADIUS = 158.00'
ARC LENGTH = 176.46'
DELTA = 63°59'28"
CHORD = N.81°34'36"E
167.43'

CURVE 3 - 4
RADIUS = 125.00'
ARC LENGTH = 84.36'
DELTA = 38°39'57"
CHORD = N.68°54'50"E
82.76'

SW CORNER
SECTION 27
T.18N., R.16E.
S.88°40'16"E. 1857.00'

(N.89°38'39"W. 353.87')
N.88°40'16"W. 353.87'

(N.89°38'39"W. 442.77')
N.88°40'16"W. 442.77'

S. 1/4 CORNER
SECTION 27
T.18N., R.16E.

PLAT OF SURVEY

BEING PART OF LOTS 6, 7, 13 AND 14 OF THE SUBDIVISION OF THE N.E. 1/4 OF SECTION 27, T18N, R16E, AND LOT 88 AND LOT 89, OF GARDEN HOMES, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

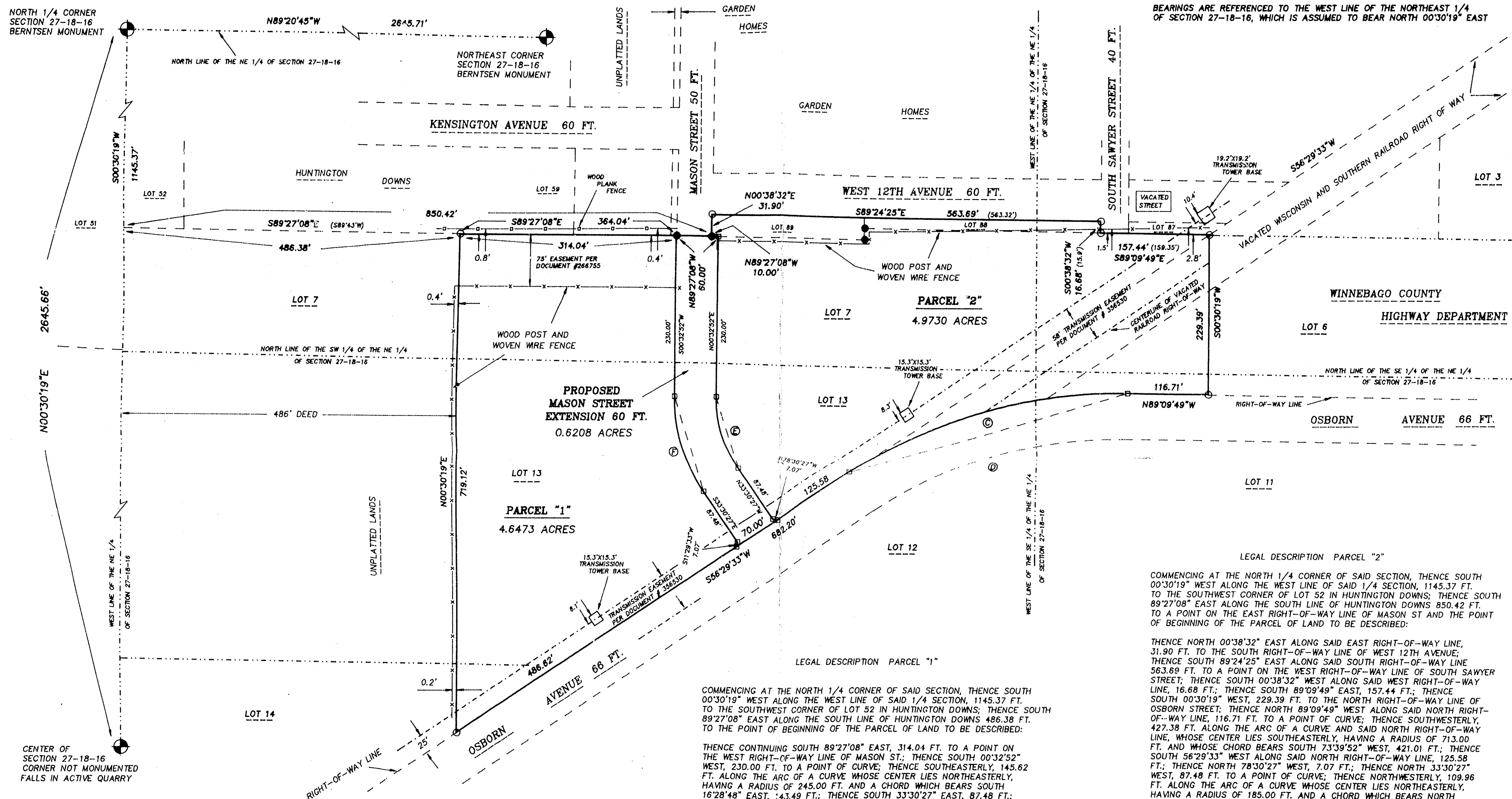
NO. 3205

SURVEY FOR: WINNEBAGO COUNTY

NOVEMBER 14, 1997

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C	713.00'	427.38'	421.01'	S73°39'52"W	34°20'38"
D	647.00'	387.82'	382.04'	N73°39'52"E	34°20'38"
E	185.00'	109.96'	108.35'	N16°28'48"W	34°03'19"
F	245.00'	145.62'	143.49'	S16°28'48"E	34°03'19"

- DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET, UNLESS OTHERWISE NOTED.
 - DENOTES 1" IRON PIPE FOUND
 - DENOTES 3/4" DIAMETER IRON ROD FOUND.
 - () DENOTES RECORD MEASUREMENT WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
- ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 27-18-16, WHICH IS ASSUMED TO BEAR NORTH 00°30'19" EAST



LEGAL DESCRIPTION PARCEL "1"
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION, THENCE SOUTH 00°30'19" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION, 1145.37 FT. TO THE SOUTHWEST CORNER OF LOT 52 IN HUNTINGTON DOWNS; THENCE SOUTH 89°27'08" EAST ALONG THE SOUTH LINE OF HUNTINGTON DOWNS 850.42 FT. TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED:

THENCE CONTINUING SOUTH 89°27'08" EAST, 314.04 FT. TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MASON ST.; THENCE SOUTH 00°32'52" WEST, 230.00 FT. TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 145.62 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES NORTHEASTERLY, HAVING A RADIUS OF 245.00 FT. AND A CHORD WHICH 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 THE NORTH RIGHT-OF-WAY LINE OF OSBORN STREET; THENCE SOUTH 56°29'33" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 486.62 FT.; THENCE NORTH 00°30'19" EAST, 719.12 FT. TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 4.6473 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION PARCEL "2"
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION, THENCE SOUTH 00°30'19" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION, 1145.37 FT. TO THE SOUTHWEST CORNER OF LOT 52 IN HUNTINGTON DOWNS; THENCE SOUTH 89°27'08" EAST ALONG THE SOUTH LINE OF HUNTINGTON DOWNS 850.42 FT. TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MASON ST AND THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED:

THENCE NORTH 00°38'32" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 31.90 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 12TH AVENUE; THENCE SOUTH 89°24'25" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 563.69 FT. TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH SAWYER STREET; THENCE SOUTH 00°38'32" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 16.68 FT.; THENCE SOUTH 89°09'49" EAST, 157.44 FT.; THENCE SOUTH 00°30'19" WEST, 229.39 FT. TO THE NORTH RIGHT-OF-WAY LINE OF OSBORN STREET; THENCE NORTH 89°09'49" EAST, 157.44 FT.; THENCE SOUTH 56°29'33" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 125.58 FT.; THENCE NORTH 78°30'27" WEST, 7.07 FT.; THENCE NORTH 33°30'27" WEST, 87.48 FT. TO A POINT OF CURVE; THENCE NORTHWESTERLY, 109.96 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES NORTHEASTERLY, HAVING A RADIUS OF 185.00 FT. AND A CHORD WHICH BEARS NORTH 16°28'48" WEST; THENCE NORTH 00°32'52" EAST, 230.00 FT.; THENCE NORTH 89°27'08" WEST, 10.00 FT. TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 4.9730 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

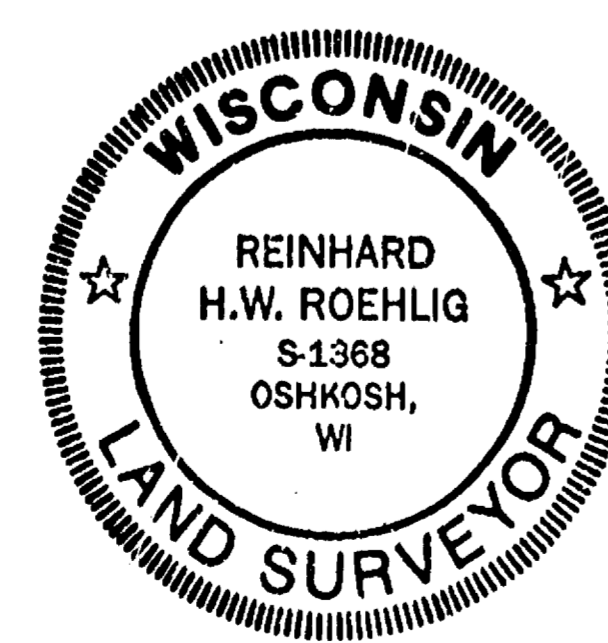
Surveyor's Certificate

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.

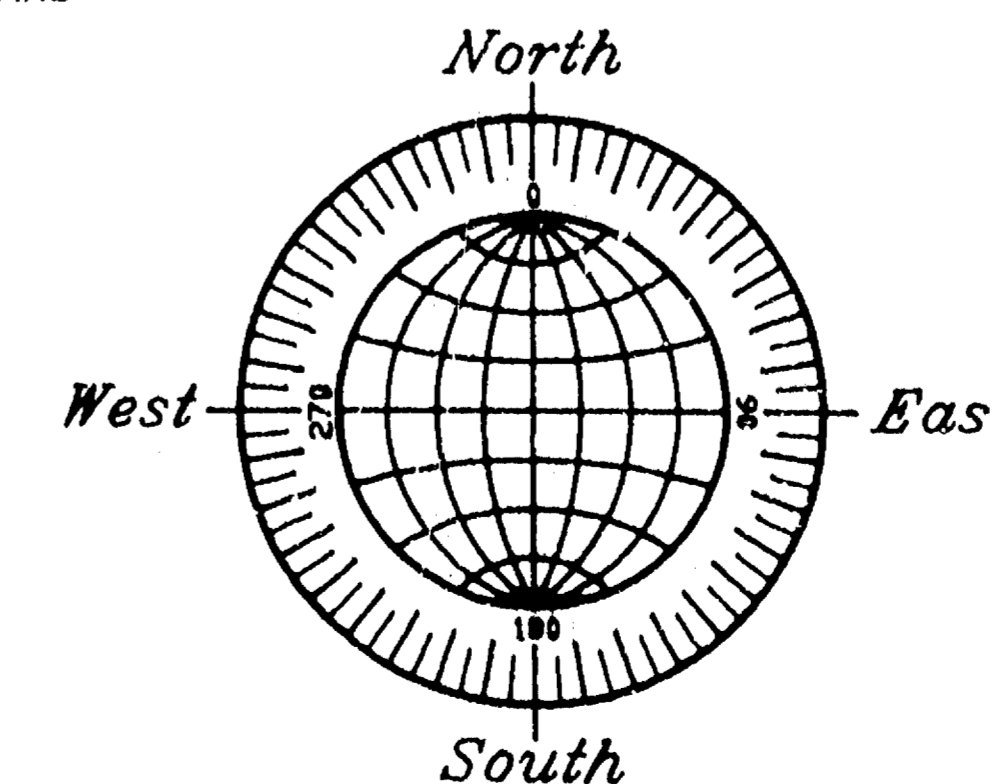
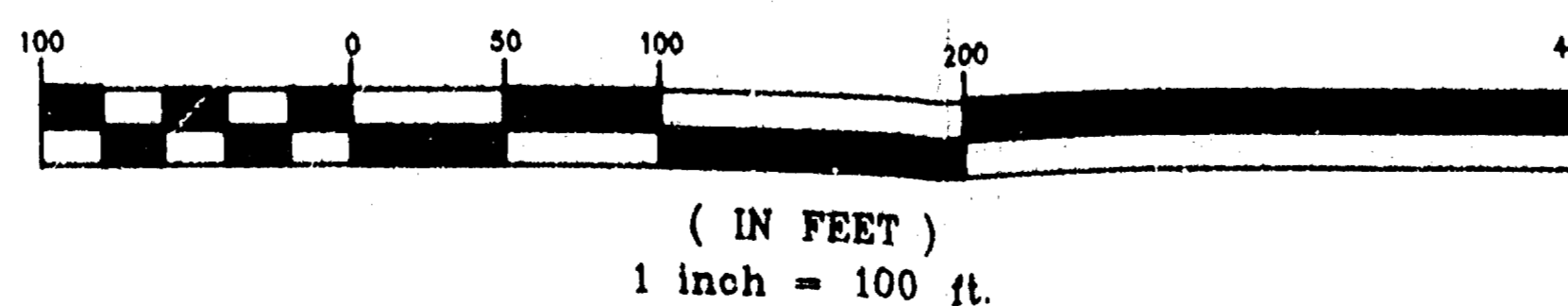
This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

11-25-97
Date

Reinhard Roehlig, Registered
Land Surveyor S-1368



GRAPHIC SCALE



NOVEMBER 14, 1997

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

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

JOB NO. 3205

CITY OF OSHKOSH - SEC 27 T18 R16 - 13th WARD

CURVE 1 - 2	CURVE 2 - 3	CURVE 3 - 4
RADIUS = 238.00'	RADIUS = 158.00'	RADIUS = 125.00'
ARC LENGTH = 76.85'	ARC LENGTH = 176.46'	ARC LENGTH = 125.36'
DELTA = 18°30'00"	DELTA = 63°59'28"	DELTA = 38°39'57"
CHORD = S.75°40'40"E.	CHORD = N.81°34'36"E.	CHORD = N.68°54'50"E.
76.51'	167.43'	82.76'



- - 1" IRON PIPE FOUND
- - MANHOLE SANITARY OR STORM
- - CATCH BASIN
- - TRAFFIC LIGHT
- - WATER VALVE
- ⊕ - POWER OR LIGHT POLE
- ⊕ - TELEPHONE PEDESTAL
- ⬮ - SIGN
- ⊕ - HYDRANT

FILE: CENTALTA.DWG.
PROJECT NO. 971101

note: UTILITIES SHOWN WERE FIELD LOCATED OR TAKEN FROM PUBLIC RECORDS. LOCATIONS ARE ONLY APPROXIMATE AND SHOULD BE VERIFIED BY THE APPROPRIATE UTILITY COMPANIES

L.C.KRIESCHER AND ASSOCIATES
5251 GRANDVIEW ROAD
LARSEN, WI. 54947
920-836-3576

DWG. NO. K-9

CITY OF OSHKOSH - SEC 27 T18 R16 - 13th WARD

PLAT OF SURVEY
FOR
DENNIS SCHWAB

DESCRIPTION

A part of South Park Oaks No. 2 recorded in Volume 1 of Condominium Plats on Page 88-88C, Document No. 693980 and being a part of Lot 1 of Certified Survey Map No. 1621 as recorded in Volume 1 of Certified Survey Maps on Page 1621, Document No. 666172 as recorded in the Winnebago County Registry and being a part of 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 containing 38,743.60 square feet and being described by:

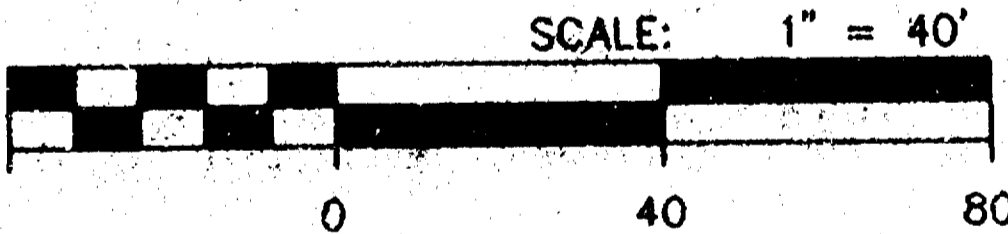
Commencing at the most Southerly Corner of said Lot 1 and being the true point of beginning; thence N52°-41'-56"W 79.05 feet; thence N28°-55'-58"W 118.24 feet; thence Easterly 2.66 feet, along the arc of a curve to the right, having a radius of 125.00 feet and the chord of which bears N88°-57'-46.5"E 2.66 feet; thence Northeasterly 110.39 feet, along the arc of a curve to the left, having a radius of 121.00 feet and the chord of which bears N63°-26'-10"E 106.60 feet; thence N37°-18'-04"E 105.00 feet; thence S52°-41'-56"E 170.00 feet; thence S37°-19'-55"W 157.09 feet to the true point of beginning and being subject to all easements and restrictions of record.

SURVEYOR'S CERTIFICATE

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

Dated this 10TH day of DECEMBER, 1996.

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



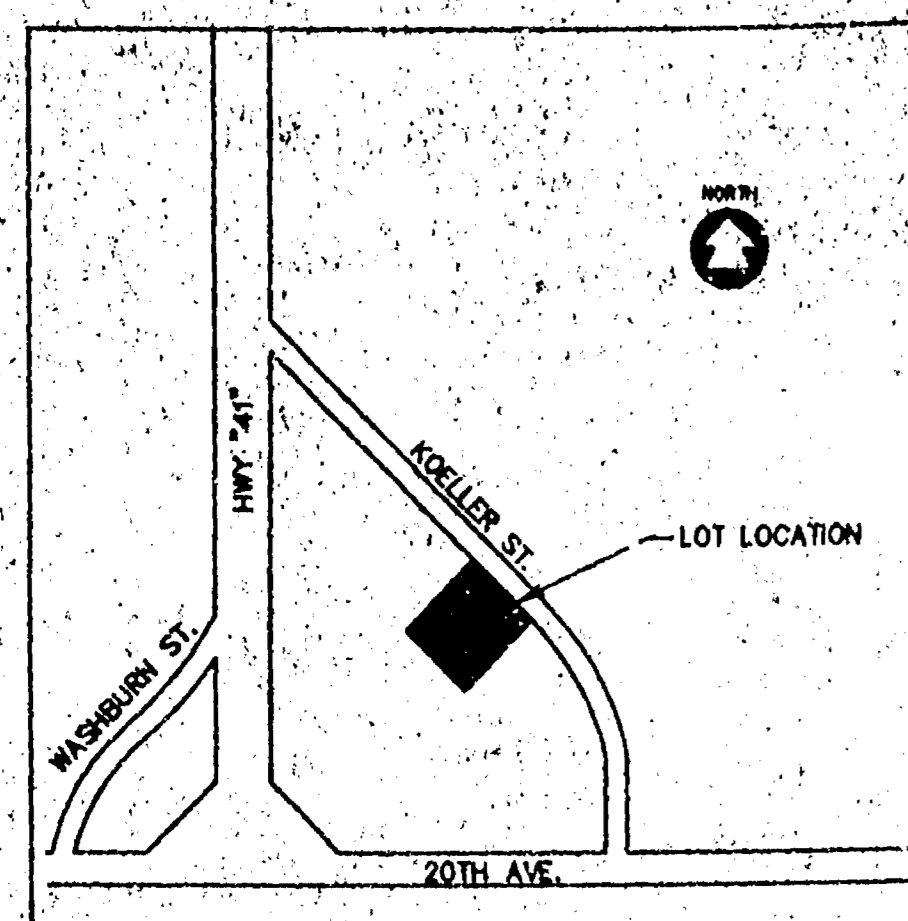
Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.

AERO-METRIC Aero-Metric, Incorporated Land Planning & Design Division 414-849-7700 800-478-3313 FAX (849-7709) 539 NORTH MADISON STREET CHILTON, WISCONSIN 53014	
DRAWN BY : S.F.S.	DATE : 12-9-96
PROJECT NO. : 2961207	REVISED : _____
DRAWING NAME : SCHWAB	
NOTEBOOK : 134	PAGE : 54-55 D - 456

- LEGEND -
- = 1" IRON PIPE FOUND
 - Δ = "P.K." MASONRY NAIL SET

BEARINGS REFERENCED TO
SOLAR OBSERVATION

CITY OF OSHKOSH- SEC 27 T18 R16-13th WARD



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

The survey is made for the benefit of:
Fazoli's Restaurants, Inc.
FAZ-KC Associates, L.L.C.
First American Title Insurance Corporation

David M. Schmalz, Registered Land Surveyor do hereby certify to the aforesaid parties, one of the date set forth above that, I have made a careful survey of a tract of land described as follows:

PARCEL 1
LOT 1 ACCORDING TO CERTIFIED SURVEY MAP NO. 3117 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 3117, AS DOCUMENT NO. 902136, BEING A PART OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE THIRTEENTH WARD, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, CONTAINING 0.93 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE N44°13'15"W, 200.33 FEET; THENCE N49°35'38"E, 200.44 FEET; THENCE S44°13'15"E, 196.00 FEET; THENCE S40°46'45"W, 200.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY OPERATING EASEMENT AGREEMENT EXECUTED BY MARLIN OSHKOSH L.L.C., DATED MARCH 8, 1995 AND RECORDED ON APRIL 13, 1995, AS DOCUMENT NO. 902136 FOR INGRESS AND EGRESS PURPOSES.

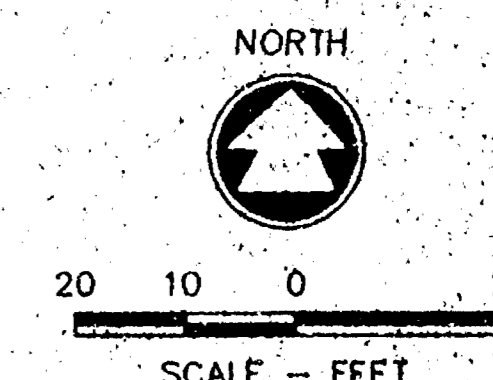
I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described hereon is the same as the property described in First American Title Insurance Company Commitment No. 053977 dated January 22, 1997 and that all easements, servitudes and restrictions referred to in said title commitment have been plotted hereon otherwise noted as to their effect on the subject property; that there are not building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.
- This map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly published and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of a Class A Survey, as defined therein, and including Items 1-4, 6, 7(a)(b)(c), 8-11, and 13 in Table A, entitled Optional Survey Responsibilities and Specifications.
- Said described property is located within an area having a Zone Designation C by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 10 with a date of identification of Feb. 20-81, for Community No. 550511 0010 C, in Winnebago County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Reg. L.S. No. 1284



David M. Schmalz RLS-1284
McMahon Associates, Inc.
1377 Highway Road P.O. Box 405
Menasha, Wisconsin 54952
(414) 738-0351
Dated 02-02-97



BEARINGS REFERENCED TO THE
WEST LINE SW 1/4, SEC. 27
WHICH BEARS N00°55'40"E

CURVE DATA

- ①-② RADIUS = 380.00'
DELTA = 08° 22' 46"
ARC DIST. = 40.00'
CHORD = 541' 01" 38"E
40.00'

NOTE:

- THIS PROPERTY SUBJECT TO AN OPERATING EASEMENT AGREEMENT RECORDED IN WINNEBAGO COUNTY REGISTER DEEDS OFFICE, WINNEBAGO COUNTY, WISCONSIN, AS DOCUMENT NO. 902136
- THIS PROPERTY IS SUBJECT TO A USE RESTRICTION PER COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN A WARRANTY DEED AS DOCUMENT NO. 902290
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES. THEREFORE EXACT LOCATION MAY NOT BE SHOWN PRIOR TO CONSTRUCTION. DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.
- THE STREET ADDRESS THAT HAS BEEN ASSIGNED TO THIS PROPERTY AT THE PRESENT TIME IS 1875 S. KOELLER, OSHKOSH, WISCONSIN
- AT THE TIME OF COLLECTING THE FIELD INFORMATION AS SHOWN ON THIS SURVEY, THE SNOW CONDITIONS CONSISTED OF 6"-12" WITHIN UNPLOWED AREAS AND 1"-2" OF SNOW AND ICE COVER ON PAVED SURFACES. THEREFORE EXACT LOCATIONS OF PAVED SURFACES MAY NOT BE SHOWN. THIS PROPERTY CONTAINS OTHER FEATURES NOT SHOWN THAT COULD NOT BE SEEN OR LOCATED AT THE PRESENT TIME DUE TO SNOW CONDITIONS.
- BUILDING SETBACKS:
FRONT YARD: 50'
SIDE YARD: 10'
REAR YARD: 25'
MUST BE CALLED FOR FIELD LOCATING.
- TOTAL AREA OF PROPERTY SURVEYED: 40,833 SQ. FT.
0.93 ACRE
- THIS PROPERTY ZONED C-2PD LIGHT COMMERCIAL
PLAN DEVELOPMENT OVERLAY
- MAIN BUILDING HEIGHT: 18'-8"
BUILDING HEIGHT AT ENTRANCES: 30'-3"
- BUILDING IS 3,682 S.F.
- STANDARD PARKING STALLS= 36
HANDICAP PARKING STALLS= 2

ZONING ADMINISTRATOR
PO BOX 1130
215 CHURCH AVE.
OSHKOSH, WI 54901
PHONE: 1-414-238-5068

BUILDING INSPECTOR
PO BOX 1130
215 CHURCH AVE.
OSHKOSH, WI 54901
PHONE: 1-414-238-5068

CITY ENGINEER
PO BOX 1130
215 CHURCH AVE.
OSHKOSH, WI 54901
PHONE: 1-414-238-5068

WISCONSIN BELL
1-800-232-8484

WISCONSIN PUBLIC SERVICE
OAS: 1-414-238-5817
ELEC: 1-414-238-5918

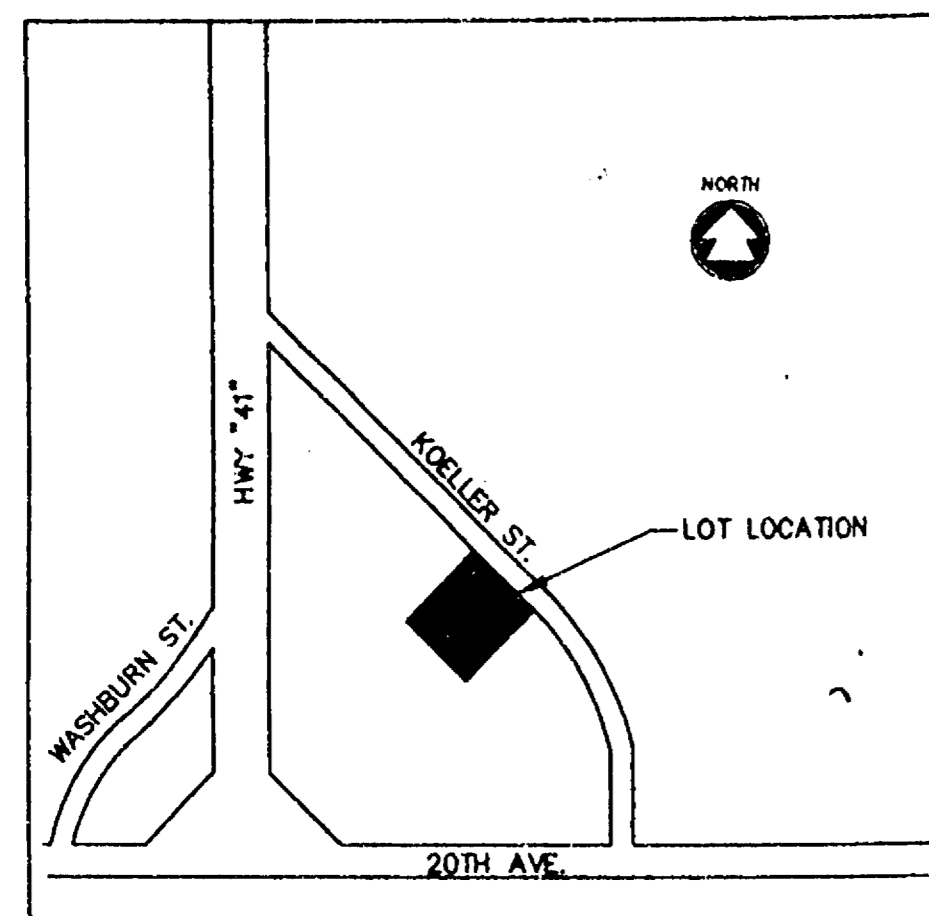
CITY OF OSHKOSH-SEC 27 T18 R16-132 WARD

LEGEND

- BUILDING SETBACK
- 1" IRON PIPE FOUND
24" LONG
1.88 LBS. PER LINEAL FT.
- 3/4" REBAR SET
- SQ. FT. SQUARE FEET
- MANHOLE
- TEE
- LIGHT POLE
- HYDRANT
- VALVE
- INLET
- DECIDUOUS TREE
- PIKE TREE
- BUSH
- MONITORING WELL
(DESIGN FOR MON. WELL ON
PROPERTY SURVEYED COULD NOT
BE DETERMINED AT THIS TIME)

FAZOLI'S RESTAURANT SITE
CITY OF OSHKOSH, WINNEBAGO CO., WISCONSIN
SITE PLAN

SCALE	DATE	PROJECT NO.
1" = 20'	JULY 1995	2668-95769-10
SHEET NO.	1	FILE NO.



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:

Fazoli's Restaurants, Inc.
FAZ-KC Associates, L.L.C.
First American Title Insurance Corporation

I, David M. Schmalz, Registered Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3117 AS RECORDED IN VOLUME 1 OF MAP ON PAGE 3117 AS DOCUMENT NO. 899757 AND BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SEC. 27, T18N, R16E, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, CONTAINING .93 ACRES OF LAND, AND DESCRIBED AS FOLLOWS:

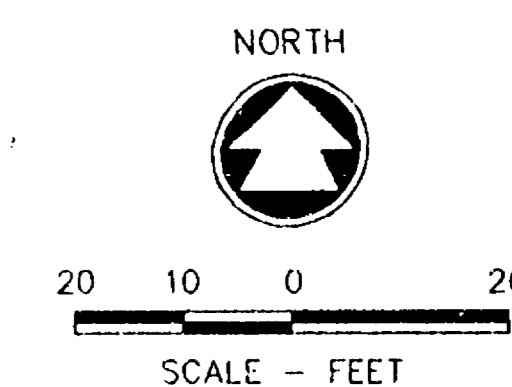
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, THENCE N44°13'15"W, 209.33 FEET; THENCE N49°35'38"E, 200.44 FEET; THENCE S44°13'15"E, 196.00 FEET; THENCE S45°46'45"W 200.00 FEET TO THE POINT OF BEGINNING.

I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described herein is the same as the property described in Lawyers Title Insurance Corporation Commitment No. 932470 dated March 29, 1995 and that all easements, covenants and restrictions referenced in said title commitment have been plotted hereon otherwise noted as to their effect on the subject property; that there are not building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.
- This map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of a Urban Survey, as defined therein, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and including items 1-4, 6, 7(c)(d)(e), 8-11, and 13 in Table A contained therein, and contain the additional Survey and Plot Requirements for Fazoli's Restaurants, Inc.
- Said described property is located within an area having a Zone Designation C by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 10 with a date of identification of Feb 20-81, for Community No. 550511 0010 C, in Winnebago County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Reg. L.S. No. 1284

David M. Schmalz 01-13-97
David M. Schmalz RLS-1284
McMahon Associates, Inc.
1377 Midway Road P.O. Box 405
Menasha, Wisconsin 54952
(414) 739-0351
David M. Schmalz 01-13-97



BEARINGS REFERENCED TO THE
WEST LINE SW 1/4, SEC. 27
WHICH BEARS N00°55'40"E

CURVE DATA

①-②
RADIUS = 380.00'
DELTA = 06° 22' 46"
ARC DIST = 40.08'
CHORD = 541' 01" 38"E
40.06'

NOTE:

- THIS PROPERTY SUBJECT TO AN OPERATING EASEMENT AGREEMENT RECORDED IN WINNEBAGO COUNTY REGISTER DEEDS OFFICE, WINNEBAGO COUNTY, WISCONSIN, AS DOCUMENT NO. 902136
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES. THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.
- THE STREET ADDRESS THAT HAS BEEN ASSIGNED TO THIS PROPERTY AT THE PRESENT TIME IS 1875 S. KOELLER, OSHKOSH, WISCONSIN
- AT THE TIME OF COLLECTING THE FIELD INFORMATION AS SHOWN ON THIS SURVEY, THE SNOW CONDITIONS CONSISTED OF 6"-12" WITHIN UNPLOWED AREAS AND 1"-2" OF SNOW AND ICE COVERING PAVED SURFACES. THEREFORE EXACT LOCATIONS OF PAVED SURFACES MAY NOT BE SHOWN. THIS PROPERTY MAY CONTAIN OTHER FEATURES NOT SHOWN THAT COULD NOT BE SEEN OR LOCATED AT THE PRESENT TIME DUE TO SNOW CONDITIONS.
- BUILDING SETBACKS:
FRONTYARD 50'
SIDEYARD 10'
REARYARD 25'
MUST BE CALLED FOR FIELD LOCATING.
- TOTAL AREA OF PROPERTY SURVEYED: 40,533 SQ. FT.
.93 ACRE
- THIS PROPERTY ZONED C-2PD LIGHT COMMERCIAL
PLAN DEVELOPMENT OVERLAY
- MAIN BUILDING HEIGHT= 18'-8"
BUILDING HEIGHT AT ENTRANCE= 30'-3"
- BUILDING IS 3,662 S.F.
- STANDARD PARKING STALLS= 36
HANDICAP PARKING STALLS= 2

- ZONING ADMINISTRATOR
PO BOX 1130
215 CHURCH AVE.
OSHKOSH, WI 54901
PHONE: 1-414-236-5059
- BUILDING INSPECTOR
PO BOX 1130
215 CHURCH AVE.
OSHKOSH, WI 54901
PHONE: 1-414-236-5059
- CITY ENGINEER
PO BOX 1130
215 CHURCH AVE.
OSHKOSH, WI 54901
PHONE: 1-414-236-5065
- WISCONSIN BELL:
1-800-248-8484
- WISCONSIN PUBLIC SERVICE:
GAS 1-414-236-5917
ELEC. 1-414-236-5915

LOT 2
C.S.M. #3117

LEGEND	
---	BUILDING SETBACK
●	1" IRON PIPE FOUND 24" LONG 1.68 LBS. PER LINEAL FT.
⋈	3/4" REBAR SET
SQ. FT.	SQUARE FEET
○	MANHOLE
⊥	TEE
⊙	LIGHT POLE
⊙	HYDRANT
⊙	VALVE
⊙	INLET
⊙	DECIDUOUS TREE
⊙	PINE TREE
⊙	BUSH
⊙	MONITORING WELL (REASON FOR MON. WELL ON PROPERTY SURVEYED COULD NOT BE DETERMINED AT THIS TIME)

McMAHON
ASSOCIATES, INC.
ENGINEERS • ARCHITECTS
SCIENTISTS • SURVEYORS



DESIGNED
DRAWN
AKW
CHECKED

FAZOLI'S RESTAURANT SITE
CITY OF OSHKOSH, WINNEBAGO CO., WISCONSIN
SITE PLAN

SCALE
1" = 20'
DATE
MAY, 1995
PROJECT NO.
2669-95769-10
SHEET NO.
1
FILE NO.