

"ALTA/NSPS LAND TITLE SURVEY"

3101, 3111, 3121, 3131, 3141, 3151, 3161, 3171, 3201, 3211, 3221, 3241, 3251, 3261 3271, 3281 AND 3291 ELK RIDGE DR.

CITY OF OSHKOSH
WINNEBAGO COUNTY, WISCONSIN

PROJECT: BRIARWOOD OF HUNTERS RIDGE, CITY OF OSHKOSH

DATE: 2-9-2017

SHEET NO. 1

SCALE: 1" = 60'

DATE: 2-9-2017

SHEET NO. 1

MIDWEST GENERAL CONTRACTORS

ATTENTION: GERARD J. KEULER

2990 UNIVERSAL STREET, SUITE "C"

OSHKOSH, WISCONSIN 54904

PROJECT: BRIARWOOD OF HUNTERS RIDGE, CITY OF OSHKOSH

DATE: 2-9-2017

SHEET NO. 1

DESIGNED: RDR

CHECKED: RDR

DATE: 2-9-2017

CAROW LAND SURVEYING CO., INC.

615 N. LYNNDALE DRIVE

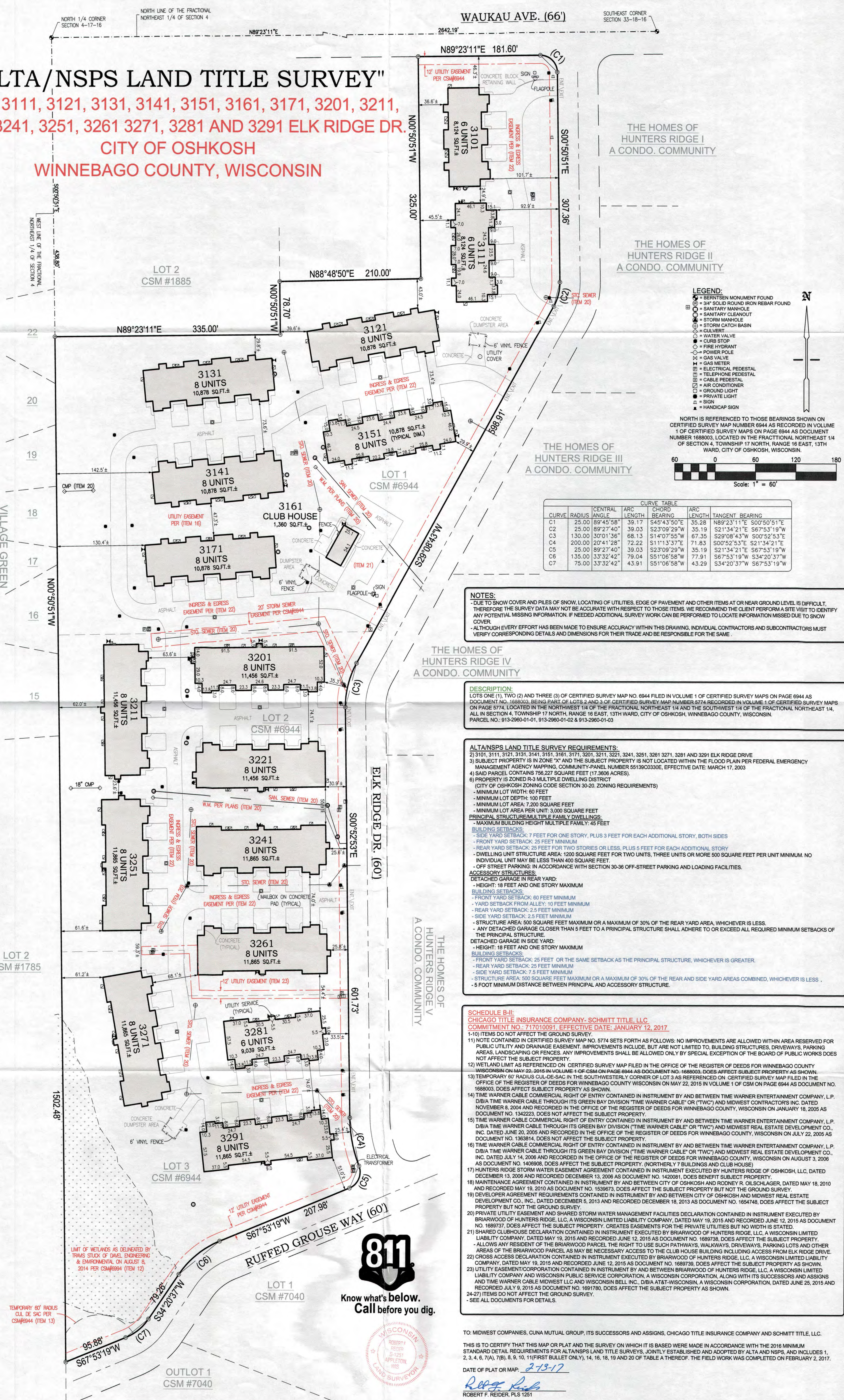
APPLETON, WISCONSIN 54912-1297

PHONE: (920)731-4168 FAX: (920)731-5673

INT.

DATE

REVISIONS



WAUKAU AVE. (66')

SOUTHEAST CORNER SECTION 33-18-16

NORTH 1/4 CORNER SECTION 4-17-16

NORTH LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 4

THE HOMES OF HUNTERS RIDGE I A CONDO. COMMUNITY

THE HOMES OF HUNTERS RIDGE II A CONDO. COMMUNITY

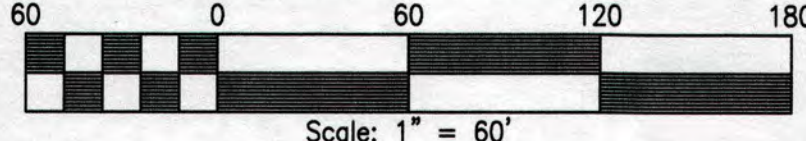
THE HOMES OF HUNTERS RIDGE III A CONDO. COMMUNITY

THE HOMES OF HUNTERS RIDGE IV A CONDO. COMMUNITY

THE HOMES OF HUNTERS RIDGE V A CONDO. COMMUNITY

- LEGEND:
- BERNTSEN MONUMENT FOUND
 - 3/4" SOLID ROUND IRON REBAR FOUND
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - STORM MANHOLE
 - STORM CATCH BASIN
 - CULVERT
 - WATER VALVE
 - CURB STOP
 - FIRE HYDRANT
 - POWER POLE
 - GAS VALVE
 - GAS METER
 - ELECTRICAL PEDESTAL
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - AIR CONDITIONER
 - GROUND LIGHT
 - PRIVATE LIGHT
 - SIGN
 - HANDICAP SIGN

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 6944 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6944 AS DOCUMENT NUMBER 1688003, LOCATED IN THE FRACTIONAL NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WISCONSIN.



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARING
C1	25.00	89°45'58"	39.17	S45°43'50"E	35.28	N89°23'11"E S00°50'51"E
C2	25.00	89°27'40"	39.03	S23°09'29"W	35.19	S21°34'21"E S67°53'19"W
C3	130.00	30°01'36"	68.13	S14°07'55"W	67.35	S29°08'43"W S00°52'53"E
C4	200.00	20°41'28"	72.22	S11°13'37"E	71.83	S00°52'53"E S21°34'21"E
C5	25.00	89°27'40"	39.03	S23°09'29"W	35.19	S21°34'21"E S67°53'19"W
C6	135.00	33°32'42"	79.04	S51°06'58"W	77.91	S67°53'19"W S34°20'37"W
C7	75.00	33°32'42"	43.91	S51°06'58"W	43.29	S34°20'37"W S67°53'19"W

NOTES:

- DUE TO SNOW COVER AND PILES OF SNOW, LOCATING OF UTILITIES, EDGE OF PAVEMENT AND OTHER ITEMS AT OR NEAR GROUND LEVEL IS DIFFICULT, THEREFORE THE SURVEY DATA MAY NOT BE ACCURATE WITH RESPECT TO THOSE ITEMS. WE RECOMMEND THE CLIENT PERFORM A SITE VISIT TO IDENTIFY ANY POTENTIAL MISSING INFORMATION. IF NEEDED ADDITIONAL SURVEY WORK CAN BE PERFORMED TO LOCATE INFORMATION MISSED DUE TO SNOW COVER.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESCRIPTION:

LOTS ONE (1), TWO (2) AND THREE (3) OF CERTIFIED SURVEY MAP NO. 6944 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6944 AS DOCUMENT NO. 1688003, BEING PART OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NUMBER 5774 RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5774 LOCATED IN THE FRACTIONAL NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN. PARCEL NO.: 913-2960-01-01, 913-2960-01-02 & 913-2960-01-03

ALTANS/NSPS LAND TITLE SURVEY REQUIREMENTS:

LOTS ONE (1), TWO (2) AND THREE (3) OF CERTIFIED SURVEY MAP NO. 6944 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6944 AS DOCUMENT NO. 1688003, BEING PART OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NUMBER 5774 RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5774 LOCATED IN THE FRACTIONAL NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN. PARCEL NO.: 913-2960-01-01, 913-2960-01-02 & 913-2960-01-03

2) SUBJECT PROPERTY IS IN ZONE "X" AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0330E, EFFECTIVE DATE: MARCH 17, 2003

4) SAID PARCEL CONTAINS 756,227 SQUARE FEET (17,360 ACRES)

6) PROPERTY IS ZONED R-3 MULTIPLE DWELLING DISTRICT (CITY OF OSHKOSH) ZEMING CODE SECTION 30-20. ZONING REQUIREMENTS)

- MINIMUM LOT WIDTH: 80 FEET
- MINIMUM LOT DEPTH: 100 FEET
- MINIMUM LOT AREA: 7,200 SQUARE FEET
- MINIMUM LOT AREA PER UNIT: 3,000 SQUARE FEET
- MAXIMUM BUILDING HEIGHT MULTIPLE FAMILY DWELLINGS: 45 FEET

PRINCIPAL STRUCTURE MULTIPLE FAMILY DWELLINGS:

- SIDE YARD SETBACK: 7 FEET FOR ONE STORY, PLUS 3 FEET FOR EACH ADDITIONAL STORY, BOTH SIDES
- FRONT YARD SETBACK: 25 FEET MINIMUM
- REAR YARD SETBACK: 25 FEET FOR TWO STORIES OR LESS, PLUS 5 FEET FOR EACH ADDITIONAL STORY
- DWELLING UNIT STRUCTURE AREA: 2,000 SQUARE FEET FOR TWO UNITS, THREE UNITS OR MORE 500 SQUARE FEET PER UNIT MINIMUM. NO INDIVIDUAL UNIT MAY BE LESS THAN 400 SQUARE FEET
- OFF STREET PARKING: IN ACCORDANCE WITH SECTION 30-36 OFF-STREET PARKING AND LOADING FACILITIES.

ACCESSORY STRUCTURES:

DETACHED GARAGE IN REAR YARD:

- HEIGHT: 18 FEET AND ONE STORY MAXIMUM

BUILDING SETBACKS:

- FRONT YARD SETBACK: 60 FEET MINIMUM
- YARD SETBACK FROM ALLEY: 10 FEET MINIMUM
- REAR YARD SETBACK: 2.5 FEET MINIMUM
- SIDE YARD SETBACK: 2.5 FEET MINIMUM
- STRUCTURE AREA: 500 SQUARE FEET MAXIMUM OR A MAXIMUM OF 30% OF THE REAR YARD AREA, WHICHEVER IS LESS.
- ANY DETACHED GARAGE CLOSER THAN 5 FEET TO A PRINCIPAL STRUCTURE SHALL ADHERE TO OR EXCEED ALL REQUIRED MINIMUM SETBACKS OF THE PRINCIPAL STRUCTURE.

DETACHED GARAGE IN SIDE YARD:

- HEIGHT: 18 FEET AND ONE STORY MAXIMUM

BUILDING SETBACKS:

- FRONT YARD SETBACK: 25 FEET OR THE SAME SETBACK AS THE PRINCIPAL STRUCTURE, WHICHEVER IS GREATER.
- REAR YARD SETBACK: 25 FEET MINIMUM
- SIDE YARD SETBACK: 7.5 FEET MINIMUM
- STRUCTURE AREA: 500 SQUARE FEET MAXIMUM OR A MAXIMUM OF 30% OF THE REAR AND SIDE YARD AREAS COMBINED, WHICHEVER IS LESS.
- 5 FOOT MINIMUM DISTANCE BETWEEN PRINCIPAL AND ACCESSORY STRUCTURE.

SCHEDULE B-II:

CHICAGO TITLE INSURANCE COMPANY - SCHMITT TITLE, LLC

COMMITMENT NO.: 717010091, EFFECTIVE DATE: JANUARY 12, 2017

1-10) ITEMS DO NOT AFFECT THE GROUND SURVEY.

11) NOTE CONTAINED IN CERTIFIED SURVEY MAP NO. 5774 SETS FORTH AS FOLLOWS: NO IMPROVEMENTS ARE ALLOWED WITHIN AREA RESERVED FOR PUBLIC UTILITY AND DRAINAGE EASEMENT. IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, BUILDING STRUCTURES, DRIVEWAYS, PARKING AREAS, LANDSCAPING OR FENCES. ANY IMPROVEMENTS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION OF THE BOARD OF PUBLIC WORKS DOES NOT AFFECT THE SUBJECT PROPERTY.

12) WETLAND LIMIT AS REFERENCED ON CERTIFIED SURVEY MAP FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY WISCONSIN ON MAY 22, 2015 IN VOLUME 4 OF CSM ON PAGE 6944 AS DOCUMENT NO. 1688003, DOES AFFECT SUBJECT PROPERTY AS SHOWN.

13) TEMPORARY 60' RADIUS CURVE CL-DE-SAC IN THE SOUTHWESTERLY CORNER OF LOT 3 AS REFERENCED ON CERTIFIED SURVEY MAP FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY WISCONSIN ON MAY 22, 2015 IN VOLUME 1 OF CSM ON PAGE 6944 AS DOCUMENT NO. 1688003, DOES AFFECT SUBJECT PROPERTY AS SHOWN.

14) TIME WARNER CABLE COMMERCIAL RIGHT OF ENTRY CONTAINED IN INSTRUMENT BY AND BETWEEN TIME WARNER ENTERTAINMENT COMPANY, L.P. D/B/A TIME WARNER CABLE THROUGH ITS GREEN BAY DIVISION ("TIME WARNER CABLE" OR "TWC") AND MIDWEST CONTRACTORS INC. DATED NOVEMBER 8, 2004 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JANUARY 18, 2005 AS DOCUMENT NO. 1342233, DOES NOT AFFECT THE SUBJECT PROPERTY.

15) TIME WARNER CABLE COMMERCIAL RIGHT OF ENTRY CONTAINED IN INSTRUMENT BY AND BETWEEN TIME WARNER ENTERTAINMENT COMPANY, L.P. D/B/A TIME WARNER CABLE THROUGH ITS GREEN BAY DIVISION ("TIME WARNER CABLE" OR "TWC") AND MIDWEST REAL ESTATE DEVELOPMENT CO., INC. DATED JUNE 20, 2005 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JULY 22, 2005 AS DOCUMENT NO. 1363814, DOES NOT AFFECT THE SUBJECT PROPERTY.

16) TIME WARNER CABLE COMMERCIAL RIGHT OF ENTRY CONTAINED IN INSTRUMENT BY AND BETWEEN TIME WARNER ENTERTAINMENT COMPANY, L.P. D/B/A TIME WARNER CABLE THROUGH ITS GREEN BAY DIVISION ("TIME WARNER CABLE" OR "TWC") AND MIDWEST REAL ESTATE DEVELOPMENT CO., INC. DATED JULY 14, 2006 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON AUGUST 3, 2006 AS DOCUMENT NO. 1408908, DOES AFFECT THE SUBJECT PROPERTY. (NORTHERLY 7 BUILDINGS AND CLUB HOUSE)

17) HUNTERS RIDGE STORM WATER EASEMENT AGREEMENT CONTAINED IN INSTRUMENT EXECUTED BY HUNTERS RIDGE OF OSHKOSH, LLC, DATED DECEMBER 13, 2006 AND RECORDED DECEMBER 13, 2006 AS DOCUMENT NO. 1420081, DOES BENEFIT SUBJECT PROPERTY.

18) MAINTENANCE AGREEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN CITY OF OSHKOSH AND RODNEY R. OLSCHLAGER, DATED MAY 18, 2010 AND RECORDED MAY 19, 2010 AS DOCUMENT NO. 1539673, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.

19) DEVELOPER AGREEMENT REQUIREMENTS CONTAINED IN INSTRUMENT BY AND BETWEEN CITY OF OSHKOSH AND MIDWEST REAL ESTATE DEVELOPMENT CO., INC. DATED DECEMBER 5, 2013 AND RECORDED DECEMBER 18, 2013 AS DOCUMENT NO. 1654748, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.

20) PRIVATE UTILITY EASEMENT AND SHARED STORM WATER MANAGEMENT FACILITIES DECLARATION CONTAINED IN INSTRUMENT EXECUTED BY BRIARWOOD OF HUNTERS RIDGE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DATED MAY 19, 2015 AND RECORDED JUNE 12, 2015 AS DOCUMENT NO. 1689737, DOES AFFECT THE SUBJECT PROPERTY. CREATES EASEMENTS FOR THE PRIVATE UTILITIES BUT NO WIDTH IS STATED.

21) SHARED CLUBHOUSE DECLARATION CONTAINED IN INSTRUMENT EXECUTED BY BRIARWOOD OF HUNTERS RIDGE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DATED MAY 19, 2015 AND RECORDED JUNE 12, 2015 AS DOCUMENT NO. 1689738, DOES AFFECT THE SUBJECT PROPERTY.

22) CROSS ACCESS DECLARATION CONTAINED IN INSTRUMENT EXECUTED BY BRIARWOOD OF HUNTERS RIDGE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DATED MAY 19, 2015 AND RECORDED JUNE 12, 2015 AS DOCUMENT NO. 1689739, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

23) UTILITY EASEMENT/DECLARATION CONTAINED IN INSTRUMENT BY AND BETWEEN BRIARWOOD OF HUNTERS RIDGE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, ALONG WITH ITS SUCCESSORS AND ASSIGNS AND TIME WARNER CABLE MIDWEST LLC AND WISCONSIN BELL, INC., D/B/A AT&T-WISCONSIN, A WISCONSIN CORPORATION, DATED JUNE 25, 2015 AND RECORDED JULY 9, 2015 AS DOCUMENT NO. 1691780, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

24-27) ITEMS DO NOT AFFECT THE GROUND SURVEY.

28) SEE ALL DOCUMENTS FOR DETAILS.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6, 7(A), 7(B), 8, 9, 10, 11(FIRST BULLET ONLY), 14, 16, 18, 19 AND 20 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2017.

DATE OF PLAT OR MAP: 2-9-17

Robert F. Reider, PLS 1251