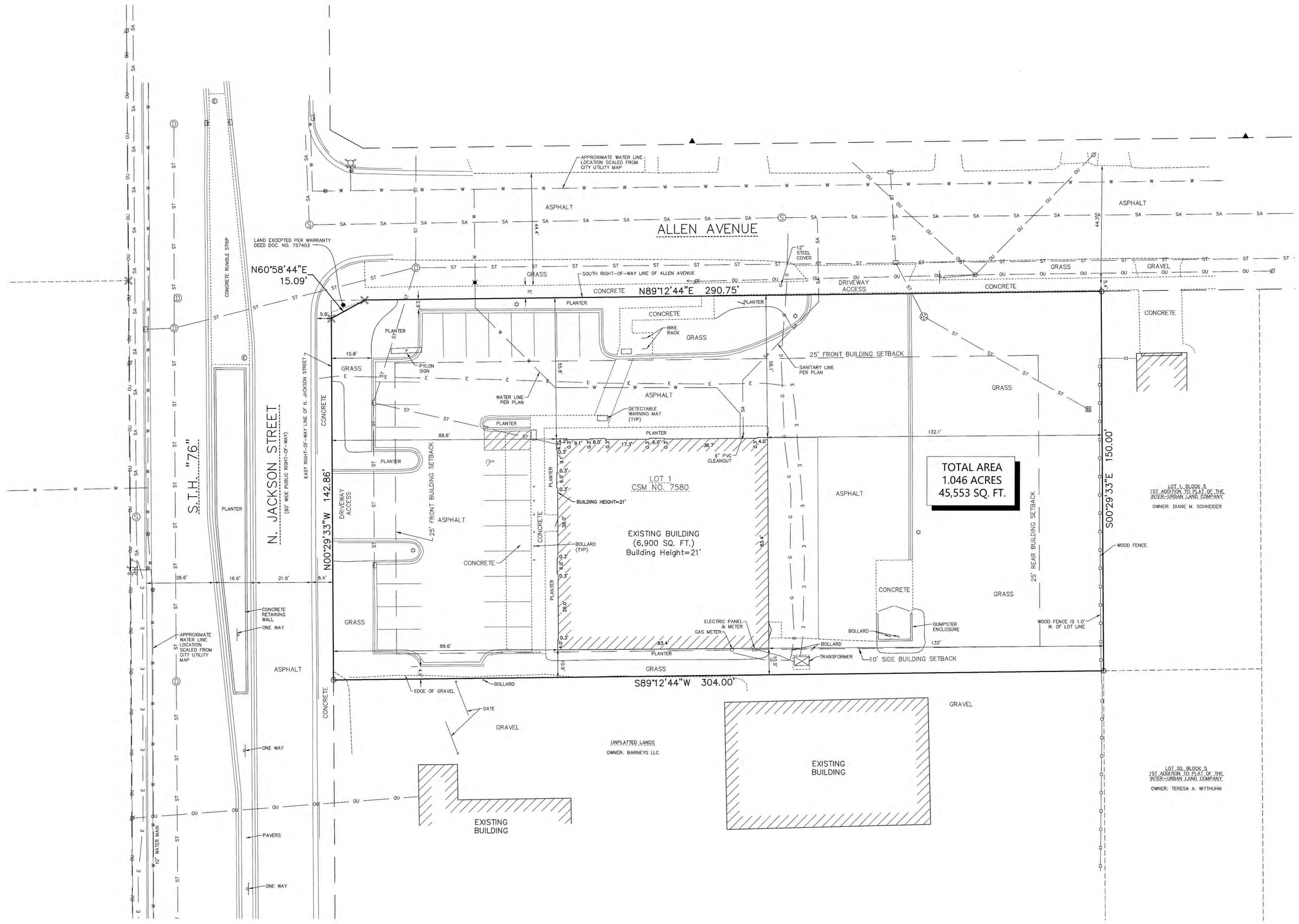
ALTA / NSPS
LAND TITLE SURVEY



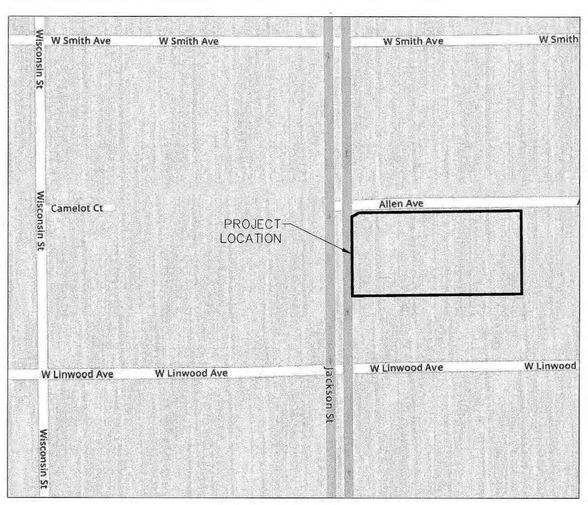
LEGEND:

✖	WATER SERVICE VALVE	ST	EXISTING STORM SEWER AND MANHOLE
⊗	WATER VALVE IN BOX	SA	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING ROUND CATCH BASIN	W	EXISTING WATER LINE AND HYDRANT
	EXISTING CURB INLET	OU	EXISTING OVERHEAD UTILITY LINE
	EXISTING SQUARE CATCH BASIN	E	EXISTING UNDERGROUND ELECTRIC CABLE
	ELECTRIC TRANSFORMER	G	EXISTING UNDERGROUND GAS LINE
	EXISTING LIGHT POLE		EXISTING CURB AND GUTTER
	UTILITY POLE WITH GUY WIRE		PROPERTY LINE
Ⓔ	ELECTRIC MANHOLE		RIGHT-OF-WAY LINE
	EXISTING SIGN		ADJACENT PROPERTY LINE
	HANDICAP PARKING STALL		EXISTING WOOD FENCE
▲	1" IRON PIPE FOUND		
○	3/4" REBAR FOUND		
✕	CUT "X" FOUND		

1"= 20' SCALE — 20' 0 20' 40' FEET

NORTH

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
NOT TO SCALE

CURRENT ZONING: SMU (SUBURBAN MIXED USE)
CURRENT USE: ADVANCE AUTO PARTS STORE

Building Setbacks:

Front: 25 feet
Street: 25 feet
Side: 10 feet
Rear: 25 feet

Parking: A minimum of one (1) space per 300 square feet of gross floor area or a maximum of 1.25 spaces per 300 square feet of gross floor area. 23 parking stalls required.

Maximum Building Height: 45 feet

The current Zoning Classification, Zoning Setbacks, Parking Requirements and Building Height have been listed per Zoning Checklist created by AEI Consultants dated October 9, 2020.

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Chicago Title Insurance Company
2. Oshkosh AAP, LLC, a Wisconsin limited liability company
3. Agree Development, LLC, a Delaware limited liability company, its lenders, affiliates, successors and assigns
4. Agree Central, LLC, a Delaware limited liability company, its lenders, affiliates, successors and assigns
5. Fidelity National Title Insurance Company

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), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 & 20 of Table A thereof. The field work was completed on August 10, 2020.

Ryan Wilgreen, P.L.S. No. S-2647
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Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2053900

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

Date of Plat or Map: 10/9/2020

LANDS DESCRIBED IN COMMITMENT NO. CO-10378, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF SEPTEMBER 24, 2020:

Lot 1, Certified Survey Map No. 7580, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on January 23, 2020, as Document No. 1808473, being a part of the Southwest 1/4 of Section 12, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

2019 Tax Key Nos. 915-1897-01 and 915-1897-03
Property Address: 2120 Jackson Street

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The West line of the Southwest 1/4 of Section 12-18-16 has a bearing of South 00°-29'-33" 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, 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 1.046 acres (45,553 sq. ft.) of land, more or less.
8. **Chicago Title Insurance Company, Commitment No. CO-10378, with a commitment date of September 24, 2020 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:**

   #11 Limited Highway Easement dated May 3, 1950 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 15, 1950 in Volume 633 on Page 181 as Document No. 173290. **Easement falls within the current right of way of N. Jackson Street and does not affect the subject property.**

   #12 Temporary Limited Easement, Rights, Terms and Conditions as contained in Warranty Deed dated October 10, 1990 and recorded in said Register's Office on December 10, 1990 as Document No. 757403. **Easement has expired and is not graphically 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 23 regular striped parking stalls and 1 handicap accessible striped parking stalls for a total of 24 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Winnebago County GIS Website on the sheet issue date of this survey.
12. In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is situated at the southeast corner of the intersection of Jackson Street and Allen Avenue.
13. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
14. 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.
15. In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
16. The subject property has direct physical access to N. Jackson Street and Allen Avenue, each a duly dedicated public right of way.
17. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Wisconsin.
18. The title lines and lines of actual possession are the same.
19. The area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown and all buildings and improvements are within the boundary lines and applicable set-back lines of the property, except as shown on the survey.
20. Based on a careful inspection of the subject property on August 10, 2020 there are no easements or uses affecting this property, other than those shown and depicted on the Survey.
21. There are no visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey.

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

ALTA/NSPS LAND TITLE SURVEY
2120 JACKSON STREET • OSHKOSH, WI 54901

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE OCT. 8, 2020
REVISIONS
OCT. 16, 2020

JOB NUMBER
2053900

SHEET NUMBER
AL

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