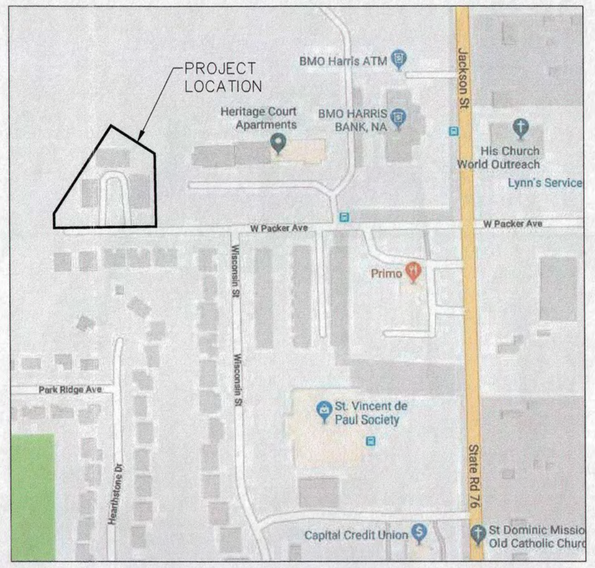
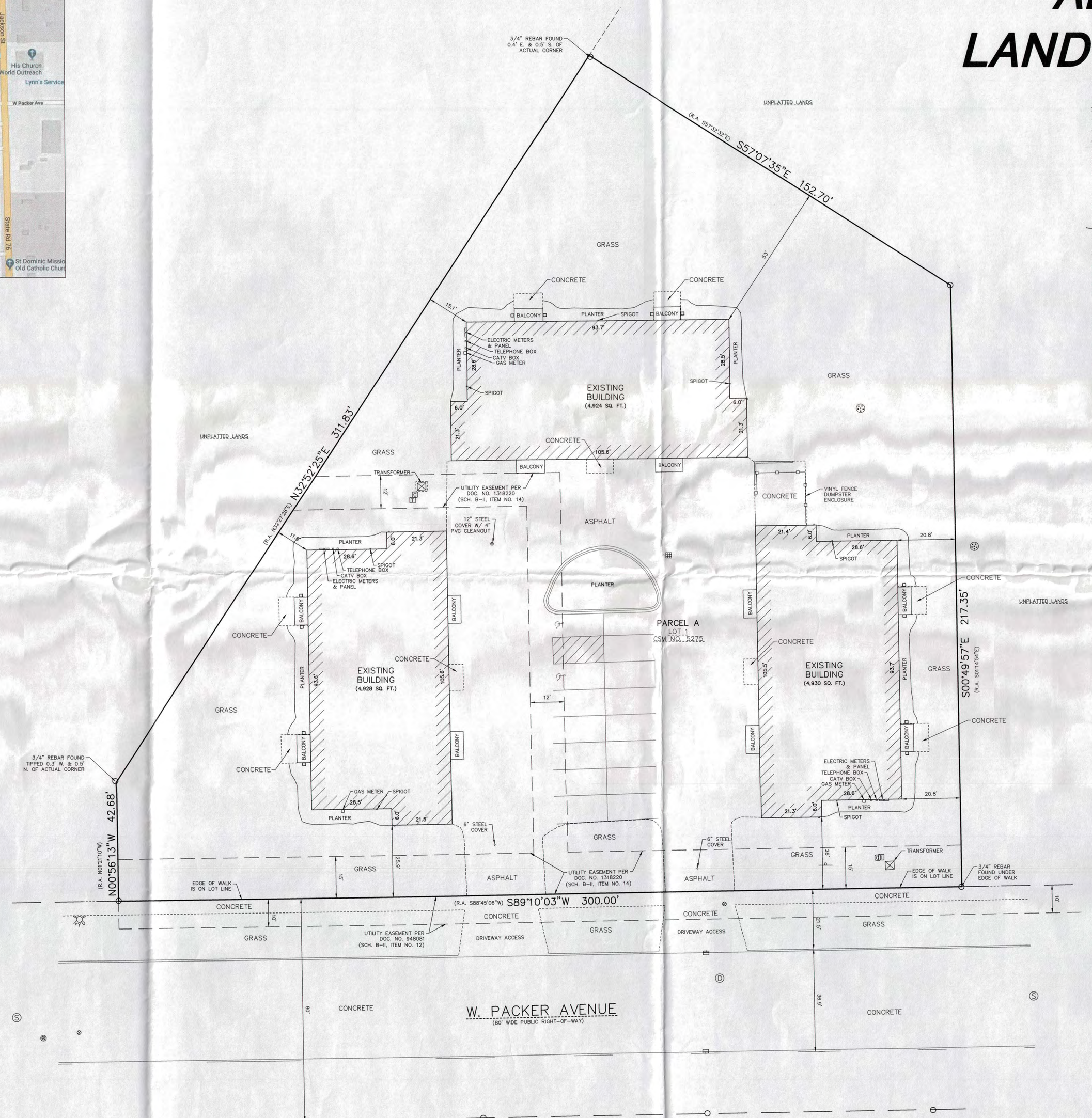
ALTA / NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

TOTAL AREA
1.442 ACRES
62,821 SQ. FT.



LEGEND:

- HYDRANT
- WATER VALVE IN BOX
- WATER VALVE IN MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING ROUND CATCH BASIN
- EXISTING SQUARE CATCH BASIN
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- 3/4" REBAR FOUND
- EXISTING SIGN
- HANDICAP PARKING STALL
- EXISTING CURB AND GUTTER
- EXISTING WOOD FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE

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.

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) First American Title Insurance Company
(ii) Schmitt Title, LLC
(iii) Lang Apartments 1 LLC
(iv) Mickey Properties 1, LLC
(v) Koeppler Family Limited Partnership a/k/a Koeppler Family Ltd 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, 7(a), 7(b)(1), 8, 9 & 11 of Table A thereof. The field work was completed on August 8, 2019.

Date of Plat or Map: 9/9/19

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1949260

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

LANDS DESCRIBED IN COMMITMENT NO. 719070200, ISSUED BY SCHMITT TITLE, LLC AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF AUGUST 20, 2019:

PARCEL A

Lot One (1) of CERTIFIED SURVEY MAP NO. 5275 filed in Volume 1 of Certified Survey Maps on Page 5275 as Document No. 1257605; being a part of the North East 1/4 of the North East 1/4 of Section 11, T18N, R16E, in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin.
(Tax parcel no. 912-1981-04)

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The East line of the Northeast 1/4 of Section 11-18-16 has a bearing of South 01°-13'-01" East.
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 No. 55139C0220E with an effective date of March 17, 2003, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
7. The property described hereon contains 1.442 acres (62,821 sq. ft.) of land, more or less.
8. **Schmitt Title, LLC, as issuing agent for First American Title Insurance Company, Commitment No. 719070200, with a commitment date of August 20, 2019 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:**

   #10 Time Warner Cable Commercial Right of Entry contained in Instrument by and between Time Warner Cable division of Time Warner Entertainment Company, L.P. and RSMI dated October 9, 1996 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 23, 1996 as Document No. 957901. **Easement affects the subject property but is general in nature. No specific widths or locations to depict on this survey.**

   #11 Time Warner Cable Bulk Service Agreement (Heritage Court Agreement) contained in Instrument by and between Time Warner Cable, a division of Time Warner Entertainment Company, L.P. and RSMI dated February 15, 1997 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 24, 1997 as Document No. 974009. **Easement affects the subject property but is general in nature. No specific widths or locations to depict on this survey.**

   #12 Utility Easement contained in Instrument executed by Residential Service Management, Inc. to Wisconsin Public Service Corporation, its successors and assigns dated September 5, 1996 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on September 9, 1996 as Document No. 948081. **This easement falls within the right-of-way of Packer Avenue and is depicted on this survey.**

   #13 Covenants, Conditions and Restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Instrument executed by International Paper Laminates, Inc. dated November 24, 1997 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 24, 1997 as Document No. 989867. **This document affects the subject property but does not contain any easements to depict on this survey.**

   #14 Easement contained in Utility Easement executed by Koeppler Family Limited Partnership to Wisconsin Public Service Corporation dated June 21, 2004 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 30, 2004 as Document No. 1318220. **Easement is depicted on this survey.**

   #15 Time Warner Cable Agreement contained in Instrument by and between Time Warner Entertainment Company, L.P. d/b/a Time Warner Cable through Green Bay Division "Time Warner Cable" or (TWC) and Kurt Koeppler, dated June 21, 2004 and recorded August 12, 2004 as Document No. 1324138. **Easement affects the subject property but is general in nature. No specific widths or locations to depict 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 13 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 15 striped parking stalls.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
W. PACKER AVENUE • OSHKOSH, WI 54901

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE AUG. 30, 2019
REVISIONS
SEPT. 17, 2019

JOB NUMBER
1949260

SHEET NUMBER
AL

2019 © EXCEL ENGINEERING, INC.