

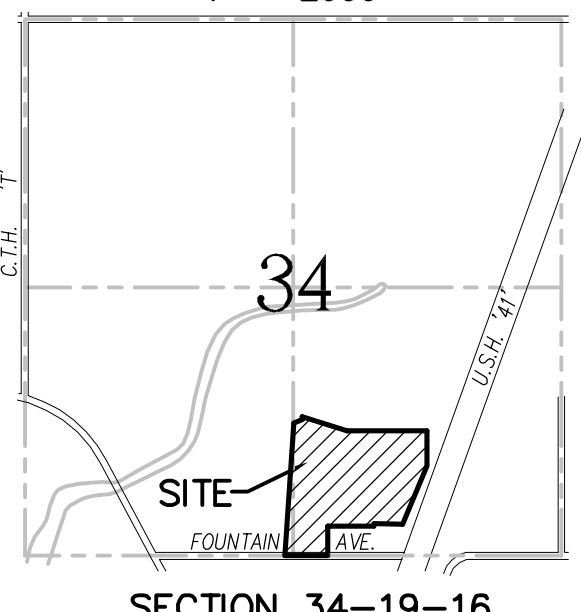
# ALTA / ACSM LAND TITLE SURVEY OF EDISON ESTATES MOBILE HOME PARK

LOCATED IN:  
THE WEST 1/2 OF THE S.E. 1/4 AND THE EAST 1/2  
OF THE S.W. 1/4 OF SECTION 34,  
TOWNSHIP 19 NORTH, RANGE 16 EAST,  
CITY OF OSHKOSH, WINNEBAGO COUNTY,  
WISCONSIN.

PREPARED FOR:  
WH DEVELOPMENT GROUP, LLC  
8050 N. PORT WASHINGTON ROAD  
P.O. BOX 170872  
MILWAUKEE, WI 53217-0872

PREPARED BY:  
BAUDHIN INCORPORATED  
55 S. 3RD AVENUE  
P.O. BOX 105  
STURGEON BAY, WI 54235  
DRAWN BY: D.P.V.B.

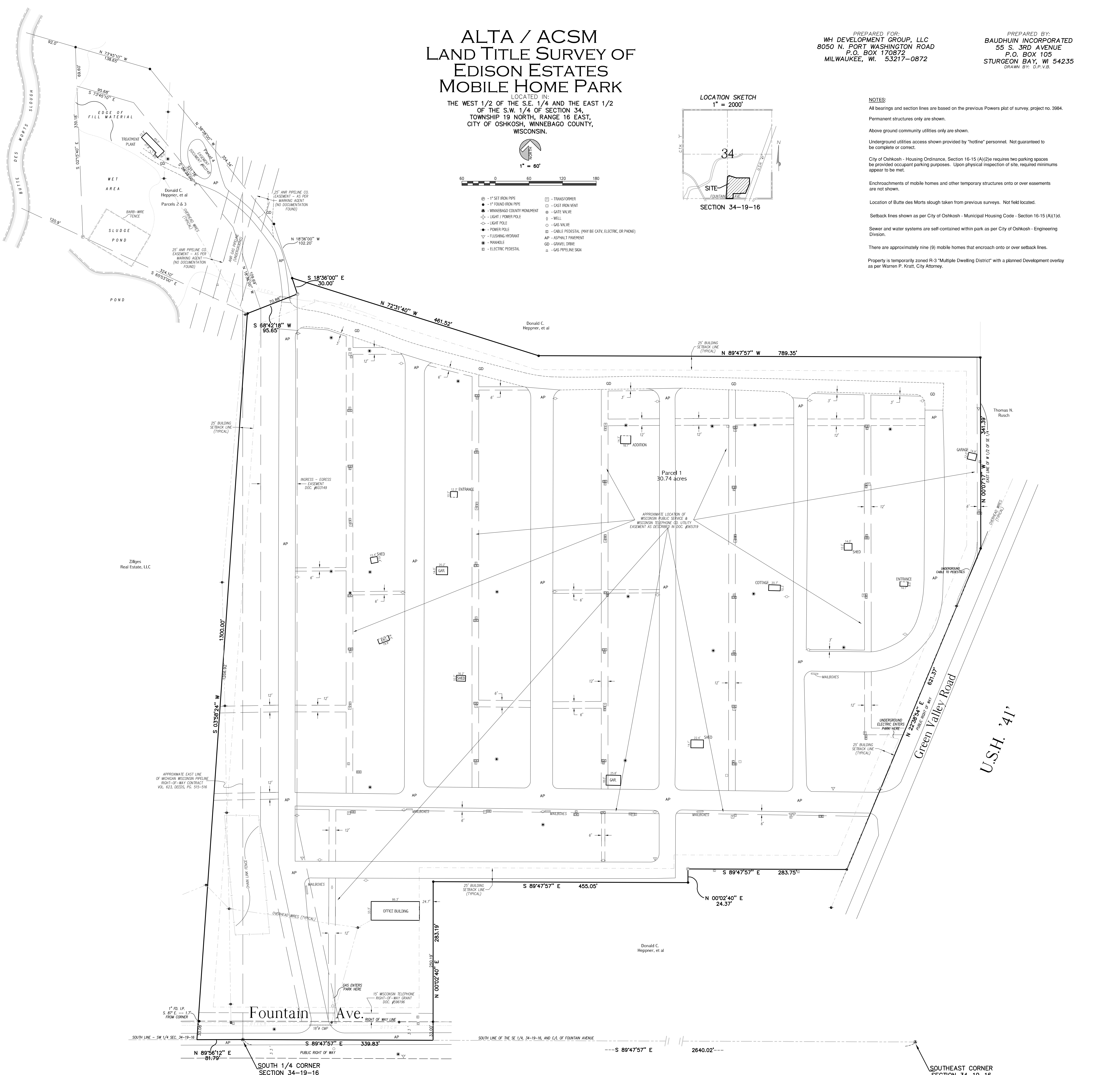
LOCATION SKETCH  
1" = 2000'



**NOTES:**  
All bearings and section lines are based on the previous Powers plat of survey, project no. 3084.  
Permanent structures only are shown.  
Above ground community utilities only are shown.  
Underground utilities access shown provided by "hostline" personnel. Not guaranteed to be complete or correct.  
City of Oshkosh - Housing Ordinance, Section 16-15 (A)(2) requires two parking spaces be provided occupant parking purposes. Upon physical inspection of site, required minimums appear to be met.  
Encroachments of mobile homes and other temporary structures onto or over easements are not shown.  
Location of Butte des Morts slough taken from previous surveys. Not field located.  
Setback lines shown as per City of Oshkosh - Municipal Housing Code - Section 16-15 (A)(1)(d).  
Sewer and water systems are self-contained within park as per City of Oshkosh - Engineering Division.  
There are approximately nine (9) mobile homes that encroach onto or over setback lines.  
Property is temporarily zoned R-3 "Multiple Dwelling District" with a planned Development overlay as per Warren P. Kratt, City Attorney.



- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>○ 1" S.I. IRON PIPE</li> <li>● 1" FOUNDATION PIPE</li> <li>▲ WINNEBAGO COUNTY MONUMENT</li> <li>○ LIGHT / POWER POLE</li> <li>○ POWER POLE</li> <li>▽ FLUISING HORIZONTAL</li> <li>● MANHOLE</li> <li>○ ELECTRIC PESTIVAL</li> </ul> | <ul style="list-style-type: none"> <li>□ TRANSFORMER</li> <li>□ GAS IRON VALVE</li> <li>○ GATE VALVE</li> <li>○ WELL</li> <li>○ GAS VALVE</li> <li>□ CABLE PESTIVAL (MAY BE CATV, ELECTRIC, OR PHONE)</li> <li>□ ASPHALT PAVEMENT</li> <li>□ GRAVEL DRIVE</li> <li>○ GAS PIPELINE SIGN</li> </ul> |
|---|---|



**DESCRIPTION:**  
**Parcel 1**  
A parcel of land located in the West 1/2 of the SE 1/4 and the East 1/2 of the SW 1/4 of Section 34, Township 19 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin bounded and described as follows:  
Commencing at the South 1/4 corner of said Section 34, said point also being the point of beginning of lands to be described: thence S 89°47'57" E - 339.83 feet along the south line of the SE 1/4 of Section 34, said line also being the centerline of Fountain Avenue, thence N 00°02'40" E - 283.19 feet, thence S 89°47'57" E - 455.05 feet, thence N 00°02'40" E - 24.37 feet, thence S 89°47'57" E - 283.75 feet to the westerly right-of-way line of Green Valley Road, thence N 22°38'54" E - 621.57 feet along said right-of-way line to the east line of the West 1/2 of the SE 1/4 of Section 34, thence N 00°07'17" W - 341.93 feet along said east line, thence N 89°47'57" W - 789.95 feet, thence N 72°31'40" W - 461.52 feet, thence S 18°36'00" E - 30.00 feet, thence S 68°42'18" W - 95.65 feet, thence S 03°58'24" W - 1300.00 feet to the south line of the SW 1/4 of Section 34, said line also being the centerline of Fountain Avenue, thence N 89°56'12" E - 81.79 feet along said south line (centerline) to the point of beginning.  
Said parcel contains 30.74 acres, excluding therefrom the southerly 33 feet previously dedicated for the right-of-way of Fountain Avenue.

**Parcel 2**  
Together with the improvements located on the following described premises:  
That part of the West 1/2 of the Southeast 1/4 and of the East 1/2 of the Southwest 1/4 of Section 34, Township 19 North, Range 16 East, in the Town of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Beginning at a point that is 81.79 feet south 89 degrees 56 minutes 12 seconds west and 1300.00 feet north 4 degrees 0 minutes 0 seconds east of the South Quarter corner of said Section 34; from that point running north 68 degrees 42 minutes 18 seconds east, 35.05 feet; thence north 18 degrees 36 minutes 0 seconds west, 132.20 feet; thence north 38 degrees 38 minutes 0 seconds west, 354.34 feet; thence north 73 degrees 45 minutes 10 seconds west, 138.65 feet to a point that is 92 feet south 73 degrees 45 minutes 10 seconds east of the center line of a slough; thence south 2 degrees 15 minutes 40 seconds east, 339.18 feet, along a meander line to a point that is 120.9 feet south 65 degrees 3 minutes 0 seconds east of said slough center line; thence south 65 degrees 3 minutes 0 seconds east, 324.10 feet to the point of beginning. Including all land lying between the meander line and center line of said slough.

**Parcel 3**  
Also together with a leasehold estate created by Indenture of Lease entered into by and between Donald C. Heppner, Shirley A. Heppner, Betty J. Heppner, Charles E. Heppner, as lessors and REAL-Edison Estates Limited Partnership, a Wisconsin Limited Partnership, as lessee, dated December 16, 1983 and recorded in the office of the Register of Deeds for Winnebago County, Wisconsin on December 21, 1983, 3:06 P.M. as Document No. 603147 demising the premises described as Parcel 2.

**Parcel 4**  
Also together with an easement for the benefit of Parcel 1 created by Easement by and between Donald C. Heppner, et al and REAL-Edison Estates Limited Partnership dated December 16, 1983 and recorded December 21, 1983 as Document No. 603148 for ingress and egress for the purpose of repairing and maintaining a sewage treatment plant over part of the West 1/4 of the Southeast 1/4 and part of the East 1/2 of the Southwest 1/4 of Section 34, Township 19 North, Range 16 East, in the Town of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the South Quarter corner of said Section 34, thence south 89 degrees 47 minutes 57 seconds east, 180.57 feet; thence north 13 degrees 18 minutes 20 seconds west, 368.70 feet; thence north 0 degrees 5 minutes 0 seconds east, 973.25 feet, to the place of beginning; thence north 18 degrees 36 minutes 0 seconds west, 132.20 feet; thence north 38 degrees 38 minutes 0 seconds west, 354.34 feet; thence north 73 degrees 45 minutes 10 seconds west, 138.65 feet; thence south 2 degrees 15 minutes 40 seconds east, 69.60 feet; thence south 73 degrees 45 minutes 10 seconds east, 321.78 feet; thence south 18 degrees 36 minutes 0 seconds east, 109.69 feet; thence north 68 degrees 42 minutes 18 seconds east, 70.88 feet to the place of beginning.

**SURVEYOR'S CERTIFICATE:**  
The undersigned hereby certifies to the State Bar National Association, and its successors and/or assigns, Simpson Zetterack, P.C., WH Development Group, LLC, and Chicago Title Insurance Company that (a) this plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1999, meets the accuracy requirements of an urban survey, as defined therein, and includes items 1,2,3,4,6,7,8,9,10,11a & 13 of Table A thereof, and (b) this plat of survey and the property description set forth hereon ("Property") was prepared by me, a registered land surveyor in the State of Wisconsin and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property, and permanent improvements are setback from the property lines as shown, (3) the Property is contiguous to, and has access to and from Sherman Road and Sunnyside Road, all public roadways, (4) there are no encroachments or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey, (5) there are no encroachments of any improvements on this Property onto adjoining property or of any permanent improvements over any easements or encumbrances, unless as shown (6) there are no encroachments of any improvements on adjoining properties onto the property, unless as shown, (7) the legal description of surveyed property, all recorded assessments and encroachments were provided by Chicago Title Insurance Company, with a Commitment No. 941386 effective date March 22, 2001 and have been plotted hereon if possible, (8) all zoning, use and density classifications provided by the local authorities has been provided hereon, (9) the Property constitutes one contiguous parcel without gaps or gaps, (10) the Property is located in Zone "C", an area of minimal flooding, as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as reflected by Flood Insurance Map Panel #550537 0100 C, dated July 23, 1982, which such map panel covers the area in which the property is situated and (11) there are 160 available mobile home pads and 159 mobile home pads in use on the property.

Joseph Schroed, RLS 1781  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2001.