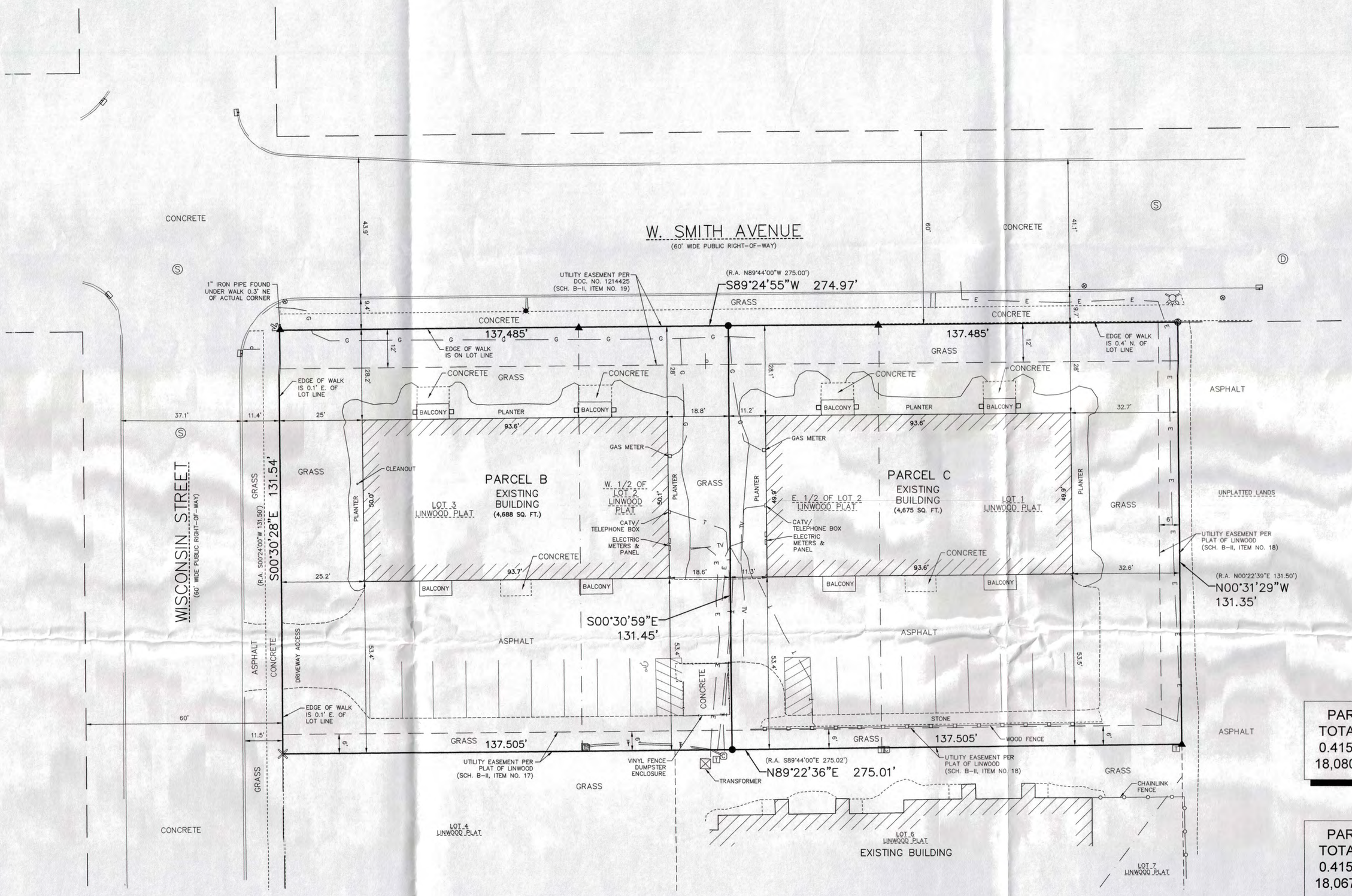
ALTA / NSPS LAND TITLE SURVEY



PARCEL B
TOTAL AREA
0.415 ACRES
18,080 SQ. FT.

PARCEL C
TOTAL AREA
0.415 ACRES
18,067 SQ. FT.

VICINITY MAP
NOT TO SCALE

LEGEND:

WATER VALVE IN BOX	EXISTING STORM SEWER AND MANHOLE
WATER SERVICE VALVE	EXISTING SANITARY SEWER AND MANHOLE
EXISTING CURB INLET	EXISTING WATER LINE AND HYDRANT
TELEPHONE PEDESTAL	EXISTING UNDERGROUND ELECTRIC CABLE
ELECTRIC TRANSFORMER	EXISTING UNDERGROUND TELEPHONE CABLE
CABLE TV PEDESTAL	EXISTING UNDERGROUND GAS LINE
EXISTING SIGN	EXISTING UNDERGROUND TELEVISION CABLE
HANDICAP PARKING STALL	EXISTING CURB AND GUTTER
3/4" REBAR SET	PROPERTY LINE
1" IRON PIPE FOUND	ADJACENT PROPERTY LINE
2" IRON PIPE FOUND	INTERNAL LOT LINE
CUT "X" FOUND	RIGHT-OF-WAY LINE
CUT ARROW FOUND	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING VINYL FENCE

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 27, 2019.

Date of Plat or Map: 9/18/19

Ryan Wilgreen, P.L.S. No. S-2647
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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 B
Lot Three (3) and the West 1/2 of Lot Two (2) in plat of LINWOOD, in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin.
(Tax parcel no. 912-2153)

Property Address: 2280 Wisconsin Street, Oshkosh, WI

PARCEL C
Lot One (1) and the East 1/2 of Lot Two (2) in plat of LINWOOD, in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin.
(Tax parcel no. 912-2151)

Property Address: 2290 Wisconsin Street, Oshkosh, WI

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The East line of Wisconsin Street has a bearing of South 00°-30'-28" 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 0.830 acres (36,147 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:**

   #16 City of Oshkosh Covenants for drainage and grading as referenced on the recorded plat of LINWOOD. **Covenant affects the subject property and does not contain any matters to depict on this survey.**

   #17 Utility Easement over the South 6 feet as referenced on the recorded plat of LINWOOD. **Easement is depicted on this survey.**

   #18 Utility Easement over the South 6 feet and over the east 6 feet as referenced on the recorded plat of LINWOOD. **Easement is depicted on this survey.**

   #19 Utility Easement contained in Instrument executed by Kurt A. Koepper to Wisconsin Public Service Corporation, a Wisconsin Corporation, its successors and assigns dated November 7, 2002 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 20, 2002 as Document No. 1214425. **Easement is depicted on this survey.**

   #20 Time Warner Cable Agreement contained in Instrument by and between Time Warner Entertainment Company, LP through its Green Bay Division (TWC) and Kurt Koeppler, dated December 5, 2002 and recorded July 15, 2003 as Document No. 1261976. **Easement affects the subject property but is general in nature. No specific widths or locations to depict on this survey.**

   #21 Time Warner Cable Agreement contained in Instrument by and between Time Warner Entertainment Company, LP through its Green Bay Division (TWC) and Koeppler Management LLC, dated May 16, 2002 and recorded September 9, 2003 as Document No. 1276279. **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 17 regular striped parking stalls and 1 handicap accessible striped parking stalls for a total of 18 striped parking stalls.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
WISCONSIN STREET • OSHKOSH, WI 54901

PROFESSIONAL SEAL

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

JOB NUMBER
1949260

SHEET NUMBER
AL

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