

WEST 1/4 CORNER, SECTION 22,
T18N, R16E (BRASS TABLET)

2660.80'

(WEST LINE SW1/4, SECTION 22, T18N, R16E)

NP54'E
1330.42'

SOUTHWEST CORNER, SECTION 22,
T18N, R16E (CHISEL CROSS OF RECORD)

CURVE DATA

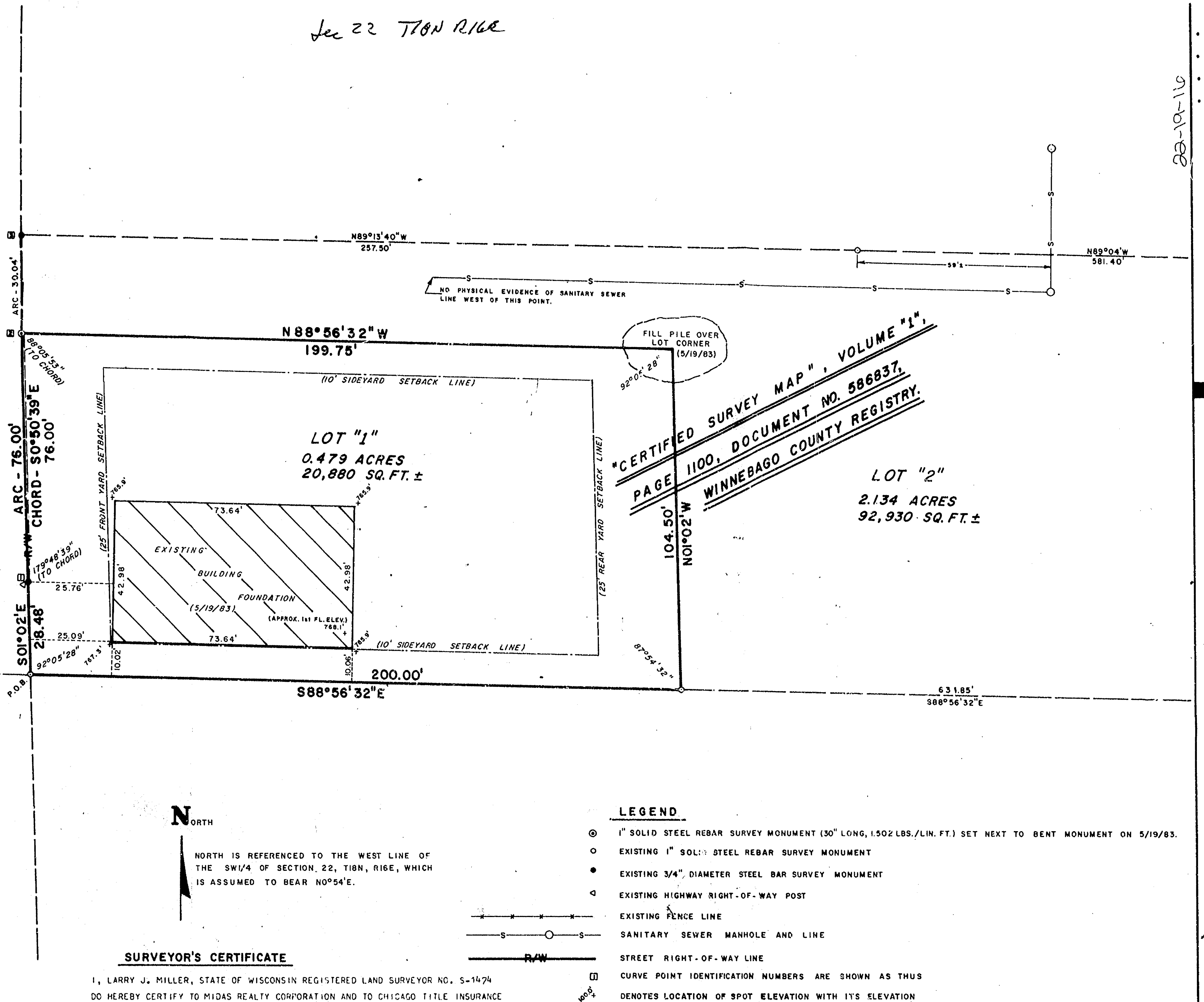
- 1 - 2 RADIUS - 11,409.16'
I ANGLE - 0°22'54"
CHORD - 50°50'39"E 76.00'
ARC - 76.00'
- 2 - 3 RADIUS - 11,409.16'
I ANGLE - 0°09'03"
CHORD - 50°34'40.5"E 30.04'
ARC - 30.04'
- 4 - 5 RADIUS - 11,409.16'
I ANGLE - 0°31'57"
CHORD - 50°46'07.5"E 106.03'
ARC - 106.04'
TANGENT BEARING - S01°02'06"E

RIGHT-OF-WAY
"41"

U.S.H.

(HIGHWAY RIGHT-OF-WAY FENCE)

SOUTH KOELLER STREET (FRONTAGE ROAD)



- Engineering
- Architecture
- Surveying
- Land Planning

APPLETON, WIS.

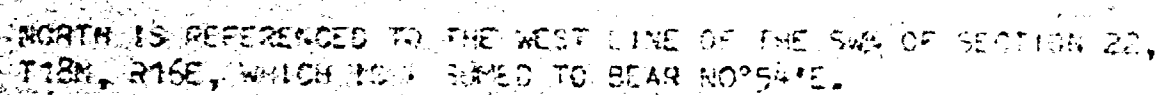
RICE &
ORTH
INC.

FOUNDATION SURVEY FOR: MIDAS REALTY CORPORATION
OF LOT "1", CERTIFIED SURVEY MAPS, VOLUME 1, PAGE 1100, DOCUMENT NO. 586837,
WINNEBAGO COUNTY, WISCONSIN.
PROPERTY ADDRESS: 360 SOUTH KOELLER STREET OSHKOSH, WISCONSIN.

PROJECT NO. S-2069 A
DRAWN L.J.M.
CHECKED L.J.M.
SCALE 1"=20'

DATE
5-31-83

1 OF 1 SHEET



A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T18N, R16E, CITY OF OSHKOSH, MANITOWISH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N0°54'E ALONG THE WEST LINE OF THE SW¹4 OF SECTION 22 A DISTANCE OF 1330.29 FEET TO THE SOUTHWEST CORNER OF THE NW¹4 OF THE SW¹4 OF SAID SECTION 22; THENCE CONTINUING N0°54'E ALONG SAID SECTION LINE 200.37 FEET; THENCE S89°56'32"E PARALLEL WITH THE SOUTH LINE OF THE NW¹4 OF THE SW¹4 OF SAID SECTION 22 A DISTANCE OF 218.35 FEET TO A 1" STEEL BAR ON THE EASTERLY LINE OF SOUTH KOELLER STREET AND THE POINT OF BEGINNING OF THE LANDS TO BE DEPOSITED; THENCE CONTINUING S89°56'32"E PARALLEL WITH AFORESAID 1/4TH SECTION LINE 934.75 FEET TO A 1" STEEL BAR ON THE WESTERLY LINE OF LANDS DEPOSITED IN VOLUME 947, PAGE 493, WINNEBAGO COUNTY RECORDS; THENCE AFORESAID ALONG THE WESTERLY LINE OF SAID LANDS AND PARALLEL WITH THE WEST LINE OF THE SW¹4 OF SAID SECTION 22 A DISTANCE OF 136.29 FEET TO A 1/4" IRON PIPE AT THE SOUTHWEST CORNER OF PARCEL NO. 1 AS DESCRIBED IN DOCUMENT NO. 500715 OF WINNEBAGO COUNTY RECORDS; THENCE N89°04'14"W ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN DOCUMENT NO. 500715 A DISTANCE OF 897.10 TO A 1" STEEL BAR AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DOCUMENT #57757 OF WINNEBAGO COUNTY RECORDS; THENCE N89°13'00"W ALONG THE SOUTHERLY LINE OF AFORESAID LANDS 257.50 FEET TO A 3/4" STEEL BAR AT THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY 106.74 FEET ALONG THE ARC OF A 11.40-16.00 FOOT RADIUS CURVE BEING CONVEX TO THE EAST AND HAVING A SHORT-CHORD BEARS S0°46'07.5"E 106.03 FEET TO A 3/4" STEEL BAR; AFORESAID CURVE ALSO BEING THE EASTERLY LINE OF SOUTH KOELLER STREET; THENCE S00°00'00" ALONG THE EASTERLY LINE OF SOUTH KOELLER STREET 28.48 FEET TO THE POINT OF BEGINNING CONTAINING 2.613 ACRES OF LAND AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS IN RECORD

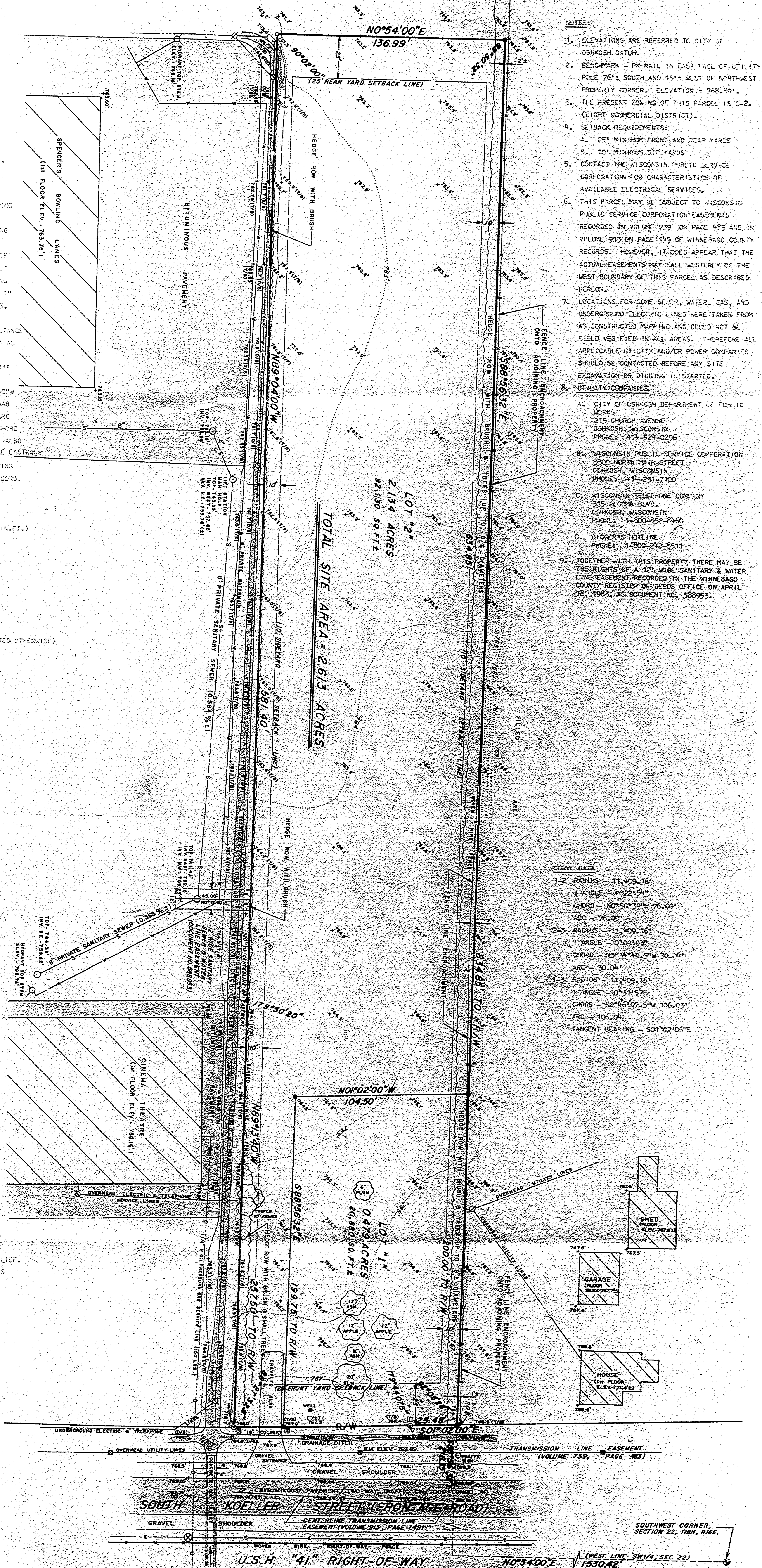
- 19" SOLID STEEL REBAR SURVEY MONUMENT SET (30" LONG, 1.500W/LIN.FT.)
- EXISTING 3/4" DIAMETER STEEL BAR SURVEY MONUMENT
- EXISTING 18" IRON PIPE SURVEY MONUMENT
- EXISTING HIGHWAY RIGHT-OF-WAY POST
- EXISTING TREE (SIZE AND SPECIES AS NOTED)
- FIRE HYDRANT
- PRIVATE SANITARY SEWER MAINLINE AND LINE
- PRIVATE WATERMAIN
- GAS LINE
- UTILITY POLE WITH OVER ELECTRIC & TELEPHONE LINES (UNLESS NOTED OTHERWISE)
- UTILITY POLE WITH STREET LIGHT AND OVERHEAD LINES
- OVERHEAD ELECTRIC TRANSMISSION LINES AND SUPPORT TOWER
- FENCE LINE
- BITUMINOUS PAVEMENT (SHOWN SHADED)
- REDUCED ROW
- INDICATES LOCATION OF SPOT ELEVATION WITH ITS ELEVATION
- INDICATES 1" CONTOUR LINE WITH ITS CONTOUR ELEVATION
- INDICATES ELEVATION AT CENTERLINE OF STREET PAVEMENT
- INDICATES ELEVATION AT DITCH BOTTOM
- INDICATES ELEVATION AT TOP OF DITCH BANK
- STREET RIGHT-OF-WAY LINE
- CURVE POINT IDENTIFICATION NUMBER
- INDICATES LOCATION OF FLOW
- BOTTOM OF DRAINAGE DITCH (SHOWN SHADED)
- TOP BANK OF DRAINAGE DITCH
- CENTERLINE OF 12" WIDE SANITARY SEWER & WATER LINE EASEMENT

LEAH CO. MILLER, STATE OF WISCONSIN, REGISTERED LAND SURVEYOR NO. S-1674,
DO HEREBY CERTIFY THAT THE ABOVE REALTY CORPORATION AND TO CHICAGO TITLE INSURANCE
COMPANY THAT THIS SURVEY HAS BEEN PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION ACCORDING TO THE OFFICIAL SURVEYING CHARTER, RECORDS AND LAWS
OF THE STATE OF WISCONSIN, AND THAT THE INFORMATION SHOWN
HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
I FURTHER CERTIFY THAT ALL SETBACKS AND EASEMENTS OF RECORD AFFECTING THIS
PROPERTY ARE PROPERLY DELINEATED HEREON.

ERRY J. MILLER
 303 SOUTH BLAUGRAND DRIVE
 APPLETON, WISCONSIN 54914
 PHONE: 414-739-7514



1-20-83
DATED
2-10-83
REVISED
4-19-83
REVISED



1. ELEVATIONS ARE REFERRED TO CITY OF OSHKOSH DATUM.
2. BENCHMARK - PK RAIL IN EAST FACE OF UTILITY POLE 76' S. AND 15' W. OF NORTHWEST PROPERTY CORNER. ELEVATION = 768.94.
3. THE PRESENT ZONING OF THIS PARCEL IS C-2. (LIGHT COMMERCIAL DISTRICT).
4. SETBACK REQUIREMENTS:
 - A. 25' MINIMUM FRONT AND REAR YARDS
 - B. 10' MINIMUM SIDE YARDS
5. CONTACT THE WISCONSIN PUBLIC SERVICE CORPORATION FOR CHARACTERISTICS OF AVAILABLE ELECTRICAL SERVICES.
6. THIS PARCEL MAY BE SUBJECT TO WISCONSIN PUBLIC SERVICE CORPORATION EASEMENTS RECORDED IN VOLUME 790 ON PAGE 493 AND IN VOLUME 915 ON PAGE 149 OF WINNEBAGO COUNTY RECORDS. HOWEVER, IT DOES APPEAR THAT THE ACTUAL EASEMENTS MAY FALL WESTERLY OF THE WEST BOUNDARY OF THIS PARCEL AS DESCRIBED HEREON.
7. LOCATIONS FOR SOME SEWER, WATER, GAS, AND UNDERGROUND ELECTRIC LINES WERE TAKEN FROM AS CONSTRUCTED MAPS AND COULD NOT BE FIELD VERIFIED IN ALL AREAS. THEREFORE ALL APPLICABLE UTILITY AND/OR POWER COMPANIES SHOULD BE CONTACTED BEFORE ANY SITE EXCAVATION OR DRILLING IS STARTED.
8. UTILITY COMPANIES
 - A. CITY OF OSHKOSH DEPARTMENT OF PUBLIC WORKS
215 CHURCH AVENUE
OSHKOSH, WISCONSIN
PHONE: 414-224-0296
 - B. WISCONSIN PUBLIC SERVICE CORPORATION
3902 KORTH AVE. STREET
OSHKOSH, WISCONSIN
PHONE: 414-231-7700
 - C. WISCONSIN TELEPHONE COMPANY
375 ALOMA BLVD.
OSHKOSH, WISCONSIN
PHONE: 1-800-455-8460
 - D. DIGGER'S HOLE LINE
PHONE: 1-800-242-8511
9. TOGETHER WITH THIS PROPERTY THERE MAY BE THE RIGHTS OF A 12" WIDE SANITARY & WATER LINE EASEMENT LOCATED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE ON APRIL 18, 1968, AS DOCUMENT NO. 588953.

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    I ANGLE = 90°22'54"
    CHORD = 10°50'30" 76.00'
    ARC = 76.00'

2-3 RADIUS = 11.409.16"
    I ANGLE = 0°00'03"
    CHORD = 10°34'45" 30.74'
    ARC = 30.04'

1-3 RADIUS = 11.409.16"
    I ANGLE = 10°41'57"
    CHORD = 10°16'07" 51.06.03'
    ARC = 106.04'

TANGENT BEARING = S01°02'06"E

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SOUTHWEST CORNER,
SECTION 22 TURN RISE

22-19-110

PROJECT NO. S-2069
DRAWN L.J.M.
CHECKED L.J.M.
SCALE 1"=30'

SURVEY FOR: MIDAS REALTY CORPORATION
OF LANDS LOCATED IN THE NW1/4 OF THE SW1/4 OF
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN
PROPERTY ADDRESS: 360 SOUTH KOHLER STREET

OSHKOSH WISCONSIN

ORTH

APPLICATION

10

Land Planning

Surveyin

Engineer