ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION PROVIDED BY TITLE COMMITMENT

Parcel 1:
The North One-half of the South One-half of the Northwest Quarter of the Northeast Quarter (N 1/2 of the S 1/2 of the NW 1/4 of the NE 1/4) of Section Eleven (11), Township Eighteen (18) North, Range Sixteen (16) East, in the Twelfth Ward, in the City of Oshkosh, Winnebago County, Wisconsin.
The South 8 acres of the North One-half of the Northwest Quarter of the Northeast Quarter (N 1/2 of the NW 1/4 of the NE 1/4) of Section Eleven (11), Township Eighteen (18) North, Range Sixteen (16) East, in the Twelfth Ward, in the City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom the North 222 feet of the West 381 feet thereof; LESS a part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) of Section Eleven (11), Township Eighteen (18) North, Range Sixteen (16) East, being described by:
Commencing at the North Quarter (N 1/4) corner of said Section Eleven (11); thence South 00 deg. 07 min. 21 sec. East 618.14 feet, along the West line of the Northeast Quarter (NE 1/4) of said Section Eleven (11), to the Southwest corner of land described in the Winnebago County Register of Deeds office as Doc. No. 459114 and true point of beginning; thence continue South 00 deg. 07 min. 21 sec. East 48.64 feet, along the West line of the Northeast Quarter (NE 1/4) of said Section Eleven (11); thence North 89 deg. 39 min. 32 sec. East 381.00 feet; thence North 00 deg. 07 min. 21 sec. West 48.64 feet, to the Southeast corner of lands described in Doc. No. 459114; thence South 89 deg. 39 min. 32 sec. West 381.00 feet, along the South line of lands described in Doc. No. 459114 to the true point of beginning.
The North One-half of the Northeast Quarter of the Northeast Quarter (N 1/2 of the NW 1/4 of the NE 1/4) of Section Eleven (11), Township Eighteen (18) North, Range Sixteen (16) East, in the Twelfth Ward, in the City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom the South 8 acres thereof, and further excepting therefrom the South 186 feet, front and rear, of the North 396 feet, front and rear, of the West 381 feet thereof.
The West One-half of the Northeast Quarter of the Northeast Quarter (W 1/2 of the NE 1/4 of the NE 1/4) of Section Eleven (11), Township Eighteen (18) North, Range Sixteen (16) East, in the Twelfth Ward, in the City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom the East 330 feet of the South 990 feet thereof; and further excepting therefrom that portion thereof described as follows: Commencing at the Northeast corner of said Section; thence South 01 deg. 37 min. 58 sec. East along the East line of said Quarter Section 330.85 feet; thence South 88 deg. 45 min. 05 sec. West 38.69 feet to a point on the West line of Jackson Street; thence continuing South 88 deg. 45 min. 05 sec. West along the South line of Lot One (1), Certified Survey Map No. 2440, 618.21 feet to the Southwest corner of said Lot One (1); thence South 32 deg. 27 min. 28 sec. West 590.89 feet to the point of beginning of the parcel to be described; thence continuing South 32 deg. 27 min. 28 sec. West 499.78 feet to a point that is 50.00 feet East of the West line of the Northeast Quarter of the Northeast Quarter (NE 1/4 of the NE 1/4) of said Section; thence South 01 deg. 21 min. 10 sec. East and parallel with said West line 82.68 feet to a point on the South line of said Northeast Quarter of the Northeast Quarter (NE 1/4 of the NE 1/4); thence North 88 deg. 45 min. 06 sec. East along said line 279.32 feet; thence North 01 deg. 29 min. 33 sec. West 498.44 feet to the point of beginning.
Tax Parcel No. 912-1997

Parcel 2:
That part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of the NE 1/4) of Section Eleven (11), Township Eighteen (18) North, Range Sixteen (16) East, in the Twelfth Ward, in the City of Oshkosh, Winnebago County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said Section; thence South 01 deg. 37 min. 58 sec. East along the East line of said Section 330.85 feet; thence South 88 deg. 45 min. 05 sec. West 38.69 feet to a point on the West line of Jackson Street; thence continuing South 88 deg. 45 min. 05 sec. West along the South line of Lot One (1), Certified Survey Map No. 2440, 618.21 feet to the Southwest corner of said lot and the point of beginning of the parcel to be described; thence South 32 deg. 27 min. 28 sec. West 590.89 feet; thence North 01 deg. 29 min. 33 sec. West 491.57 feet; thence North 88 deg. 45 min. 05 sec. East 330.00 feet to the point of beginning.
Tax Parcel No. 912-1997-01

Property Address: 2750 Vinland St. Oshkosh, WI 54901
Tax Parcel Number: SEE LEGAL DESCRIPTIONS
The Property Address and tax parcel number shown herein is for informational purposes only.

The land shown in this survey is the same as that described in Title Commitment by Bay Title and Abstract, Inc., File Number: OTI-20186-FA, Effective Date of 2/1/2019, at 8:00 A.M.

"AS SURVEYED" LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 14 MINUTES 09 SECONDS EAST 1968.22 FEET, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE SOUTH 01 DEGREES 04 MINUTES 34 SECONDS EAST 231.63 FEET, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, AND THE WEST LINE OF CERTIFIED SURVEY MAP 3923; THENCE SOUTH 32 DEGREES 52 MINUTES 29 SECONDS WEST 1090.66 FEET, ALONG THE EASTERLY LINE OF DOCUMENT 1189081 AND THE WESTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5275; THENCE SOUTH 00 DEGREES 56 MINUTES 07 SECONDS EAST 82.71 FEET, ALONG THE WEST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP 5275 AND DOCUMENT 922860; THENCE SOUTH 89 DEGREES 10 MINUTES 01 SECONDS WEST 50.00 FEET, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 00 DEGREES 56 MINUTES 07 SECONDS WEST 330.61 FEET, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 11 MINUTES 03 SECONDS WEST 1317.01 FEET, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 00 DEGREES 39 MINUTES 16 SECONDS WEST 326.22 FEET, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 89 DEGREES 14 MINUTES 14 SECONDS EAST 381.00 FEET, ALONG THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP 3161; THENCE NORTH 00 DEGREES 39 MINUTES 16 SECONDS WEST 456.74 FEET, ALONG THE EAST LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP 3161 AND LOT 1 OF CERTIFIED SURVEY MAP 1674; THENCE SOUTH 89 DEGREES 14 MINUTES 38 SECONDS WEST 381.00 FEET, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP 1674; THENCE NORTH 00 DEGREES 39 MINUTES 16 SECONDS WEST 210.00 FEET, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, TO THE POINT OF BEGINNING

BAY TITLE AND ABSTRACT, INC., FILE NUMBER: OTI-20186-FA
EFFECTIVE DATE 2/1/2019, 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.

(12) Easement to Wisconsin Public Service Corp dated January 25, 1957 and recorded February 2, 1957 in Volume 841 Records, Page 171 as Doc No. 241910.
Easement Assignment to American Transmission Company LLC dated January 1, 2001 and recorded January 3, 2001 as Doc No. 1115348.
(These items refer to the subject property but contains no plottable survey items.)

(13) Easement to City of Oshkosh for Sanitary Sewer purposes dated June 12, 1981 and recorded June 24, 1981 as Doc No. 565215.
(Plotted and shown.)

Exception numbers 1-11, and 15-17 are not Survey Related Items or are General statements, and are not mentioned.

AREA OF PROPERTY

1,653,655 SQ. FT./37.963 AC. W/O ROAD
17,695 SQ. FT./ 0.406 AC. WITHIN VINLAND STREET
2,000 SQ. FT./0.046 AC. WITHIN W. PACKER AVENUE
1,673,350 SQ. FT./38.415 AC. TOTAL

SURVEYOR'S OBSERVATIONS

1. Improvements of W. Packer Avenue within subject property as shown, which include: Concrete Road, curb, hydrant, and inlet. There was no record provided of this road being dedicated to the public. Area observed is 50'x40'.
2. Fence Line is on subject property line, to a maximum of 1' North, and 1' East of property line.

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 # 20190801954 and clearly identifiable plans, Digger's Hotline, Ticket # 20190801955, 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 is 2750 Vinland Street, Oshkosh, WI.
4. 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.
5. Site was snow covered at the time of field work. There may be other site improvements not shown on this survey. The impervious areas labeled are approximate and are assumed to be either concrete, asphalt, or gravel.
6. Building #'s shown as labeled on site.
7. Cemetaries or burial grounds were not observed in field work or documents provided.

CERTIFICATION

To: BAY TITLE AND ABSTRACT, INC.; DUMKE & ASSOCIATES, LLC; 2750 VINLAND, LLC; WEST POINTE BANK, ITS SUCCESSORS AND/OR ASSIGNS

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(b), 7(a), 7(b)(1), 8, 11, and 19 of Table A thereof The field work was completed on 2/21/2019 & 2/26/2019.

Andrew J. Shie 5/9/2019
Andrew J. Shie *Date*
Wisconsin Professional Land Surveyor S-2504

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

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

ZONING

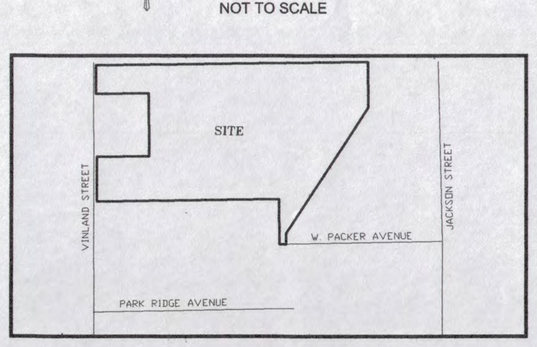
The Zoning Information is to be provided to the Surveyor by the Client, pursuant to Item 6b of Table A.

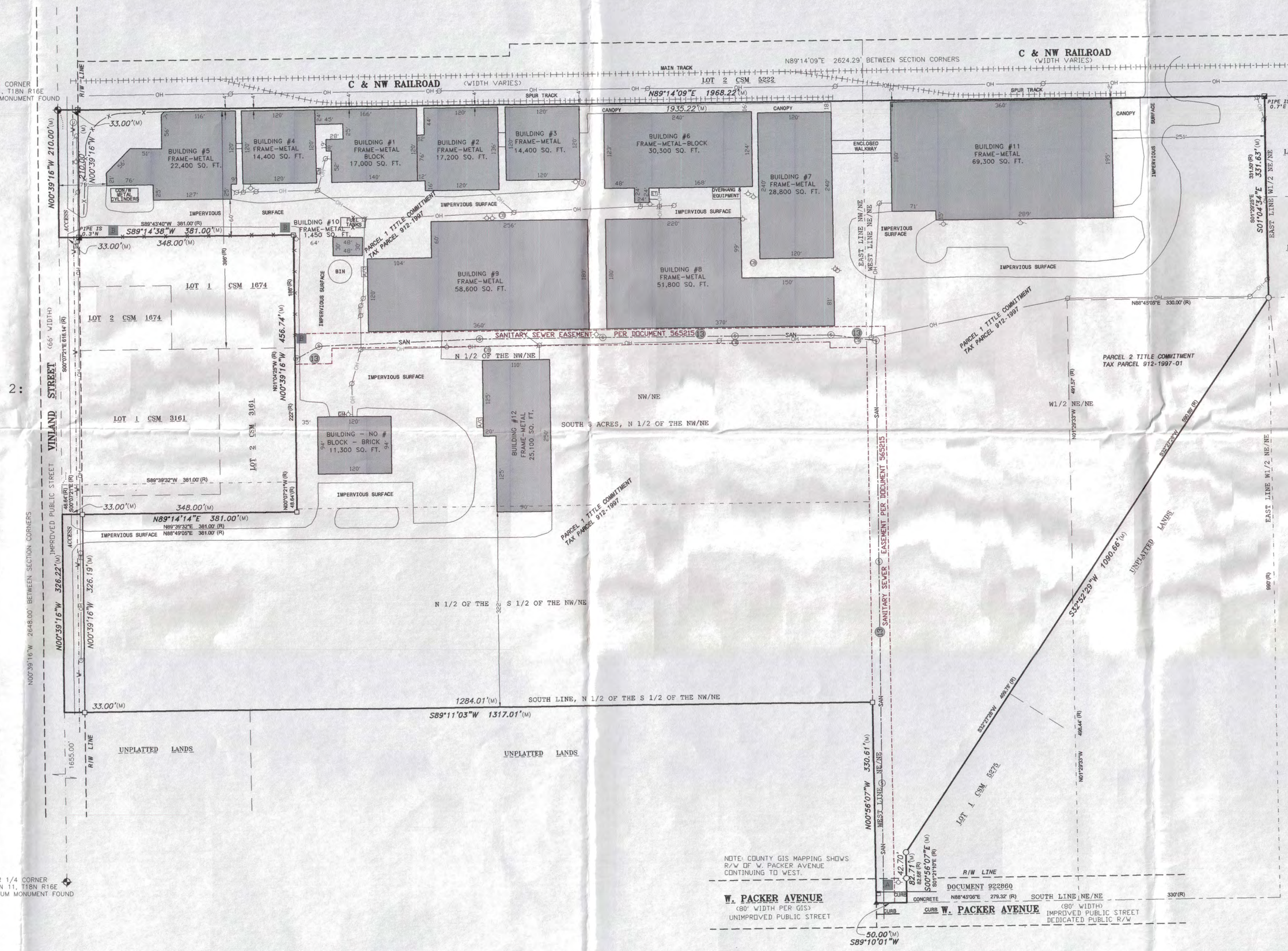
FLOOD ZONE

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. 55139C0220E, Effective Date 3/17/2003

N

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM WITH THE NORTH LINE OF THE NE 1/4 OF SECTION 11 BEARING N 89°14'09" E
Scale 1 inch = 100 feet
0 50 100 200





LEGEND

- ● 3/4" REBAR SET - 18" LONG, WEIGHING 1.502 LBS./LIN. FT.
- ▲ MONUMENT NOT FOUND OR SET DUE TO LARGE SNOW PILE AT DATE OF FIELD WORK.
- □ 1-1/4" O.D. IRON PIPE FOUND
- ◪ 2-1/2" O.D. IRON PIPE FOUND
- △ 1-1/4" REBAR 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
- 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

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PROJECT NO. 181611-3