ALTA/NSPS LAND TITLE SURVEY

KNOWN AS: 3255 MEDALIST DR, OSHKOSH, WI, 54902

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, IN THE FOURTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-

COMMENCING AT THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 90° EAST, ALONG THE NORTH LINE OF SAID SECTION, 533.66 FEET; THENCE SOUTH 0°38' WEST, ALONG THE WEST LINE OF MEDALIST DRIVE, AS NOW LOCATED, 448 FEET, THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 0°38' WEST, ALONG THE WEST LINE OF SAID MEDALIST DRIVE, 810 FEET; THENCE SOUTH 90° WEST, 538.55 FEET, TO THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 0°51' EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 810 FEET; THENCE NORTH 90° EAST, 535.3 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, IN THE FOURTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 1°18'54" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 1258.25 FEET, TO THE PLACE OF BEGINNING; THENCE NORTH 89°57'33" EAST, 547.13 FEET (PREVIOUSLY RECORDED AS 538.55 FEET), TO THE WEST LINE OF MEDALIST DRIVE; THENCE SOUTH 0°41'53" WEST, ALONG THE WEST LINE OF SAID DRIVE, 150.00 FEET; THENCE SOUTH 89°57'33" WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 548.74 FEET, TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 1°18'54" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 150.03 FEET, TO THE PLACE OF BEGINNING.

PREPARED FOR: ARROWHEAD SYSTEMS, INC

SURVEY NO: 168006-KAC

A. Basis of Bearings
Bearings are based on the West line of the Northeast 1/4 of Section 2, Township 17, Range 16 in the City of Osh Kosh, Winnebago County, Wisconsin, which is assumed to bear North 01°56'58" East.

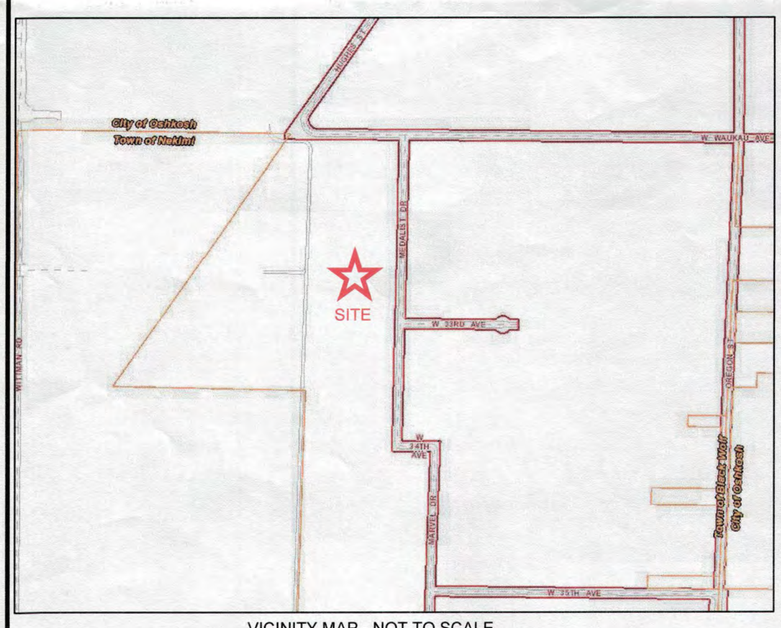
B. Title Commitment
This survey was prepared based on First American Title Insurance Company, title commitment number 66174456, effective date of August 14, 2019, which lists the following easements and/or restrictions from schedule B-II:

1, 3, and 5-11 - NOT SURVEY RELATED.

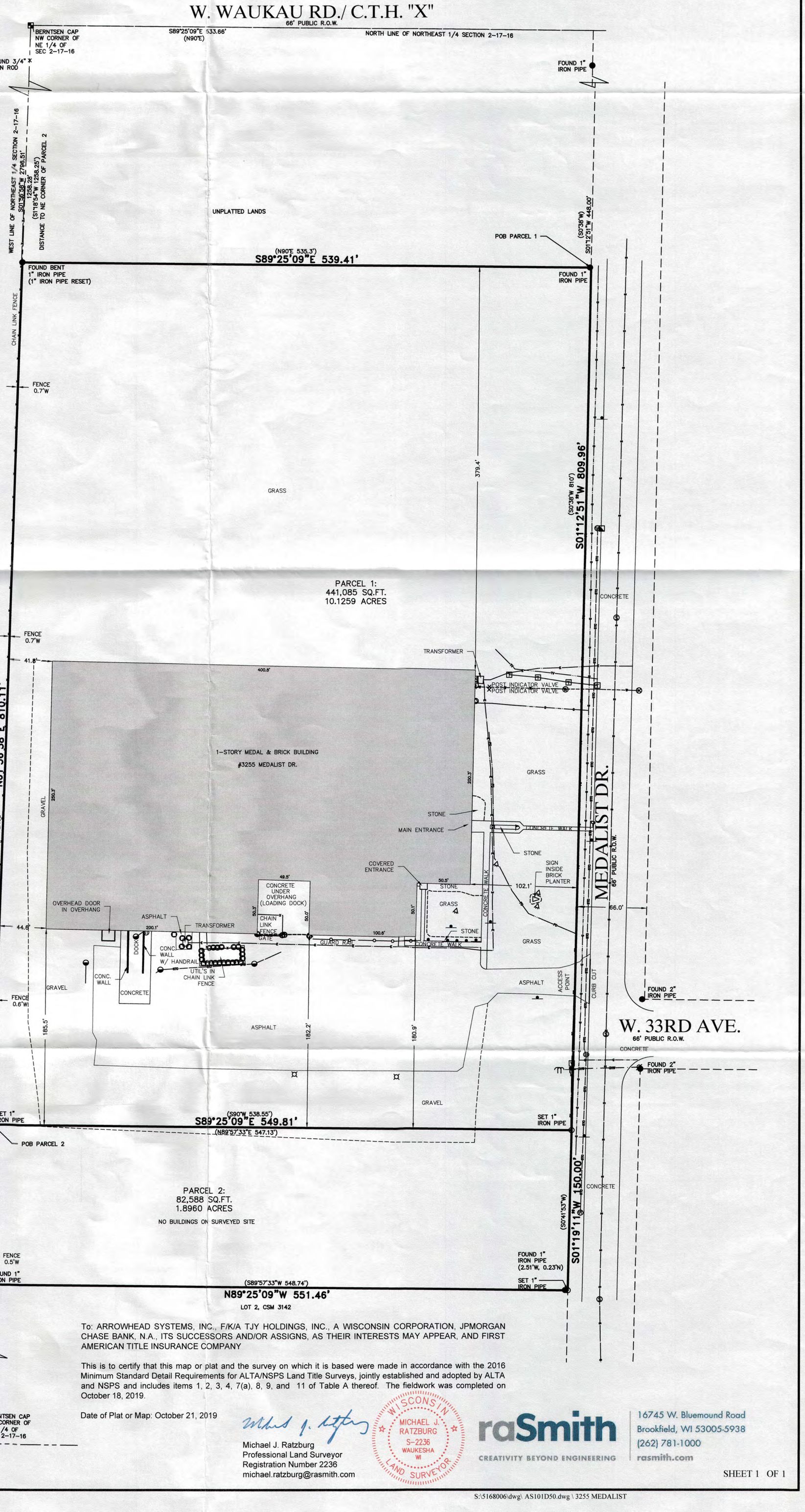
2, and 4 - VISIBLE EVIDENCE SHOWN, IF ANY.

C. Flood Note
According to flood insurance rate map of the City of Oshkosh, community panel number 55139C0335E, effective date of March, 17, 2003, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces
There are NO regular and NO handicapped parking spaces marked on this site.



VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE
25 0 25 50 100
(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —EDGE OF TREES
- S —SANITARY SEWER
- STO—STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW—OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV—MARKED CABLE TV LINE
- FO—MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO: 20194007569-7570

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

To: ARROWHEAD SYSTEMS, INC., F/K/A TJY HOLDINGS, INC., A WISCONSIN CORPORATION, JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, AND FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 8, 9, and 11 of Table A thereof. The fieldwork was completed on October 18, 2019.

Date of Plat or Map: October 21, 2019

Michael J. Ratzburg
Professional Land Surveyor
Registration Number 2236
michael.ratzburg@rasmith.com

WISCONSIN
MICHAEL J. RATZBURG
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