ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

Lot Three (3) of Certified Survey Map No. 6321 filed in Volume 1 of Survey Maps, Page 6321 as Doc No. 1486699; said Map being part of Lot 1 of Certified Survey Map No. 2352 in the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 18 North, Range 16 East, in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin.

The land shown in this survey is the same as that described in Title Commitment by Bay Title & Abstract, Inc., File Number OTI-20276-FA , Effective Date of 6/26/2019, at 8:00 A.M.

BAY TITLE & ABSTRACT, INC.
FILE NUMBER OTI-20276-FA
EFFECTIVE DATE 6/26/2019, AT 8:00 A.M.
SCHEDULE B - SECTION 2:

Numbers correspond with Survey-related Schedule B exception items contained in the above referenced Title Commitment.

(9) 15' Utility Easement and 75' Gas Pipeline Easement as shown on Certified Survey Map No. 6321 filed in Volume 1 Survey Maps, Page 6321 as Doc No. 1486699.
(Plotted as shown within surveyed property.)

(10) Right of Way Contract dated December 7, 1949 and recorded January 25, 1950 in Volume 624 Misc., Page 231 as Doc No. 170359.
(Contains no plottable items within the surveyed property. Item released as mentioned within Doc No. 259335 & 787889. Described lands within Document are within surveyed property.)

Right of Way Grant recorded May 22, 1956 in Volume 813 Misc., Page 173 as Doc No. 234364
(Contains no plottable items within the surveyed property. Item released as mentioned within Doc No. 259335 & 787889. Described lands within Document are within surveyed property.)

Partial Release of Easement recorded October 3, 1958 in Volume 886 Misc., Page 199 as Doc No. 259335.
(Contains no plottable items within the surveyed property. Item released as mentioned within Doc No. 787889. Described lands within Document are within surveyed property.)

Partial Release and Correction of Description of Easement recorded February 19, 1992 as Doc No. 787889.
(Plotted as shown within surveyed property.)

(11) Easement to Wisconsin Public Service Corporation dated January 25, 1957 and recorded February 2, 1957 in Volume 841 Misc., Page 169 as Doc No. 241909.
(Plotted as shown within surveyed property. Described lands within Document are within surveyed property.)

Stormwater Drainage Easement and Maintenance Agreement dated October 31, 2008 and recorded November 3, 2008 as Doc No. 1487037.
(12) **(Contains no plottable items within the surveyed property. Described lands within Document are within surveyed property.)**

Joint Driveway Easement and Maintenance Agreement dated October 31, 2008 and recorded November 3, 2008 as Doc No. 1487038.
(13) **(Plotted as shown within surveyed and adjoining property.)**

Protective Covenants Northwest Industrial District contained in Warranty Deed dated January 6, 1989 and recorded January 20, 1989 as Doc No. 716162.
(14) **(Contains no plottable items within the surveyed property. Described lands within Document are not within surveyed property.)**

MISCELLANEOUS NOTES

1. There is access to the subject property, as noted on the drawing.

2. The locations of all utilities shown on the survey are from clear markings of Digger's Hotline, Ticket # 20192412614 and clearly identifiable plans Digger's Hotline, Ticket # 20192412617 provided by utility companies only. There may be other underground utilities on site that were not marked or clear identifiable plans provided. This Survey does not guarantee utility locations and is not responsible for utilities not marked or plans provided, and is also not intended for use of any future construction. Pursuant to Item 11 of Table A, where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

3. The posted address on site is 1871 Stillman Drive, Oshkosh, WI.

4. At the time of this survey, there was no observed evidence of current of earth moving work, building construction or building additions.

5. At the time of this survey, there was no observed evidence of proposed changes in street right-of-way lines, or recent street or sidewalk construction or repairs.

6. At the time of this survey, there were no party walls found on the subject property.

7. There was not a Wetland delineation ordered by the client per Item 18.

8. Per Table A Item 6(b), the surveyor shall only graphically depict the building setback requirements if they do not require an interpretation by the surveyor.

9. Cemetaries or burial grounds were not observed in field work or documents provided.

PARKING SPACES

90 Regular Parking Spaces
2 Handicapped Spaces
92 Total Parking Spaces

AREA OF PROPERTY

522,679 SQ. FT./11.999 AC.

SURVEYOR'S OBSERVATIONS

A Edge of plowed field line by adjoiner is within subject property a maximum of 30', a total length of 650', as shown on the drawing near the East property line.

FLOOD ZONE

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 500 Year Floodplain.) according to the Flood Insurance Rate Map for Winnebago County, in the State of Wisconsin, Community No. 550511, Map/Panel No. 55139C0215E, Effective Date 3/17/2003.

ZONING

The Zoning information is to be provided to the Surveyor by the Client, pursuant to Item 6a and 6b of Table A.

CERTIFICATION

To: BAY TITLE & ABSTRACT, INC.; MVT, LLC; FIRST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR; H&M COMMERCIAL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY.

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, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, and 19 of Table A thereof The field work was completed on 6/17/2019.

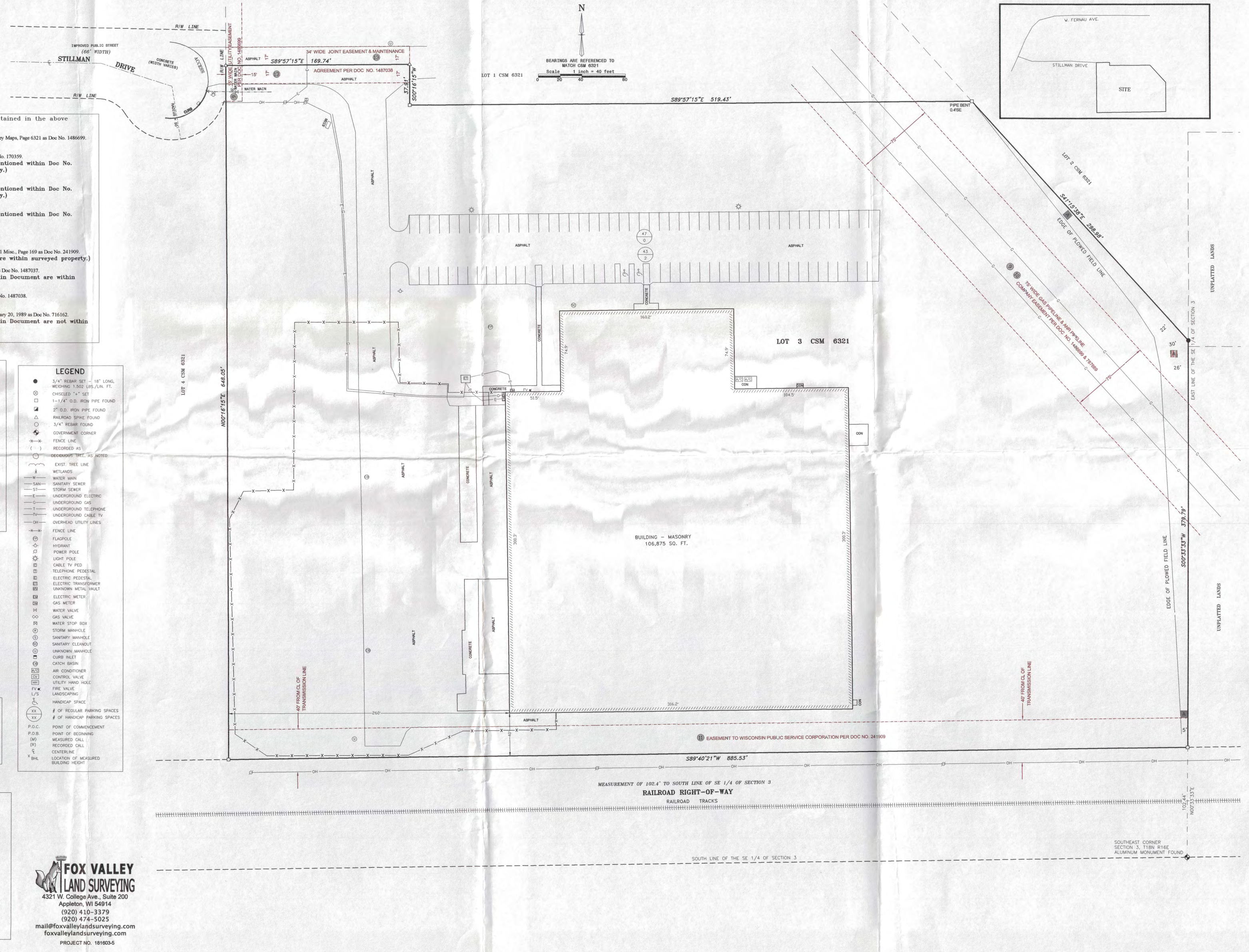
Andrew J. Shie — 8/1/2019
Andrew J. Shie — Date
Wisconsin Professional Land Surveyor S-2504

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

WISCONSIN ★ ANDREW J. SHIE S-2504 APPLETON WIS. ★ LAND SURVEYOR

LEGEND

- ● 3/4" REBAR SET – 18" LONG, WEIGHING 1.502 LBS./LIN. FT.
- ⊗ CHISELED "+" SET
- □ 1-1/4" O.D. IRON PIPE FOUND
- ◪ 2" O.D. IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- ○ 3/4" REBAR FOUND
- GOVERNMENT CORNER
- FENCE LINE
- ( ) RECORDED AS
- DECIDUOUS TREE, AS NOTED
- EXIST. TREE LINE
- WETLANDS
- W WATER MAIN
- SAN SANITARY SEWER
- ST STORM SEWER
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- T UNDERGROUND TELEPHONE
- TV UNDERGROUND CABLE TV
- OH OVERHEAD UTILITY LINES
- FENCE LINE
- FLAGPOLE
- HYDRANT
- POWER POLE
- LIGHT POLE
- CABLE TV PED
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- UNKNOWN METAL VAULT
- ELECTRIC METER
- GAS METER
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- UNKNOWN MANHOLE
- CURB INLET
- CATCH BASIN
- AIR CONDITIONER
- CONTROL VALVE
- UTILITY HAND HOLE
- FV FIRE VALVE
- L/S LANDSCAPING
- HANDICAP SPACE
- XX # OF REGULAR PARKING SPACES
- XX # OF HANDICAP PARKING SPACES
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED CALL
- (R) RECORDED CALL
- ℄ CENTERLINE
- BHL LOCATION OF MEASURED BUILDING HEIGHT



VICINITY MAP
NOT TO SCALE

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