LEGEND

- IRON PIPE FOUND IN PLACE
- 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
- 1 1/4" STEEL BAR FOUND
- 2" IP FOUND IN PLACE
- WATER VALVE
- WATER SERVICE VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ROUND TYPE INLET
- POWER POLE
- UTILITY PEDESTAL
- GAS SERVICE METER
- SIGN
- DECIDUOUS TREE 6" IN DIAMETER OR LARGER
- CONIFEROUS TREE 6" IN DIAMETER OR LARGER
- INGRESS/EGRESS
- OHE — OHE — OHE — OVERHEAD ELECTRIC
- GAS — GAS — GAS — GAS SERVICE
- W — W — W — WATER MAIN/SERVICE
- E — E — E — UNDERGROUND ELECTRIC
- SA — SA — SA — SANITARY SEWER
- ST — ST — ST — STORM SEWER
- EX. CONCRETE CURB & GUTTER
- RIGHT OF WAY LINE
- CENTER LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- SETBACK LINE
- WOODEN FENCE
- CONCRETE PAVEMENT

CERTIFICATE

To O, A & E Properties, LLC, West Point Bank, and TLK Investments, LLC, a Wisconsin limited liability company, and Commonwealth Land Title Insurance Company its successors and assigns:

This is to certify that this map or plat and the survey on which it was 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 2011, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11a, and 11b of Table A thereof. The field work was completed on March 26, 2015.

WISCONSIN ERIC R. OTTE S-2440 FOND DU LAC WI LAND SURVEYOR

Signed:

Eric R. Otte, P.L.S. No. S-2440
within the State of Wisconsin
Dated: 4/9/15

FLOOD ZONE: X

THESE PROPERTIES ARE NOT LOCATED IN A 100 YEAR FLOOD PLAIN AS SHOWN ON CITY OF OSHKOSH FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 551390215E.

MUNICIPAL ZONING

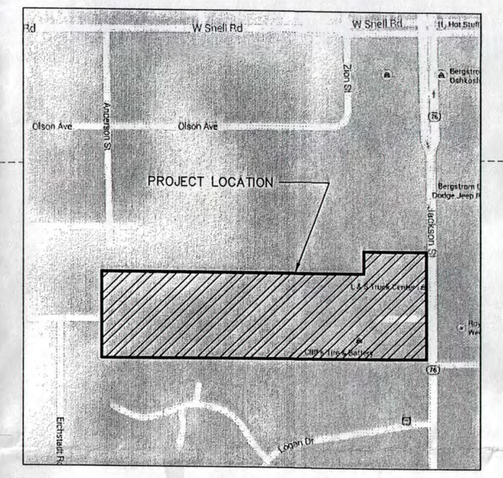
PART OF PARCEL 1 & PARCEL 2 ARE ZONED C-2
PART OF PARCEL 1 IS ZONED R-1

1. C-2 MUNICIPAL
   - A. BUILDING SETBACK REQUIREMENTS
     - AA. FRONT: 25 FEET
     - BB. SIDE: 10 FEET
     - CC. REAR: 25 FEET
   - B. PARKING SETBACK REQUIREMENTS
     - AA. FRONT: 25 FEET
     - BB. SIDE: 10 FEET
     - CC. REAR: 5 FEET PROVIDED A 5 FOOT LANDSCAPED BUFFER IS PROVIDED
   - C. MAXIMUM BUILING HEIGHT 45 FEET
2. R-1 SINGLE FAMILY RESIDENCE DISTRICT
   - A. PRINCIPAL STRUCTURE/NON-RESIDENTIAL BUILDING SETBACK REQUIREMENTS
     - AA. FRONT: 25 FEET
     - BB. SIDE: 10 FEET
     - CC. REAR: 25 FEET
   - B. PRINCIPAL STRUCTURE RESIDENTIAL BUILDING SETBACK REQUIREMENTS
     - AA. FRONT: 25 FEET
     - BB. SIDE: 7.5 FEET
     - CC. REAR: 25 FEET

30 0 30 60
SCALE 1"=30' FEET

NORTH POINT REFERENCED TO THE E. LINE OF THE NE 1/4, SECTION 2-18-16 RECORDED AS S00°-24'-02"E PER WINNEBAGO COUNTY COORDINATE SYSTEM

N



Legal Description per Title Documents

Parcel 1:

The South Twenty (20) rods of the North 1/2 of the NORTH EAST 1/4 of Section Two (2), Township Eighteen (18) North, of Range Sixteen (16) East, in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to Winnebago County for Highway Purposes by Deed recorded in Volume 602 on Page 429 and that portion conveyed to State of Wisconsin, Department of Transportation as described in Warranty Deed recorded as Document No. 760177, and also excepting therefrom that portion thereof described as follows, viz:- Commencing at the Northwest corner of the South 20 rods of said North 1/2 of the North East 1/4; thence North 89°5' East, along the North line of the South 20 rods of said North 1/2 of the North East 1/4, 1312.55 feet, to an iron pipe located on the extended West line of Anderson Street as shown on the plat of Olson Acres; thence South 0°51' East, along the extended West line of said Street, 330.65 feet, to an iron pipe located on the South line of said North 1/2 of the North East 1/4 that is 20.12 feet East of the Southeast corner of the North West 1/4 of the North East 1/4 of said Section; thence South 89°9' West, along the South line of said North East 1/4 of the North East 1/4, 20.12 feet, to the Southeast corner of said North West 1/4 of the North East 1/4; thence South 89°7' West, along the South line of said North West 1/4 of the North East 1/4, 1295.65 feet, to the Southwest corner of said North West 1/4 of the North East 1/4; thence North 0°17' West, along the West line of said North East 1/4, 330 feet, to the place of beginning.

Tax Key No. 912-5016

Parcel 2:

The North 74.25 feet of the South 404.25 feet of the East 251.97 feet of the North East 1/4 of the NORTH EAST 1/4 of Section Two (2), Township Eighteen (18) North, of Range Sixteen (16) East, (lying West of Jackson Street), in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin.

Tax Key No. 912-5015

Legal Description per Survey

Part of the Northeast 1/4 of the Northeast 1/4, Section 2, T. 18 N.-R. 16 E., City of Oshkosh, Winnebago County, Wisconsin and more particularly described as follows:

PARCEL 1:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 2; thence South 00°-24'-02" East along the East line of the Northeast 1/4 of said Section 2, 984.00 feet; thence South 89°-08'-31" West, 41.68 feet to the point of beginning; thence South 00°-17'-08" East along the Westerly right of way line of Jackson Street, 325.37 feet; thence South 89°-42'-52" West along said Westerly right of way line, 10.00 feet; thence South 00°-17'-08" East along said Westerly right of way line, 9.86 feet; thence South 89°-08'-11" West, 1248.02 feet to a point on the East line of Vinland Farms Subdivision; thence North 00°-46'-21" West along said East line, 335.23 feet to the Northeast corner of said Vinland Farms Subdivision; thence North 89°-08'-31" East, 1260.87 feet to the point of beginning and containing 9.69 acres (422,033 sq. ft.) of land more or less.

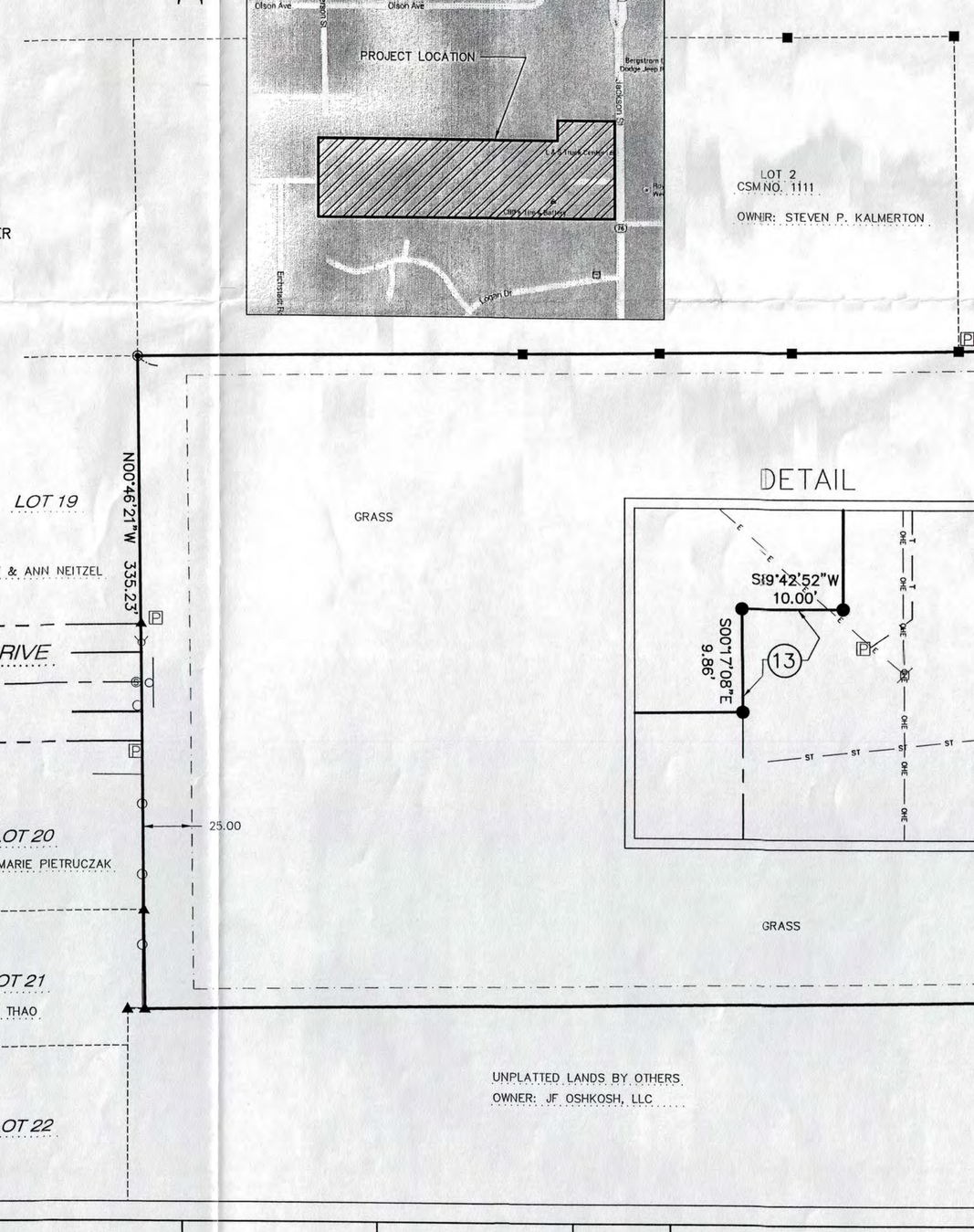
PARCEL 2:

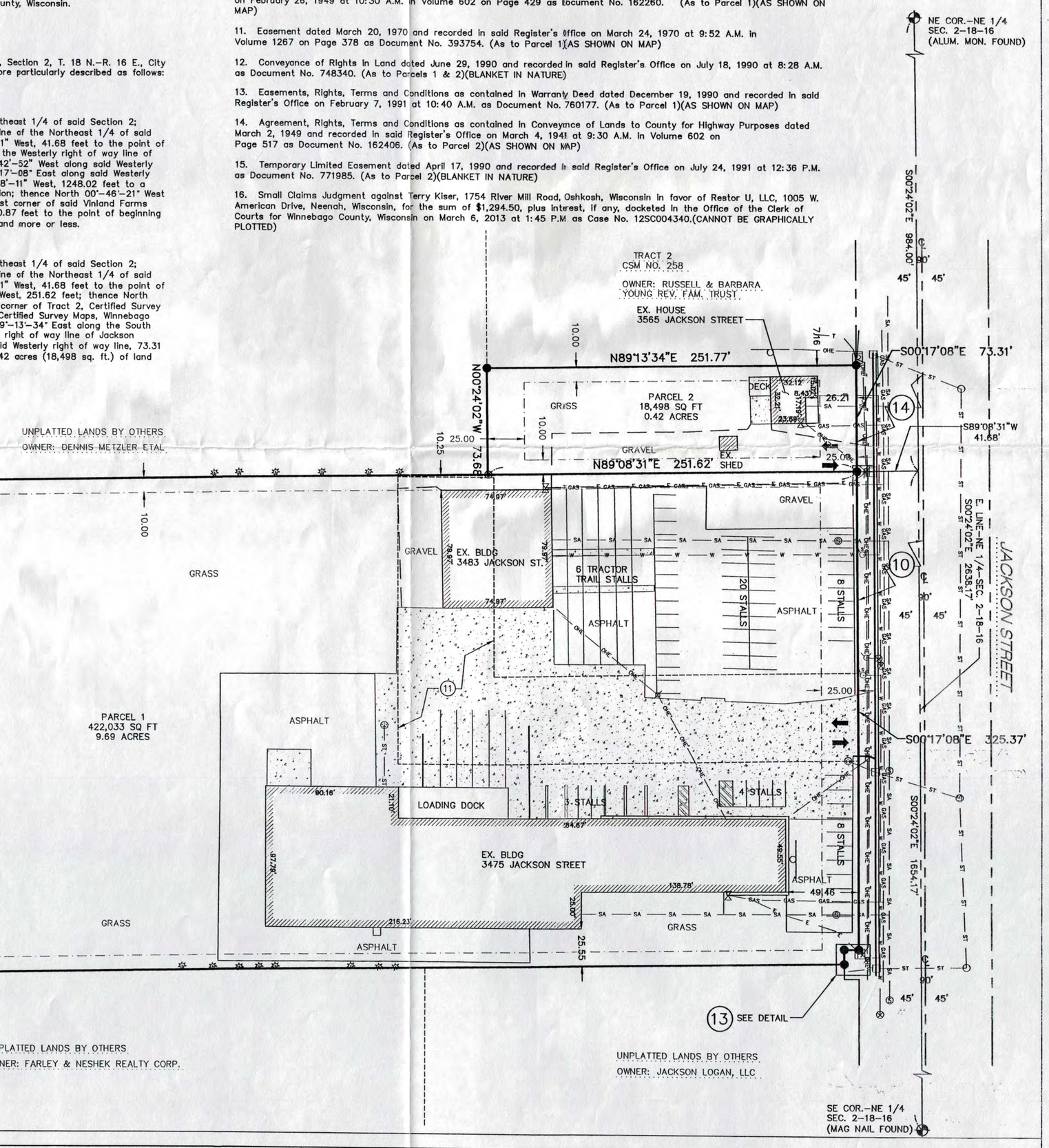
Commencing at the Northeast corner of the Northeast 1/4 of said Section 2; thence South 00°-24'-02" East along the East line of the Northeast 1/4 of said Section 2, 984.00 feet; thence South 89°-08'-31" West, 41.68 feet to the point of beginning; thence continuing South 89°-08'-31" West, 251.62 feet; thence North 00°-24'-02" East, 73.68 feet to the Southwest corner of Tract 2, Certified Survey Map No. 258, recorded in Volume 1, Page 258, Certified Survey Maps, Winnebago County Register of Deeds Office; thence North 89°-13'-34" East along the South line of said Tract 2, 251.77 feet to the Westerly right of way line of Jackson Street; thence South 00°-17'-08" East along said Westerly right of way line, 73.31 feet to the point of beginning and containing 0.42 acres (18,498 sq. ft.) of land more or less.

SCHEDULE B EXCEPTIONS:

Title Commitment from Assurance Title Service, Inc.
Commitment No.: 15-4495
Effective Date: March 2, 2015

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. The Company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Easements, or claims of easements, not shown by the public records.
7. Any claim of adverse possession or prescriptive easement.
8. General real estate taxes and/or special assessments and special taxes, if any, payable with the taxes levied or to be levied for the year 2015 and subsequent years, not yet due or payable.
9. Rights of the public in that portion of the within described premises lying within the limits of public roads and public rights of way. (As to Parcels 1 & 2)(AS SHOWN ON MAP)
10. Agreement, Rights, Terms and Conditions as contained in Conveyance of Lands to County for Highway Purposes dated February 26, 1949 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on February 26, 1949 at 10:30 A.M. in Volume 602 on Page 429 as Document No. 162260. (As to Parcel 1)(AS SHOWN ON MAP)
11. Easement dated March 20, 1970 and recorded in said Register's Office on March 24, 1970 at 9:52 A.M. in Volume 1287 on Page 378 as Document No. 393754. (As to Parcel 1)(AS SHOWN ON MAP)
12. Conveyance of Rights in Land dated June 29, 1990 and recorded in said Register's Office on July 18, 1990 at 8:28 A.M. as Document No. 748340. (As to Parcels 1 & 2)(BLANKET IN NATURE)
13. Easements, Rights, Terms and Conditions as contained in Warranty Deed dated December 19, 1990 and recorded in said Register's Office on February 7, 1991 at 10:40 A.M. as Document No. 760177. (As to Parcel 1)(AS SHOWN ON MAP)
14. Agreement, Rights, Terms and Conditions as contained in Conveyance of Lands to County for Highway Purposes dated March 2, 1949 and recorded in said Register's Office on March 4, 1941 at 9:30 A.M. in Volume 602 on Page 517 as Document No. 162406. (As to Parcel 2)(AS SHOWN ON MAP)
15. Temporary Limited Easement dated April 17, 1990 and recorded in said Register's Office on July 24, 1991 at 12:36 P.M. as Document No. 771985. (As to Parcel 2)(BLANKET IN NATURE)
16. Small Claims Judgment against Terry Kiser, 1754 River Mill Road, Oshkosh, Wisconsin in favor of Restor U, LLC, 1005 W. American Drive, Neenah, Wisconsin, for the sum of $1,294.50, plus interest, if any, docketed in the Office of the Clerk of Courts for Winnebago County, Wisconsin on March 6, 2013 at 1:45 P.M as Case No. 12SC004340.(CANNOT BE GRAPHICALLY PLOTTED)





	DRAWN BY DTH CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL 1"=50' VERTICAL N/A	PROJECT NO. 738.4719 DATE 4/3/15	REVISIONS 4/9/15	BENCH MARK	DATUM NAVD '88 ☐ ASSUMED ☐ CITY ☐ PROJECT ☐

ALTA/ACSM LAND TITLE SURVEY FOR
O, A & E PROPERTIES, LLC
BEING PART OF THE NE 1/4 OF THE NE 1/4, SECTION 2, T. 18 N.-R. 16 E., CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703

SHEET 1 OF 1 SHEETS | FILE NO. 738.4719