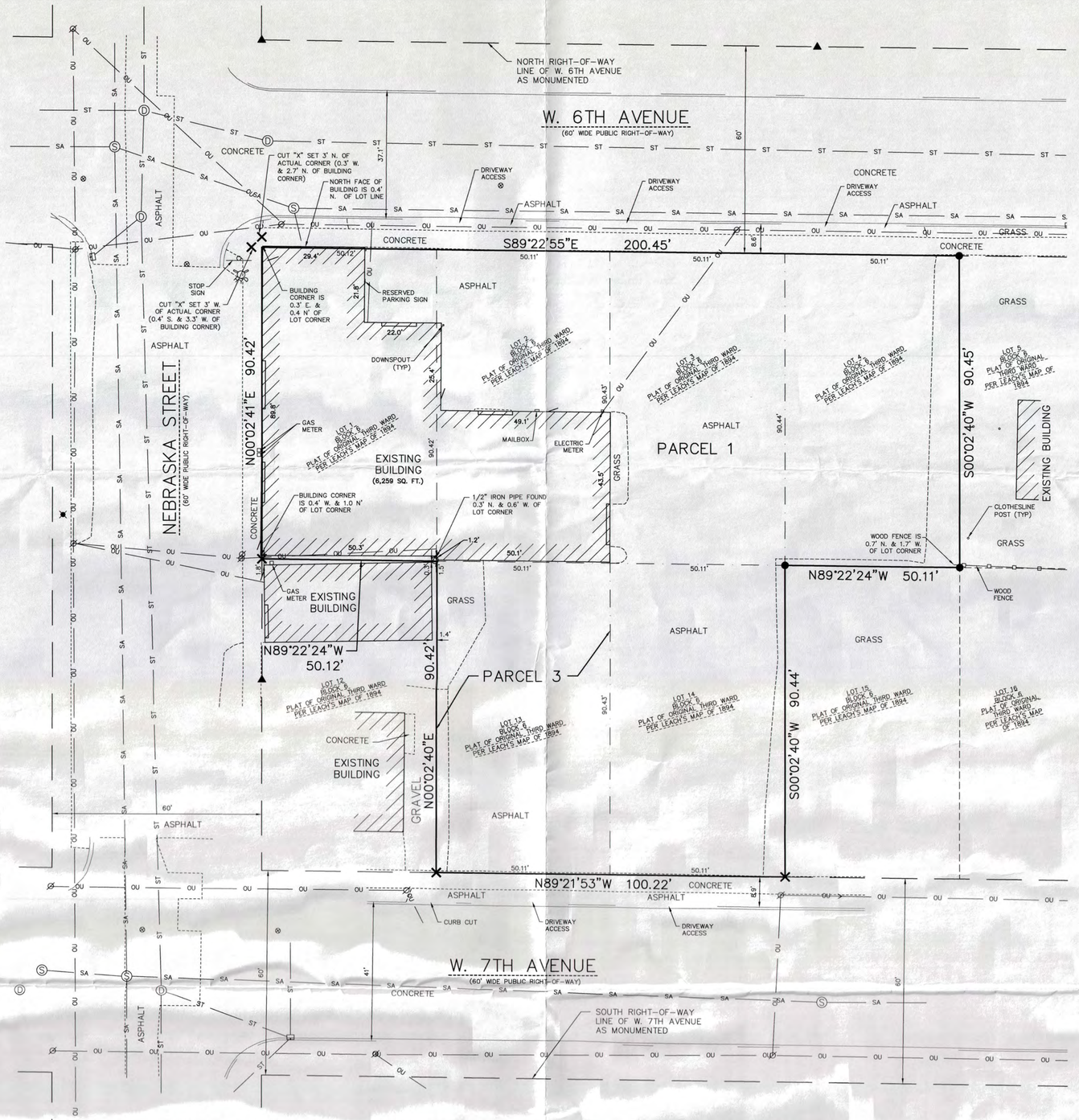
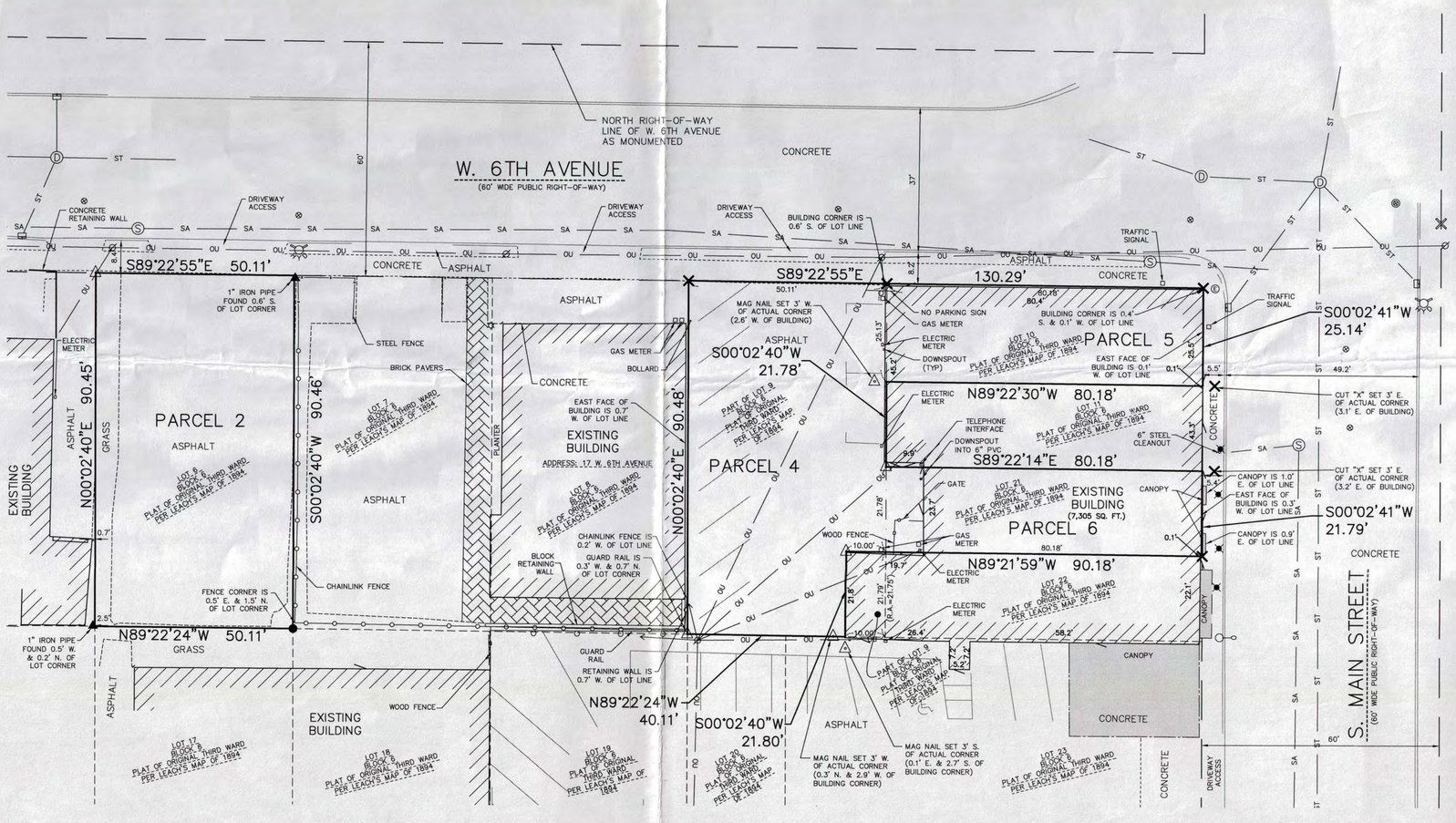
ALTA / NSPS LAND TITLE SURVEY





PARCEL 1
0.520 ACRES
(22,656 Sq. Ft.)

PARCEL 3
0.104 ACRES
(4,531 Sq. Ft.)

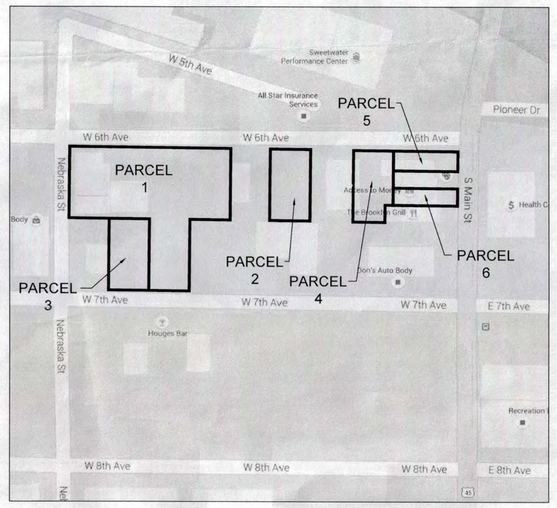
PARCEL 2
0.104 ACRES
(4,532 Sq. Ft.)

PARCEL 5
0.046 ACRES
(2,015 Sq. Ft.)

PARCEL 4
0.099 ACRES
(4,316 Sq. Ft.)

PARCEL 6
0.040 ACRES
(1,746 Sq. Ft.)

VICINITY MAP



LEGEND:

HYDRANT	EXISTING STORM SEWER AND MANHOLE
WATER VALVE IN BOX	EXISTING SANITARY SEWER AND MANHOLE
WATER VALVE IN MANHOLE	EXISTING OVERHEAD UTILITY LINE
WATER SERVICE VALVE	EXISTING CURB AND GUTTER
EXISTING CURB INLET	PROPERTY LINE
UTILITY POLE WITH GUY WIRE	RIGHT-OF-WAY LINE
STREET LIGHT	ADJACENT LOT LINE
ELECTRIC MANHOLE	INTERNAL LOT LINE
EXISTING LIGHT POLE	EXISTING CHAINLINK FENCE
EXISTING SIGN	EXISTING WOOD FENCE
HANDICAP PARKING STALL	EXISTING STEEL FENCE
1-1/4" REBAR FOUND	EXISTING GUARD RAIL
1/2" REBAR FOUND	RECORDED AS
1/2" IRON PIPE FOUND	
1" IRON PIPE FOUND	
CUT "X" FOUND	
CUT "X" SET	
3/4" REBAR SET WEIGHING 1.50 LB./FT.	
MAG NAIL SET	

R.A.=

1" = 20'

20' 0 20' 40'

SCALE FEET

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) First American Title Insurance Company
(ii) Bozeman Capital Group, LLC
(iii) Sixth Avenue Enterprises, Inc., a Wisconsin corporation, as to Parcels 1, 5 and 6
(iv) Sixth Avenue Enterprises, a Wisconsin general partnership comprised of James H. Lang, John E. Kuenzel and Philip R. Ruedinger, as to Parcels 2, 3 and 4

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, 4, 7(a), 7(b)(1) of Table A thereof. The field work was completed on February 19, 2016.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
www.excelengineer.com
Project Number: 1603510

Date of Plat or Map: 3/10/16

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR

LANDS DESCRIBED IN COMMITMENT NO. NCS-771357-MKE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 06, 2016:

PARCEL 1:
LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND FOURTEEN (14) OF BLOCK SIX (6) IN THE PLAT OF THE ORIGINAL THIRD WARD, IN THE THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894.

Tax ID No.: 903-0033-000
Property Address: 45 W. 6th Avenue, Oshkosh, WI

PARCEL 2:
LOT SIX (6) OF BLOCK SIX (6) IN THE PLAT OF THE ORIGINAL THIRD WARD, IN THE THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894.

Tax ID No.: 903-0037-000
Property Address: W. 6th Avenue, Oshkosh, WI

PARCEL 3:
LOT THIRTEEN (13) OF BLOCK SIX (6) IN THE PLAT OF THE ORIGINAL THIRD WARD, IN THE THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894.

Tax ID No.: 903-0045-000
Property Address: W. 7th Avenue, Oshkosh, WI

PARCEL 4:
LOT NINE (9) OF BLOCK SIX (6) IN THE PLAT OF THE ORIGINAL THIRD WARD, IN THE THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, EXCEPTING THEREFROM THAT PORTION OF THE EAST TEN (10) FEET THEREOF LYING SOUTH OF THE EXTENDED NORTH LINE OF LOT TWENTY-TWO (22) OF SAID BLOCK SIX (6).

Tax ID No.: 903-0040-000
Property Address: W. 6th Avenue, Oshkosh, WI

PARCEL 5:
LOT TEN (10) OF BLOCK SIX (6) IN THE PLAT OF THE ORIGINAL THIRD WARD, IN THE THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894.

Tax ID No.: 903-0041-000
Property Address: 601 S. Main Street, Oshkosh, WI

PARCEL 6:
LOT TWENTY-ONE (21) OF BLOCK SIX (6) IN THE PLAT OF THE ORIGINAL THIRD WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894.

Tax ID No.: 903-0053-000
Property Address: 605 S. Main Street, Oshkosh, WI

ALTA NOTES:

1. Bearings are referenced to the North right-of-way line of West 7th Avenue, having an assumed bearing of North 89°-21'-53" West.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers, or when the site was covered with snow. There was approximately 3 inches of snow and areas of stockpiled snow at the time of this survey.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
7. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55139C0220E with an effective date of March 17, 2003, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance floodplain).
8. The property described hereon contains 0.914 acres (39,796 sq. ft.), more or less
9. **First American Title Insurance Company, Commitment No. NCS-771357-MKE, with an effective date of January 06, 2016 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B Exceptions are as follows:**

   #1 *This item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #2 Visible easements, or claims of easements, if any, have been identified by this survey.

   #3 Visible encroachments, if any, have been identified by this survey.

   #4 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #5 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #6 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #7 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #8 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #9 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #10 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #11 Terms, provisions and conditions set forth in Sign and Maintenance Agreement by and between Brooklyn Hook & Ladder, Inc. and Sixth Avenue Enterprises, Inc., dated October 18, 1996 and recorded on October 15, 2013, as Document No. 1650594, and Assignment of Rights to Robin L. Schroeder dated October 11, 2013 attached thereto. (Affects Parcel 4) **This document describes an agreement for the right to place and maintain 6 signs on the east/wall of the building located at 17 W. 6th Avenue by Sixth Avenue Enterprises, Inc. This document also describes general ingress and egress over the subject property for painting, maintenance or repair of the building located at 17 W. 6th Avenue by Brooklyn Hook & Ladder Inc. No specific width or location of easement to depict on this survey.**

   #12 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

10. Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
11. Minimal survey monumentation was found within Block 6. The exterior boundary of Block 6 was established by monumentation found mainly along the opposite side of the right-of-ways of the adjacent roads. Internal lot lines were then established by proportionate methods.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1603510

ALTA / NSPS LAND TITLE SURVEY
LANG DEVELOPMENT, LLC
601 & 605 S. MAIN STREET, 6TH & 7TH AVENUE • OSHKOSH, WI

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE MAR. 7, 2016
REVISIONS
MAR. 10, 2016

SHEET INFORMATION
ALTA / NSPS
LAND TITLE SURVEY
SHEET NUMBER
AL

2016 © EXCEL ENGINEERING, INC.