



Closing Information

Address of Property..... vacant land, south side of Ripple Ave
 Tax ID Number.....
 914-1122-0000 (County owned piece)
 914-1121-0000 (City owned piece)
 Type of Property..... vacant industrial park land
 Type of Purchase fee simple
 Seller City of Oshkosh
 Sellers Attorney..... Atty. David Praska/Atty. Lynn Lorensen
 Buyer..... Winnebago County
 Buyer's Representative..... Peter Moll, County Airport Director
 Purchase Price.....\$1.00
 City Contact Darlene Brandt PH: 236-5029
 Anticipated Closing Date ASAP after Feb 24, 2015

	Sellers Responsibility	Buyers Responsibility
Title Insurance	x	
GAP Endorsement	x	
Settlement Fee for Buyer	x	
Settlement Fee for Seller	x	
Document Preparation for Buyer	x	
Document Preparation for Seller	x	
Transfer Fee - EXEMPT		
Recording Fees	x	
Deed & Transfer Return	x	
Easements		
Attorney Fees	x	x
Special Assessments – to be paid prior to closing	x	
Past Due Water/Sewer Bills/Storm Water	x	
Past Due Snow Shoveling Bills	x	
Real Estate Taxes Due to Date of Closing	exempt	
Real Estate Taxes – Delinquent	n/a	
Personal Property Tax Due to Date of Closing	n/a	
Personal Property Tax - Delinquent	n/a	
Liens/Judgements on Property	n/a	

Other Instructions:

- **Winnebago County Board action scheduled for 2-10-15**
- **Oshkosh Common Council action scheduled for 2-24-15**

- **Sliver of land to be transferred to County will be combined with Tax parcel #914-1122-0000**
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LEGAL DESCRIPTION

Part of Lot 2 of Certified Survey Map 6846, recorded as Document Number 1667788, located in the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 17 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin more fully described as follows:

Commencing at the East 1/4 corner of said Section 11;
Thence North 89° 13' 05" West (N 89° 13' 04" W), 1757.10 feet along the South line of the Northeast 1/4 to the point of beginning;

Thence North 89° 13' 05" West (recorded as N 89° 13' 04" W), 39.99 feet to the Westerly line of Lot 2 of said CSM 6846;

Thence North 0° 40' 11" East, 149.25 feet (recorded as N 0°40' 48" E, 149.71') along said Westerly line to a point on a circular curve to the right and having a radius of 630.00 feet;

Thence 212.82 feet (recorded as 212.35') Northeasterly along said Westerly line of Lot 2 and the arc of said circular curve whose long chord bears North 10° 20' 50" East, 211.81 feet (recorded as S 10° 20' 11" W, 211.35');

Thence North 20° 01' 29" East, 374.32 feet (recorded as N 19° 59' 33" E, 374.38') along said Westerly line of Lot 2 to the beginning of a circular curve concave to the left and having a radius of 120.00 feet;

Thence 155.71 feet (recorded as 155.63') Northwesterly along said Westerly line of Lot 2 and the arc of said circular curve whose long chord bears North 17° 08' 55" West, 145.01 feet (recorded as S 17° 09' 44" E, 144.95');

Thence North 54° 19' 19" West, 212.96 feet (recorded as N 54° 19' 02" W, 212.76') along said Westerly line of Lot 2 to a point on a circular curve to the right and having a radius of 330.00 feet;

Thence 314.73 feet (recorded as 314.71') Northwesterly along said Westerly line of Lot 2 and the arc of said circular curve whose long chord bears North 27° 00' 00" West, 302.93 feet (recorded as S 26° 59' 46" E, 302.92');

Thence North 0° 20' 21" East (recorded as S 0° 19' 29" W), 49.01 feet along said Westerly line of Lot 2 to a point on a circular curve to the left and having a radius of 330.00 feet

Thence 314.80 feet Southeasterly along the arc of said circular curve whose long chord bears South 26° 59' 20" East, 303.00 feet;

Thence South 54° 19' 02" East, 180.39 feet to the beginning of a circular curve to the right and having a radius of 240.00 feet;

Thence 311.27 feet Southeasterly along the arc of said circular curve whose long chord bears South 17° 09' 44" East, 289.91 feet;

Thence South 19° 59' 33" West, 313.76 feet to a point on a circular curve to the left and having a radius of 590.00 feet;

Thence 198.87 feet Southwesterly along the arc of said circular curve whose long chord bears South 10° 20' 11" West, 197.93 feet;

Thence South 0° 40' 48" West, 149.77 feet to the point of beginning;

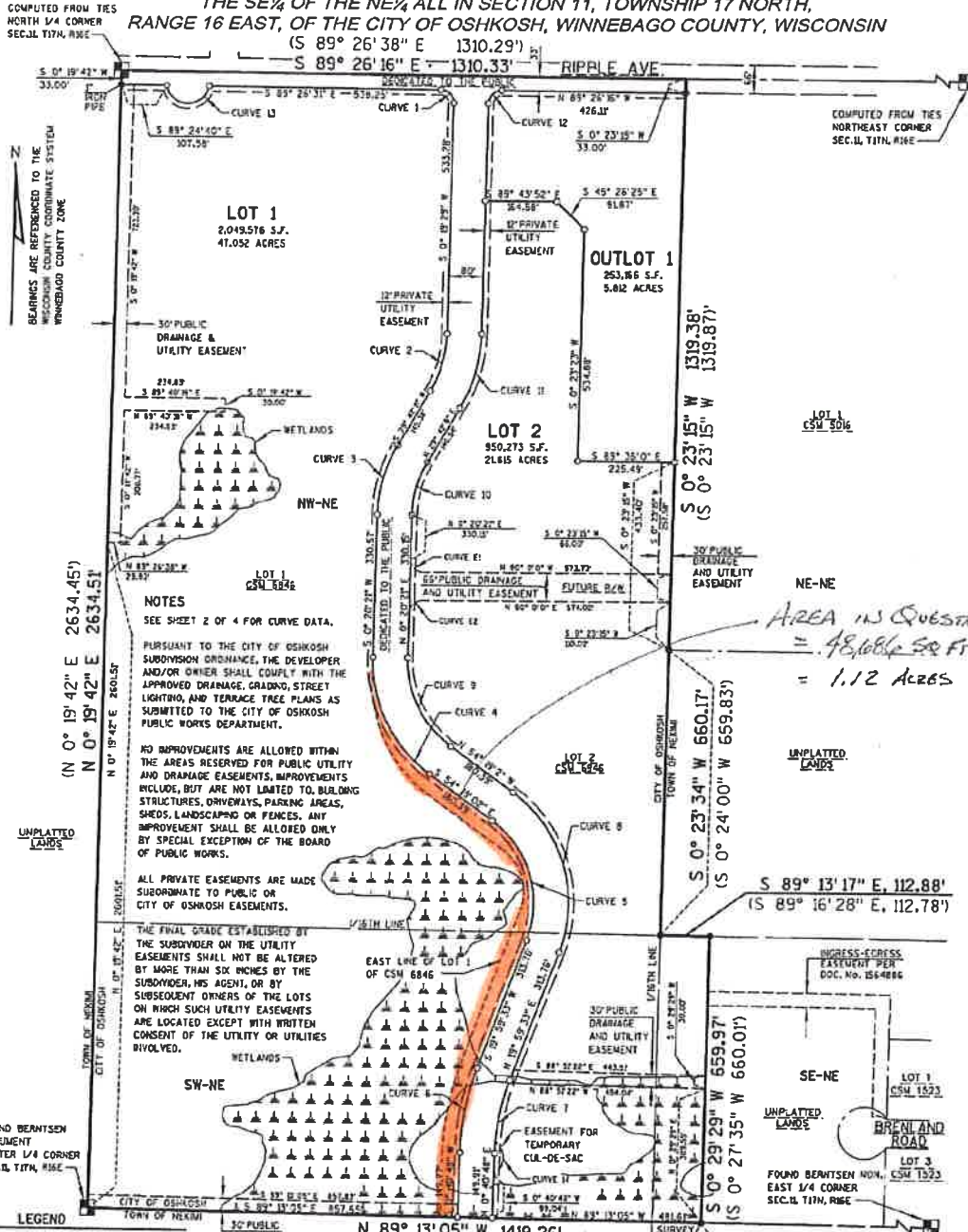
Containing 48,688 square feet, more or less.

DRAFT

CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6846
 LOCATED IN THE SW¹/₄ OF THE NE¹/₄, THE NW¹/₄ OF THE NE¹/₄ AND
 THE SE¹/₄ OF THE NE¹/₄ ALL IN SECTION 11, TOWNSHIP 17 NORTH,
 RANGE 16 EAST, OF THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

(S 89° 26' 38" E 1310.29')
 (S 89° 26' 16" E 1310.33')



COMPUTED FROM THE NORTH 1/4 CORNER SEC. 11, T17N, R16E

COMPUTED FROM THE NORTHEAST CORNER SEC. 11, T17N, R16E

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM

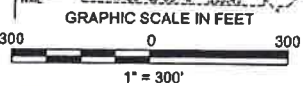
NOTES
 SEE SHEET 2 OF 4 FOR CURVE DATA.
 PURSUANT TO THE CITY OF OSHKOSH SUBDIVISION ORDINANCE, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE APPROVED DRAINAGE, GRADING, STREET LIGHTING, AND TERRACE TREE PLANS AS SUBMITTED TO THE CITY OF OSHKOSH PUBLIC WORKS DEPARTMENT.
 NO IMPROVEMENTS ARE ALLOWED WITHIN THE AREAS RESERVED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS, IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, BUILDING STRUCTURES, DRIVEWAYS, PARKING AREAS, SHEDS, LANDSCAPING OR FENCES. ANY IMPROVEMENT SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION OF THE BOARD OF PUBLIC WORKS.
 ALL PRIVATE EASEMENTS ARE MADE SUBORDINATE TO PUBLIC OR CITY OF OSHKOSH EASEMENTS.
 THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUCCESSOR OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

AREA IN QUESTION
 = 48,686 SQ FT
 = 1.12 ACRES

LEGEND

- WINNEBAGO COUNTY PUBLIC LAND SURVEY CORNER
- SETY: O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)
- FOUND X: REBAR UNLESS OTHERWISE NOTED
- RECORDED AS
- PRIVATE UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- WETLANDS AS DETERMINED BY BATES SOIL & WATER TESTING SERVICES, LLC ON JULY 16-22, 2012. SEE BATES' WETLAND DETERMINATION & DELINEATION REPORT DATED AUGUST 19, 2012 FOR MORE INFORMATION

N 89° 13' 05" W 1419.26'
 (N 89° 13' 04" W 1419.40')
 THIS INSTRUMENT DRAFTED BY CHAD A. KOPECKY
 STRAND PROJECT 1-382.0671 CSM.dgn
 SURVEYED UNDER THE DIRECTION OF:
 THE CITY OF OSHKOSH



SA STRAND ASSOCIATES
 810 West Wilson Drive
 Madison, Wisconsin 53715
 (608) 251-4543

STATE OF WISCONSIN
 Winnebago County
 Received for record this _____ day
 of _____ A.D., 20____ at _____
 o'clock _____ M. and recorded in Vol. _____
 of C.S.M.'s, page(s) _____
 Document No. _____
 Register Deputy

8:39:37 AM

1/7/2015

User: heatherb

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