ALTA/ACSM Land Title Survey

All of Lot 1, Volume 1, Certified Survey Maps, page 6813, Map No. 6813, Document No. 1657675, said map being all of Lot 1, Volume 1, Certified Survey Maps, page 5791, Map No. 5791, Document No. 1371525, all Winnebago County Records, located in parts of the NE1/4 of the NE1/4, the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NW1/4 of the NE1/4, Section 2, T17N–R16E, City of Oshkosh, Winnebago County, Wisconsin
–3300 Medalist Drive–

LEGAL DESCRIPTION

Lot One (1) of Certified Survey Map No. 7062, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, in Vol. 1 of Certified Survey Maps on Page 7062, as Document No. 1708405; said map being all of Lots 1 and 2, Volume 1, Certified Survey Maps, Page 6813, Document No. 1657675, said map being all of Lot 1 Certified Survey Map No. 5791, Document No. 1371525, all Winnebago County Records, located in parts of the NE1/4 of the NE1/4, the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NW1/4 of the NE1/4, Section 2, T17N–R16E, City of Oshkosh, Winnebago County, Wisconsin

Parcel contains 388,648 sq. ft. / 8.92 acres, more or less.
Parcel subject to easements and restrictions of record.

This being the same property as described in Knight Barry Title Services LLC, Title Commitment Number 806896, dated January 4, 2016, revised March 9, 2016.

To: Swanson Wiper Corporation; Smet Investments, LLC; Knight Barry Title Services LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 14, 16 & 18 of Table A thereof. The field work was completed on February 5, 2016.

Date of Plat of Map: February 9, 2016
Revised: March 9, 2016

WISCONSIN
STEVEN M. BIEDA
S-2275
Green Bay, WI
LAND SURVEYOR

Steven M. Bieda PLS–2275

NOTES

1) Subject parcel is zoned M3–Manufacturing.

2) Property located in Flood Zone "(X)" (Areas of minimal flooding) or according to the FEMA FIRM Map 55139033SF, Dated March 17, 2003.

3) Bearings referenced to the North line of the Northeast ¼, Section 2, T17N–R16E, assumed to be N89°10'14"E.

4) There is no observed evidence of earth moving work, building constructions or building additions.

5) No observed evidence of site use as a solid waste dump, sump or sanitary landfill.

SCHEDULE B–II NOTES

13) Easement and other matters contained in the instrument recorded May 22, 1975 as Document No. 462694, as illustrated on survey, does not pertain to property.

14) Terms, conditions, easements, restrictions and other matters contained in Document No. 431881, recorded February 13, 1973, does not pertain to property.

15) Easements, restrictions, and other matters shown on Certified Survey Map No. 4418 recorded December 2, 1999 as Document No. 1080491, as illustrated on survey, does not pertain to property.

16) Easements, restrictions, and other matters shown on Certified Survey Map No. 5791 recorded September 20, 2005 as Document No. 1371525, as illustrated on survey.

17) Utility Easement and other matters contained in the instrument recorded November 18, 2005 as Document No. 137881, as illustrated on survey, does not pertain to property.

18) Easements, restrictions and other matters shown on Certified Survey Map No. 6813 recorded February 7, 2014 as Document No. 1657675, as illustrated on survey.

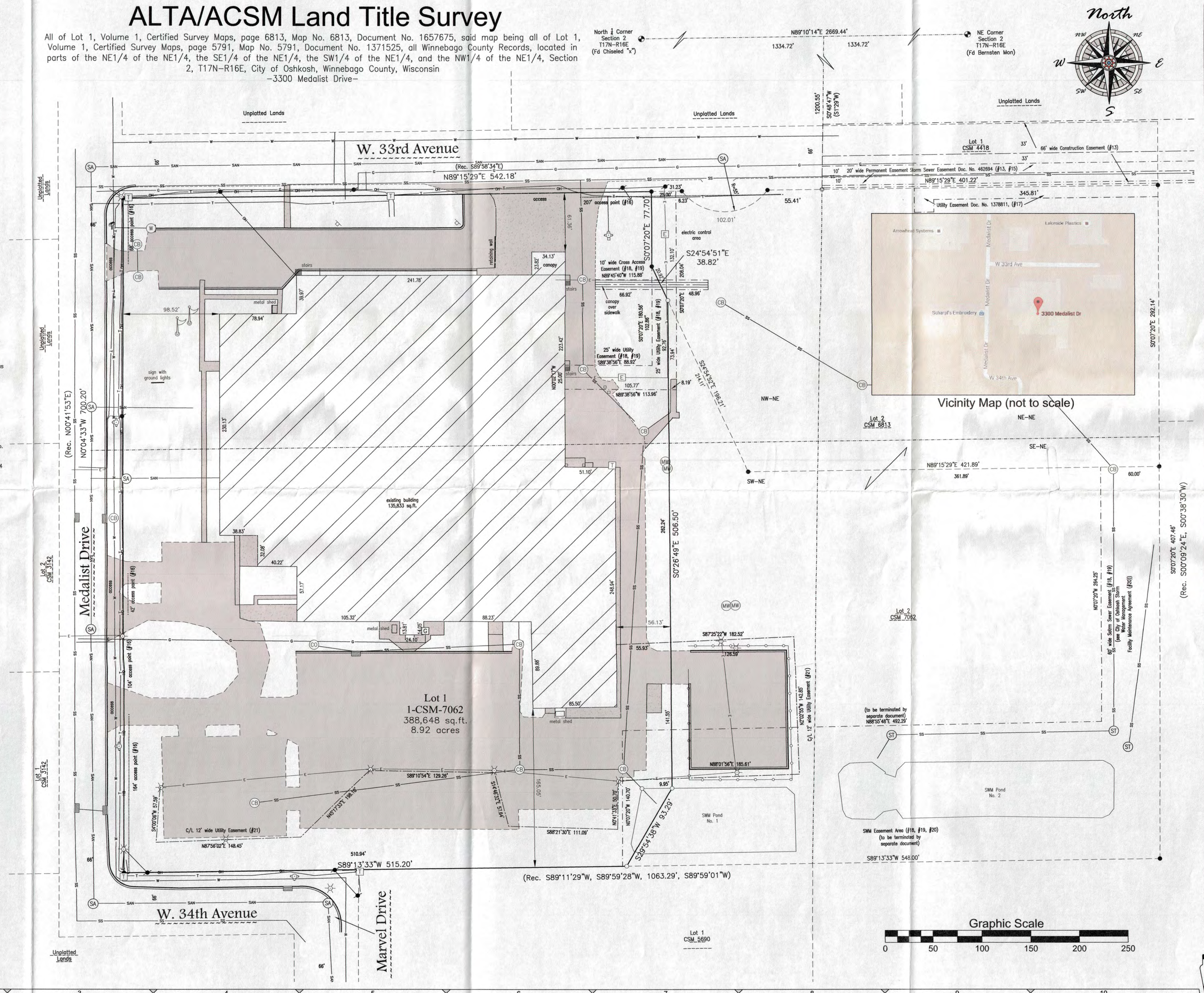
19) Subject to covenants, conditions, easements, restrictions, and other matters contained in Document No. 1659086, recorded March 5, 2014, as illustrated on survey.

20) City of Oshkosh stormwater management maintenance agreement and other matters contained in the instrument recorded March 10, 2014 as Document No. 1659286, as illustrated on survey.

21) Easements, restrictions and other matters shown on Certified Survey Map No. 7062 recorded March 7, 2016 as Document No. 1708405, as illustrate on survey.

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- computed point nothing set
- 2" iron pipe found
- Winnebago County monument – type noted
- ( ) recorded as bearing / distance
- no access
- (CB) round catch basin
- (ST) storm sewer manhole
- curb inlet
- SS storm sewer line
- (SA) sanitary sewer manhole
- SAN sanitary sewer line
- hydrant
- W watermain
- (CO) cleanout manhole
- G underground gas line
- [G] gas meter
- T underground telephone line
- [T] telephone pedestal
- E underground electric line
- [E] electrical pedestal
- light pole
- power pole
- anchor wire
- OH overhead wires
- concrete curb & gutter line
- blacktop
- concrete
- existing building
- fence line
- guard post
- flag pole
- sign
- mailbox
- (MW) monitoring well
- (W) water manhole
- (#17) Schedule B–II Notes



SCALE 1"=50'

DRAWN BY JMB

TAX PARCEL NO. 1413650300

ALTA/ACSM Land Title Survey

File: S-13212Alta (030916.dwg

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Smet Investments LLC

PROJECT NO. S-13212

SHEET NO. 1 of 1

DRAWING NO. S-2586