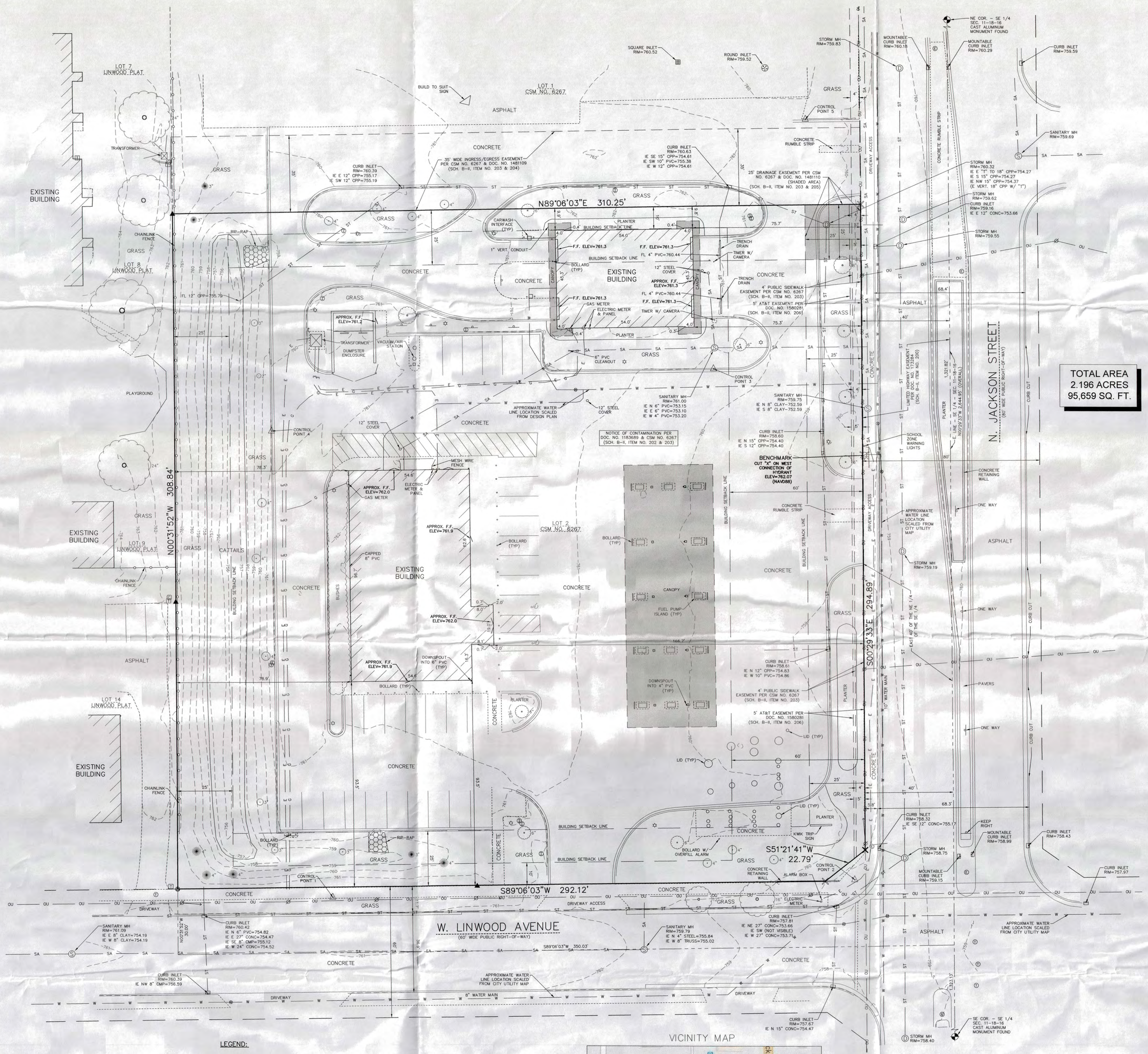
ALTA / NSPS LAND TITLE SURVEY



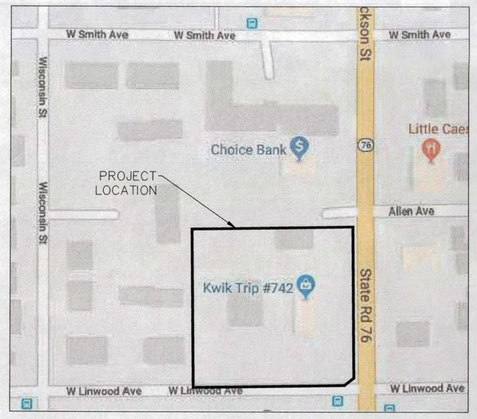
LEGEND:

- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING GROUND CONTOUR
- EXISTING CHAINLINK FENCE
- WATER VALVE IN BOX
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- EXISTING ROUND CATCH BASIN
- EXISTING SQUARE CATCH BASIN
- EXISTING CURB INLET
- UTILITY POLE WITH GUY WIRE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- IRRIGATION CONTROL VALVE
- HANDICAP PARKING STALL
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- CUT "X" SET
- CUT "X" FOUND
- SECTION CORNER MONUMENT FOUND
- CONTROL POINT
- DECIDUOUS TREE
- CONIFEROUS TREE

1"= 20' SCALE — 20' 0 20' 40' FEET

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

VICINITY MAP



CURRENT ZONING:	SMU - Suburban Mixed Use
Land use or activity:	Convenience Store/Automatic Car Wash
Setbacks:	
Principal Building:	Front: 25 feet Street Side: 25 feet (corner lots) Rear: 25 feet
Max Building Height:	45 feet
Accessory Building:	Front: 60 feet (atleast 5 feet behind principal) Side: 10 feet Rear: 25 feet
Max Building Height:	45 feet
Parking Requirements:	Minimum 1 spaces per 300 sq. ft. of gross floor area Maximum 1.25 spaces per 300 sq. ft. of gross floor area

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Oshkosh Zoning Code. Zoning classification was obtained from a City of Oshkosh zoning letter dated July 23, 2018.

CONTROL POINTS (WINNEBAGO CO. COORDINATES)

	DESCRIPTION	NORTHING	EASTING	ELEVATION (NAVD88)
1	CUT "X"	482479.7438	791503.2705	761.30
2	CUT "X"	482488.5240	791738.7340	758.85
3	CUT "X"	482721.6833	791674.6680	760.90
4	CUT "X"	482692.6530	791475.2262	761.18
5	CUT "X"	482835.5801	791716.0518	760.92

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) Knight Barry Title United LLC
(ii) Chicago Title Insurance Company
(iii) Convenience Store Investments, a Wisconsin limited partnership

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, 5, 6(a), 6(b), 7(a), 8, 9, 11, 14, 17, 18, 19, 21(a) & 21(b) of Table A thereof. The field work was completed on August 27, 2018.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1843300

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

Date of Plat or Map: 9/25/18

LANDS DESCRIBED IN COMMITMENT FILE NO. 973758 PREPARED BY KNIGHT BARRY TITLE UNITED LLC WITH A COMMITMENT DATE OF JULY 17, 2018, LAST REVISED JULY 18, 2018:

Lot 2, according to Winnebago County Certified Survey Map filed on August 15, 2008, in Volume 1 of Survey Maps on Page 6267 as Document No. 1480495, being part of the NE 1/4 of the SE 1/4 of Section 11, Township 18 North of Range 16 East, in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin.

Property Address: 2115 Jackson Street, Oshkosh, WI 54901
Tax Key Number: 912-1963

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The East line of the Southeast 1/4 of Section 11-18-16 has a bearing of North 00°-29'-33" 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 along with Digger's Hotline markings 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.
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. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55039C0289F with an effective date of November 4, 2009, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance floodplain).
7. The property described hereon contains 2.196 acres (95,659 sq. ft.) of land, more or less.
8. **Knight Barry Title United LLC, Commitment File No. 973758, with a commitment date of July 17, 2018, last revised July 18, 2018 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**

   #200 Limited Highway Easement and other matters contained in the instrument recorded May 15, 1950 in Volume 633 of Records, page 169, as Document No. 173284. **This document contains an easement over the east 40 feet of the Northeast 1/4 of the Southeast 1/4 of Section 11. This easement falls within the right-of-way of Jackson Street. This document grants a general easement for ingress/egress over the adjacent lands for the purpose of constructing and maintaining a roadway, sidewalk, storm sewer and appurtenances. The east 40 feet of the NE 1/4 of the SE 1/4 is depicted on this survey.**

   #201 Temporary limited easement, rights, terms and conditions as contained in Warranty Deed and other matters contained in the instrument recorded January 24, 1991 as Document No. 759529. **The easement contained in this document has expired.**

   #202 Notice of Contamination to Property recorded on May 24, 2002, as Document No. 1183689. **This document is a notice of contamination on a portion of the subject property. This document does not contain any specific location to depict on this survey. See document for further details.**

   #203 Sidewalk Easement, Drainage Easement for existing Storm Sewer running from Lot 1 to Lot 2, 35 foot wide Ingress/Egress Easement, Perpetual, Non-exclusive, Rent-Free Easement for ingress and egress to Lot 2 on, over and through the South 35 feet of Lot 1, Notes and any other matters as disclosed on Certified Survey Map No. 6267. **Sidewalk Easement, Drainage Easement, Ingress/Egress Easement and Notice of Contamination to property have been depicted on this survey.**

   #204 Access Easement Agreement and other matters contained in the instrument recorded August 22, 2008 as Document No. 1481109. **Easement is depicted on this survey.**

   #205 Drainage Easement Agreement and other matters contained in the instrument recorded August 22, 2008 as Document No. 1481110. **A 25' x 25'** drainage **easement located in the northeast corner of the subject property is depicted on this survey. This document also describes a general easement for the existing storm sewer lateral running from Lot 1 of CSM No. 6267 under Lot 2 of CSM No. 6267 to the said 25' x 25' easement. No dimensions provided to graphically depict this additional easement area.**

   #206 AT&T - Wisconsin General Easement and other matters contained in the instrument recorded September 9, 2011 as Document No. 1580281. **Easement is depicted on this survey.**

9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS 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).
10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 32 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 34 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is situated at the intersection of North Jackson Street and West Linwood Avenue.
12. In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Oshkosh or the current Title Commitment.
13. In regards to ALTA/NSPS "Table A", Item No. 18, no wetland flagging was observed on the subject property during the course of the survey fieldwork.
14. In regards to ALTA/NSPS "Table A", Item No. 21(a), this survey shows sanitary sewer inverts, storm sewer inverts, adjacent structures, sanitary/storm/water pipe sizes, street widths, street medians, adjacent and cross driveways. Limited utility information was provided by the City of Oshkosh.
15. In regards to ALTA/NSPS "Table A", Item No. 21(b), control points have been set and identified on this survey.

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PROJECT INFORMATION
PROJECT NUMBER 1843300

ALTA/NSPS LAND TITLE SURVEY
KWIK TRIP
2115 JACKSON STREET • OSHKOSH, WI 54901

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE SEPT. 14, 2018
REVISIONS
SEPT. 25, 2018

SHEET INFORMATION
ALTA / NSPS LAND TITLE SURVEY
SHEET NUMBER
AL

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