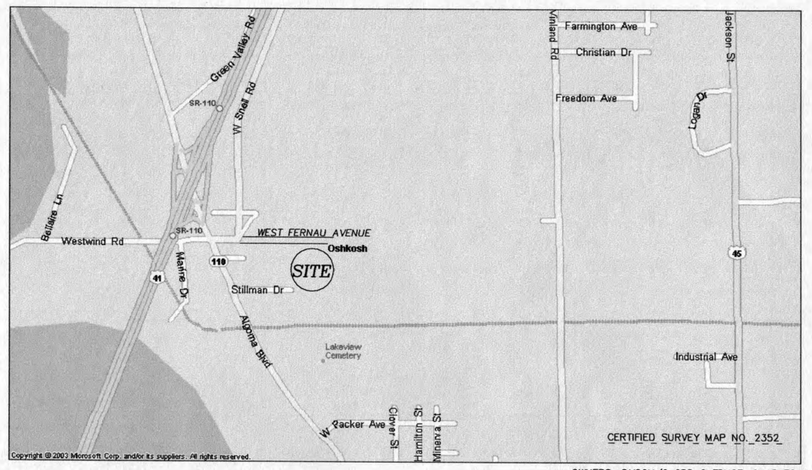
ALTA/ACSM LAND TITLE SURVEY



OWNERS: DYSON/G GRD C TRUST, CHARLES H.

LEGEND

( ) DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

△ BENCHMARK

◆ OR ■ SECTION OR 1/4 SECTION CORNER AS DESCRIBED

● 1" DIAMETER IRON PIPE FOUND (UNLESS OTHERWISE NOTED)

○ 1" DIAMETER IRON PIPE, 18" LONG, SET (UNLESS OTHERWISE NOTED)

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- 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
- E — BUREAU ELEC. SERV.
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC

OWNER: DYSON/G FRD C TRUST, CHARLES H

PARKING

81 REGULAR PARKING SPACES
5 HANDICAPPED PARKING SPACES
47 SEMI PARKING SPACES

SETBACKS

FRONT: 30'
SIDE: 20'
REAR: 25'

ZONING: M-3 GENERAL INDUSTRIAL

FLOOD ZONE

ZONE: X AREAS ARE DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO FLOOD INSURANCE RATE MAP OF WINNEBAGO COUNTY, WISCONSIN AND INCORPORATED AREAS. PANEL 215 OF 365, MAP NO. 55139C0215E. EFFECTIVE DATE: MARCH 17, 2003

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

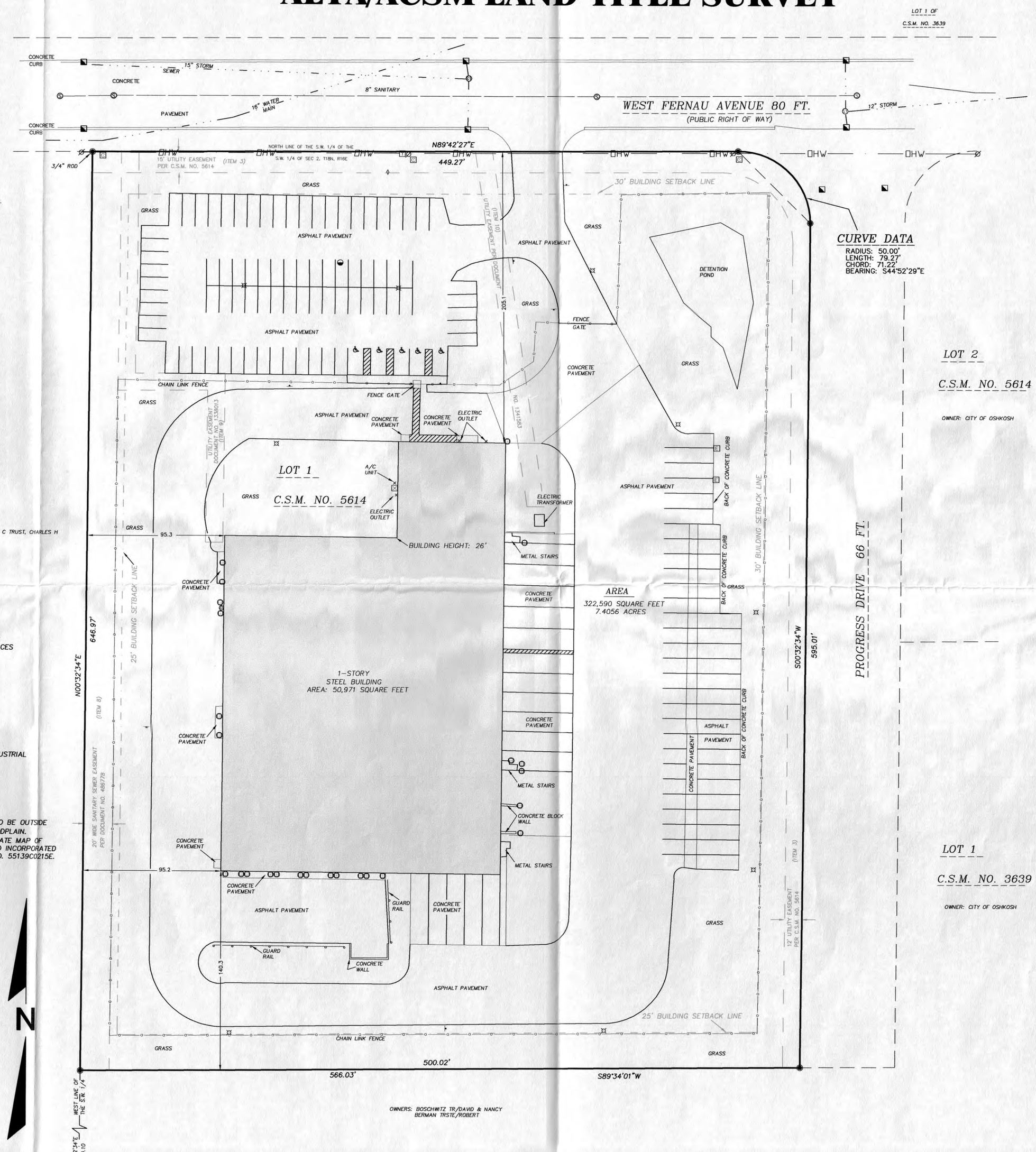
UNDERGROUND INFORMATION AS SHOWN WAS OBTAINED FROM MUNICIPAL, UTILITY COMPANY AND/OR DIGGERS HOTLINE RECORDS. THE ACCURACY OF WHICH IS NOT GUARANTEED.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 2, T18N, R16E, WHICH HAS AN ASSUMED BEARING OF NORTH 89°34'01" EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



N

DRAWING SCALE: 1 INCH = 40 FEET

LEGAL DESCRIPTION

SITUATED ALONG WEST FERNAU AVENUE. LOT 1 IN CERTIFIED SURVEY MAP NO. 5614 IN THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 2, T18N, R16E, 12th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 00°32'34" EAST ALONG THE WEST LINE OF THE S.W. 1/4 OF SAID SECTION 674.10 FT. TO THE S.W. CORNER OF LOT 1 IN SAID CERTIFIED SURVEY MAP NO. 5614 AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 00°32'34" EAST ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 646.97 FT. TO THE N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FERNAU AVENUE; THENCE NORTH 89°42'27" EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION AND SAID RIGHT-OF-WAY LINE 449.27 FT.; THENCE SOUTHEASTERLY 79.27 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST WHOSE RADIUS IS 50.00 FT. AND WHOSE CHORD BEARS SOUTH 44°52'29" EAST 71.22 FT., THENCE SOUTH 00°32'34" WEST ALONG THE EAST LINE OF SAID LOT 595.01 FT. TO THE S.E. CORNER OF SAID LOT, THENCE SOUTH 89°34'01" WEST ALONG THE SOUTH LINE OF SAID LOT 500.02 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.4056 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

AUGUST 23, 2005	SURVEY FOR JONES DEVELOPMENT	NO. 4287AHO
SEPTEMBER 6, 2005	UPDATE SURVEY (ADD BUILDING INFORMATION AND POST-SURVEY PAVING DETAIL)	

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 944934, EFFECTIVE DATE OF MARCH 14, 2005 @ 07:30 A.M. WHICH LISTS THE FOLLOWING EASEMENTS AND RESTRICIONS:

ITEMS 1 AND 2 ARE NOT SURVEY RELATED ITEMS.

3. UTILITY EASEMENT OVER THE NORTH 15 FEET AND THE EAST 12 FEET OF THE SUBJECT PREMISES AS DESIGNATED ON CSM NO. 5614 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON OCTOBER 28, 2004 AS DOCUMENT NO. 1333003. (AFFECTS SITE-SHOWN)

4. PUBLIC UTILITY OR DRAINAGE EASEMENT RESTRICTIONS AS SET FORTH ON THE RECORDED CSM SETS FORTH AS FOLLOWS: NO IMPROVEMENTS ARE ALLOWED WITHIN SUCH DESIGNATION. IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, BUILDING STRUCTURES, DRIVEWAYS, PARKING AREAS, LANDSCAPING OR FENCES. ANY IMPROVEMENT SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION OF THE BOARD OF PUBLIC WORKS. (CANNOT BE PLOTTED)

5. BUILDING SETBACK LINE OVER THE NORTH 30 FEET; EAST 30 FEET; SOUTH 25 FEET AND THE WEST 25 FEET OF THE SUBJECT PREMISES AS DESIGNATED ON ALTA SURVEY DATED OCTOBER 28, 2004. (AFFECTS SITE-SHOWN)

6. RIGHT OF WAY CONTRACT CONTAINED IN INSTRUMENT EXECUTED BY JOSEPH SAWICKI AND ROSE SAWICKI, HIS WIFE TO MICHIGAN-WISCONSIN PIPE LINE COMPANY DATED DECEMBER 10, 1949 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JUNE 16, 1950 IN VOLUME 633 ON PAGES 339-340 AS DOCUMENT NO. 174347. (CANNOT BE PLOTTED)

7. RIGHT OF WAY GRANT IN INSTRUMENT EXECUTED BY JOSEPH SAWICKI AND ROSE SAWICKI, HIS WIFE TO MICHIGAN WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS DATED JULY 17, 1956 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON AUGUST 10, 1956 IN VOLUME 814 ON PAGES 1-2 AS DOCUMENT NO. 237014.(CANNOT BE PLOTTED)

8. EASEMENT CONTAINED IN INSTRUMENT EXECUTED BY JOSEPH SAWICKI TO THE CITY OF OSHKOSH, A MUNICIPAL CORPORATION DATED SEPTEMBER 17, 1976 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON NOVEMBER 12, 1976 AS DOCUMENT NO. 486778. (AFFECTS SITE-SHOWN)

9. UTILITY EASEMENT CONTAINED IN INSTRUMENT EXECUTED BY JONES WISCONSIN I, LLC TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, ITS SUCCESSOR AND ASSIGNS AND SBC & TIME WARNER, ITS SUCCESSORS AND ASSIGNS DATED DECEMBER 1, 2004 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON DECEMBER 9, 2004 AS DOCUMENT NO. 1338013. (AFFECTS SITE-SHOWN)

10. UTILITY EASEMENT CONTAINED IN INSTRUMENT EXECUTED BY JONES WISCONSIN I, LLC TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS AND SBC & TIME WARNER, ITS SUCCESSORS AND ASSIGNS DATED JANUARY 3, 2005 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JANUARY 12, 2005 AS DOCUMENT NO. 1341583. (AFFECTS SITE-SHOWN)

ITEMS 11-14 ARE NOT SURVEY RELATED ITEMS.

TO: COMMERCE BANK, N.A.
FEDEX GROUND PACKAGE SYSTEMS, INC.
SCHMITT TITLE & ESCROW CORP.
JONES WISCONSIN I, LLC.
GENERAL NUMBER ONE, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4, 6, 8, 10, 11(a)(b), 15 OF SCHEDULE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

(SIGNED) _____
(SEAL) REINHARD ROEHLIG REGISTRATION NUMBER-1368

DATE: 9-6-05

WISCONSIN REINHARD H.W. ROEHLIG S-1368 OSHKOSH, WI LAND SURVEYOR

National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.
920-233-2884
Fax 920-231-9872
2850 Universal Street
Oshkosh, WI 54904
www.nsae.com

JOB NO. 4287AHO
SEPTEMBER 6, 2005

SHEET 1 OF 1

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