LEGAL DESCRIPTION:

PARCEL 1
That part of the South East Quarter of the North East Quarter of Section Sixteen (16), Township Eighteen (18) North, of Range Sixteen (16) East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows:
Commencing at the Southeast corner of said North East Quarter; thence West, along the South line of said North East Quarter, 60.93 feet; thence North 4° 18' West, 1.3 feet; thence South 89° 54' 30" West, 419.47 feet, to the West line of tract of land conveyed to Winnebago County by Deed recorded in Volume 882 on Page 335, the place of beginning; thence North 1° 11' 30" West, 301.3 feet, to the Southeast corner of tract of land heretofore conveyed to Mueller Auto Leasing, Inc. by Deed recorded in Volume 1229 on Page 216; thence West, along the South line of the tract of land heretofore conveyed to Mueller Auto Leasing, Inc., as aforementioned, 182.5 feet; thence South 1° 11' 30" East, to a point that is South 89° 54' 30" West, 182.5 feet, from the place of beginning; thence North 89° 54' 30" East, to the place of beginning. EXCEPTING therefrom that portion thereof included within the limits of State Highway No. 21.

PARCEL 2
That part of the South East Quarter of the North East Quarter of Section Sixteen (16), Township Eighteen (18) North, of Range Sixteen (16) East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows:
Commencing at the Southeast corner of said North East Quarter; thence West, along the South line of said North East Quarter, 60.93 feet; thence North 4° 18' West, 1.3 feet; thence South 89° 54' 30" West, 369.47 feet, to the East line of tract of land conveyed to Winnebago County by Deed recorded in Volume 882 on Page 335; thence North 1° 11' 30" West, along the East line of tract of land conveyed to Winnebago County, as aforementioned, 359.3 feet, the place of beginning; thence North 88° 18' 30" East, 97.5 feet; thence South 1° 11' 30" East, to the North line of State Highway No. 21 as now located; thence West, along the North line of said State Highway, as now located, to the East line of tract of land conveyed to Winnebago County, as aforementioned; thence North 1° 11' 30" West, along the East line of tract of land conveyed to Winnebago County, as aforementioned, to the place of beginning.
EXCEPTING therefrom any portion thereof that may be included in said State Highway No. 21 or in tract of land heretofore conveyed by Deed recorded in Document No. 1662219.

PARCEL 3
The North One Hundred Eighty-three (183) feet of the South Four Hundred Fourteen (414) feet of the East Two Hundred Ninety-seven (297) feet of the West Quarter of the East Quarter of the North East Quarter of Section Sixteen (16), Township Eighteen (18) North, of Range Sixteen (16) East, in the town of Algoma, Winnebago County, Wisconsin, excepting therefrom the South 33 feet of the East 100 feet thereof, and excepting therefrom that portion thereof acquired by the State of Wisconsin, Department of Transportation in Award of Damages recorded as Document No. 1352715 and further excepting therefrom any other portion thereof used for roadway purposes.

PARCEL 4
The East One Hundred (100) feet, front and rear, of the South Two Hundred Sixty-four (264) feet of the West Quarter of the South East Quarter of the North East Quarter of Section Sixteen (16), Township Eighteen (18) North, of Range Sixteen (16) East, in the Town of Algoma, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to Winnebago County by Deed recorded in Volume 862 on Page 457.

AND

That part of the West Quarter of the South East Quarter of the North East Quarter of Section Sixteen (16), Township Eighteen (18) North, of Range Sixteen (16) East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows:
Commencing at a point on the East-West One-Quarter line 774.88 feet South 89° 8' 9"West of the East One-Quarter corner of Said Section 16 (said point being on the extended East line of tract of land heretofore conveyed by Deed recorded as Document No. 600980); thence North 1° 12' 19"West, along the extended East line of said tract of land conveyed, 65.25 feet, the place of beginning; thence North 43° 45' 16"West, 46.12 feet; thence North 0° 43' 18"West, to a point that is 231 feet North of, measured at right angles to, the East-West One-Quarter line of said Section (said point being on the North line of said tract of land conveyed); thence East, along the North line of said tract of land conveyed, to the Northeast corner thereof; thence South, along the East line of said tract of land conveyed, 165.75 feet, to the place of beginning.

PARCEL 5
That part of the South East Quarter of the North East Quarter of Section 16, T18N, R16E, in the Town of Algoma, Winnebago County, Wisconsin, described as follows:
Commencing at the East Quarter Corner of said Section 16; thence N 89° 50' 05"W, 334.35 feet along the South line of said South East Quarter of the North East Quarter; thence N 0° 9' 55"E, 65.71 feet to the intersection of the existing North right of way line of State Highway 21 and the existing West right of way line of US Highway 41; thence N 0° 54' 21"W, 249.49 feet along said existing West right of way line; thence N 1° 26' 58"W, 44.85 feet to the existing South right of way line of Abraham Lane, being the point of beginning; thence N 89° 50' 04"W, 97.09 feet along said existing South right of way line; thence N 0° 54' 21"W, 50.01 feet to the existing Northerly right of way of said Abraham Lane, thence S 89° 50' 04"E, 96.62 feet along said Northerly right of way line; thence S 1° 26' 58"E, 50.02 feet, to the point of beginning.

PARCEL 6

That part of the South East Quarter of the North East Quarter of Section Sixteen (16), Township Eighteen (18) North, of Range Sixteen (16) East, in the Town of Algoma, Winnebago County, Wisconsin, lying North of State Highway 21 and between lines located 25 feet distant on each side and parallel with a reference line described as follows:
Beginning at a point 455.46 feet, South 89° 49' West of the East One-Quarter corner of said Section 16, said point hereinafter referred to as "Point A"; thence North 01° 12' West, 410 feet, more or less, to the North line of a town road as it existed June 14, 2004, excepting therefrom the Northerly 50 feet.
ALSO EXCEPTING therefrom a parcel of land lying southwesterly of a line described as follows:
Beginning at a point 63.74 feet, North 89° 49' East of said "Point A"; thence Northwesterly to a point 50 feet, South 89° 49' West of and 120 feet North 01° 12' West of said "Point A".

PARCEL 7
That part of the South East Quarter a the North East Quarter of Section Sixteen (16), Township Eighteen (18) North, of Range Sixteen (16) East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows:
Commencing at the East Quarter corner of said Section Sixteen (16); thence West, along the East and West Quarter line, a distance of 60.93 feet; thence North 4° 18' West, a distance of 1.3 feet; thence South 89° 54' 30"West, a distance of 419.47 feet to the former West right of way line of a state road; thence North 1° 11' 30"West, along said right of way line, 681.5 feet; thence West 182.5 feet; thence South 1° 11' 30"East, a distance of 681.5 feet; thence East 182.5 feet to the place of beginning.
EXCEPTING THEREFROM that portion used for roadway purposes and ALSO EXCEPTING therefrom that portion thereof included in Certified Survey Map No. 7085 recorded in Volume 1 Certified Survey Maps on Page 7085 as Document No. 1712714.

EXCEPTIONS:

12. Easement contained in Instrument by and between Ran-Lie, Inc. and Town of Algoma Sanitary District #1, dated January 28, 1978 and recorded January 30, 1978 as Document No. 510060. Shown on map

13. Restrictions & Reservations contained in Deed by and between the State of Wisconsin Department of Transportation, Division of Highways and Transportation Facilities and Ran-Lie, Inc., dated March 22, 1984 and recorded April 5, 1985 as Document No. 608310. Excess parcel sold to Ran Lie from Wisdot.

14. Access Restriction contained in Warranty Deed by and between Ran-Lie, Inc. and the State of Wisconsin, Department of Transportation, dated January 10, 1984 and recorded January 19, 1984 as Document No. 604612. This warranty deed is Abraham Lane Right-of-way.

15. Conveyance of Access Rights contained in Deed by Milnon, Inc. and the State of Wisconsin, Department of Transportation, dated January 10, 1984 and recorded January 19, 1984 as Document No. 604614. Does not affect subject property.

16. Restrictions contained in Quit Claim Deed by and between the State of Wisconsin, Department of Transportation and Ran-Lie, Inc. dated April 25, 2014 and recorded April 25, 2014 as Document No. 1662219. Excess parcel sold to Ran Lie from Wisdot. Said parcel is parcel #5.

17. Public or private rights in that part of the insured premises which may be laid out or used for highway purposes or rights of way.

18. Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to section 779.32, Wis. Stats. This exception will be removed on receipt by the Company of a satisfactory affidavit of the present owner that no such commissions are owed, or that all commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure.

19. Mortgage, Terms and Conditions thereof from Ran-Lie, Inc. to First National Bank - Fox Valley for $1,450,000.00, dated December 28, 2005, recorded January 3, 2006, as Document No. 1383937.

20. Mortgage, Terms and Conditions thereof from Ran-Lie, Inc. a/k/a Ran-Lie, Inc., a Wisconsin Corporation to First National Bank - Fox Valley for $1,362,585.36, dated August 17, 2009, recorded August 21, 2009, as Document No. 1516509.

21. Assignment of Leases and Rents by and between Ran-Lie, Inc. a/k/a Ran-Lie, Inc., a Wisconsin Corporation and First National Bank - Fox Valley, dated August 17, 2009, recorded August 21, 2009, as Document No. 1516510.

22. Real Estate Security Agreement from Ran-Lie, Inc. a/k/a Ran-Lie, Inc., a Wisconsin Corporation to First National Bank - Fox Valley, dated August 17, 2009, recorded August 21, 2009, as Document No. 1516511.

NOTES:

1. COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 717030096, DATED SEPTEMBER 15, 2017.
2. EXISTING ZONING IS B3-REGIONAL BUSINESS DISTRICT
3. BUILDING SETBACK LINE ARE:
   FRONT YARD: 30' FEET
   SIDE YARD: 7' FEET
   REAR YARD: 25' FEET
4. PROPERTY ADDRESS IS 2060 OMRO ROAD, OSHKOSH, WI, 54904
5. THERE ARE NO OBSERVED EVIDENCE OF EARTH MOVING
6. THERE IS NO EVIDENCE OF A SOLID WASTE DUMP.
7. THERE ARE NO WETLANDS ON SITE
8. THIS PARCEL IS ALL OF TAX PARCEL NO. 0020090, 002009005, 00200910201, 002009103, 00200900102, 00200900101, 00200860101
9. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED UPON FIELD MARKINGS BY "DIGGERS HOTLINE" TICKET NO'S 2017110578 AND 2017115787 WITH A CLEAR DATE OF 3-21-2017
10. 36 EXISTING PARKING SPACES ON SITE. 5 PARKING SPACES IN ABRAHAM LANE

SURVEYOR'S CERTIFICATE:

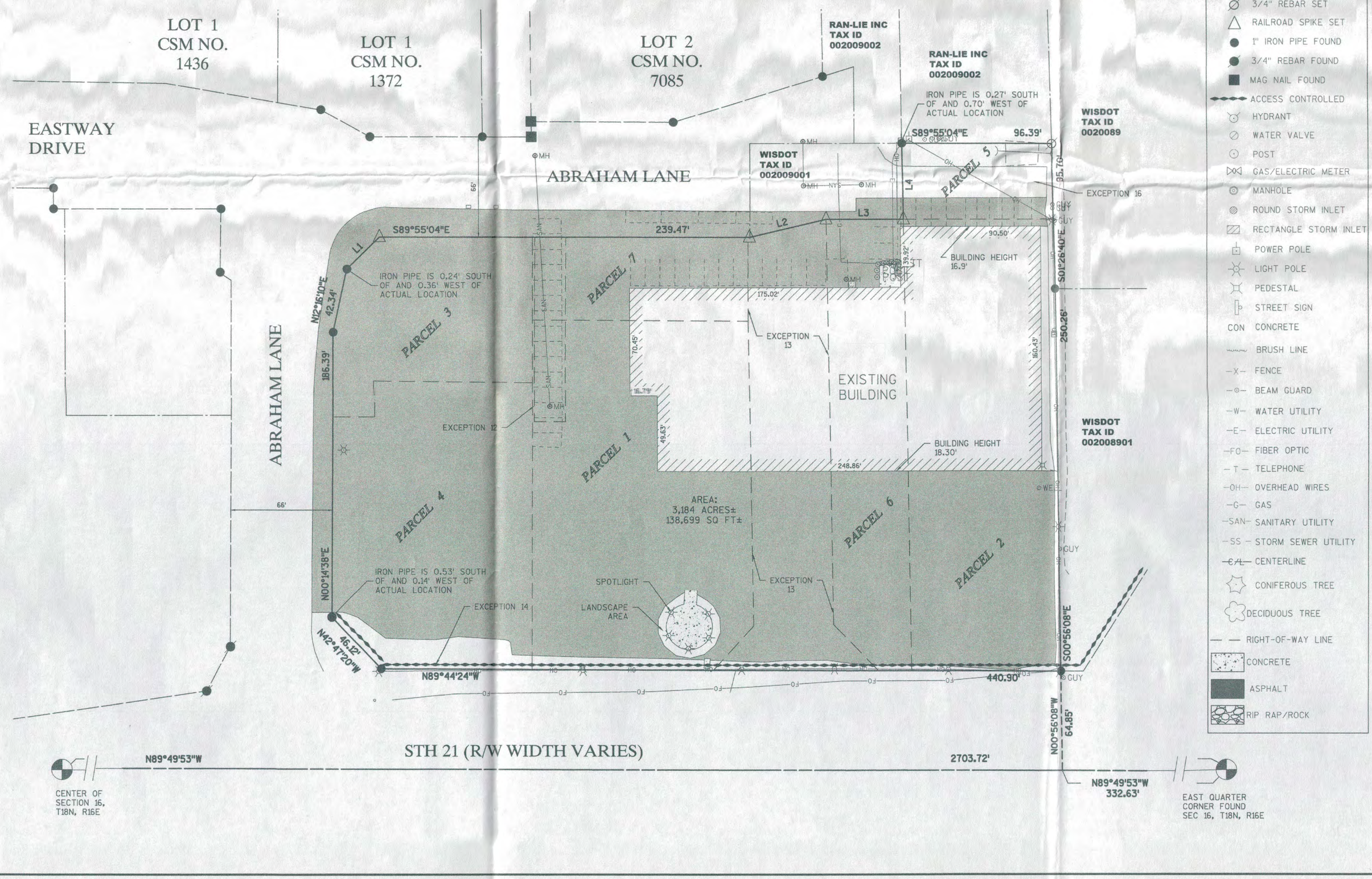
TO PARK BANK MILWAUKEE, N.A., FIRST AMERICAN TITLE COMPANY, RAN-LIE INC AND SKIPPER REAL ESTATE HOLDINGS, INC:

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(A),7(A),8,9,11,13,16,17,18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2017.

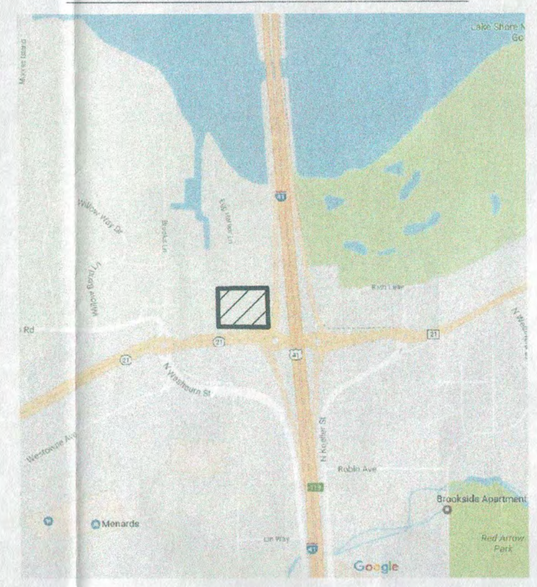
David A. Yurk
DAVID A. YURK S-2648

10-3-2017
DATE

WISCONSIN DAVID A. YURK S-2648 OSHKOSH, WI PROFESSIONAL LAND SURVEYOR



PROJECT LOCATION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°10'21"E	29.67'
L2	N76°32'41"E	51.21'
L3	S89°55'04"E	50.02'
L4	N00°54'57"W	50.01'

LEGEND:
- SECTION CORNER MON. FOUND
- 3/4" REBAR SET
- RAILROAD SPIKE SET
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL FOUND
- ACCESS CONTROLLED
- HYDRANT
- WATER VALVE
- POST
- GAS/ELECTRIC METER
- MANHOLE
- ROUND STORM INLET
- RECTANGLE STORM INLET
- POWER POLE
- LIGHT POLE
- PEDESTAL
- STREET SIGN
- CON CONCRETE
- BRUSH LINE
- -X- FENCE
- -⊙- BEAM GUARD
- -W- WATER UTILITY
- -E- ELECTRIC UTILITY
- -FO- FIBER OPTIC
- -T- TELEPHONE
- -OH- OVERHEAD WIRES
- -G- GAS
- -SAN- SANITARY UTILITY
- -SS- STORM SEWER UTILITY
- -℄- CENTERLINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- RIGHT-OF-WAY LINE
- CONCRETE
- ASPHALT
- RIP RAP/ROCK

NORTH

0 20 40
DRAWING SCALE

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
SKIPPER BUDS
215 NORTH POINT DRIVE
WINTHROP HARBOR, IL 60096

OMNNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
(920) 735-6900

REV.	DATE	DESCRIPTION

SHEET DESCRIPTION
ALTA/NSPS
LAND TITLE SURVEY

PROJECT MANAGER: DAY
PROJ NO: S3350B16
DATE: 09/25/17

DRAWING NO.
C101

© 2011 OMNNI Associates, Inc. – This design, drawing and detail is the copyrighted property of OMNNI Associates, Inc. No part shall be copied, duplicated, distributed or reproduced in any manor without written consent of OMNNI Associates, Inc.

File Name: F:\SURVEYS\S3350\16\Civil 3D 2014\RAWALTA Survey drawing.dwg
Posted By: YORKD on 09/25/2017 at 04:02 PM