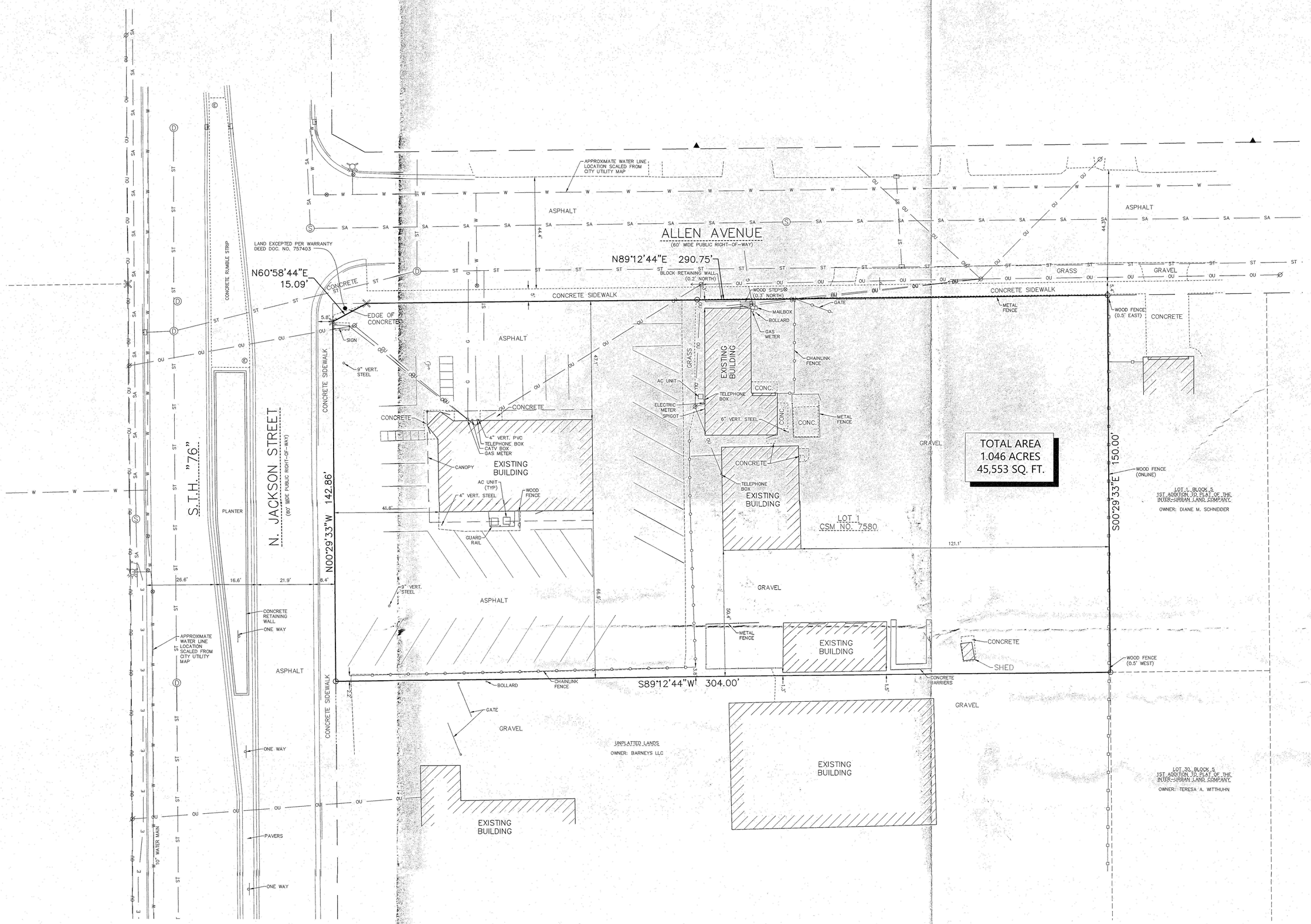
ALTA / NSPS LAND TITLE SURVEY

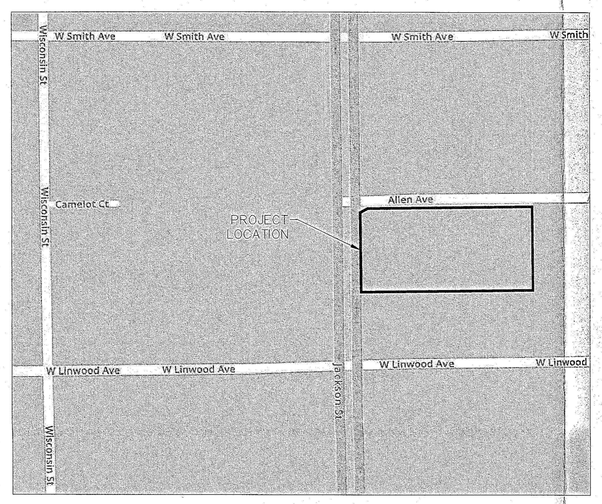


LEGEND:

EXISTING STORM SEWER AND MANHOLE	WATER VALVE IN BOX
EXISTING SANITARY SEWER AND MANHOLE	EXISTING ROUND CATCH BASIN
EXISTING WATER LINE AND HYDRANT	EXISTING CURB INLET
EXISTING OVERHEAD UTILITY LINE	UTILITY POLE WITH GUY WIRE
EXISTING UNDERGROUND ELECTRIC CABLE	ELECTRIC MANHOLE
EXISTING UNDERGROUND GAS LINE	EXISTING SIGN
EXISTING CURB AND GUTTER	HANDICAPP PARKING STALL
PROPERTY LINE	1" IRON PIPE FOUND
RIGHT-OF-WAY LINE	3/4" REBAR FOUND
ADJACENT PROPERTY LINE	CUT "X" FOUND
INTERNAL LOT LINE	
EXISTING CHAINLINK FENCE	
EXISTING WOOD FENCE	
EXISTING METAL FENCE	
EXISTING GUARD RAIL	

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
NOT TO SCALE

CURRENT ZONING:	SMU-PD (SUBURBAN MIXED USE-PD)
Building Setbacks:	
Front:	25 feet
Side:	10 feet
Rear:	25 feet
Maximum Building Height:	45 feet

The current Zoning Setbacks and Building Height have been listed per the City of Oshkosh Zoning Code.

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. First American Title Insurance Company
2. Oshkosh AAP, LLC

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, 8, 9, 11, 13, 14, 16, 17, 19 & 20 of Table A thereof. The field work was completed on October 24, 2019.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1927420

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

Date of Plat or Map: 2/24/2020

LANDS DESCRIBED IN COMMITMENT NO. 3006301, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JANUARY 23, 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 formerly described as:

That part of the SOUTH WEST 1/4 of Section Twelve (12), Township Eighteen (18) North, of Range Sixteen (16) East, in the Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:- Commencing on the East line of Jackson Street at a point Two Hundred (200) feet North of the North line of Linwood Avenue (as laid out on the Map of the Inter Urban Land Co.'s Third Addition to the Plat); thence North One Hundred (100) feet to the South line of Powers Avenue; thence East along the South line of Powers Avenue, One Hundred Fifty (150) feet; thence South parallel with the East line of Jackson Street, One Hundred (100) feet; thence West One Hundred Fifty (150) feet, to the place of beginning.
AND
That part of the SOUTH WEST 1/4 of Section Twelve (12), Township Eighteen (18) North, of Range Sixteen (16) East, in the Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:- Commencing on the East line of Jackson Street, at a point One Hundred Fifty (150) feet North of the North line of Linwood Avenue (as laid out on the Map of the Plat of the Inter Urban Land Company); thence North, along the East line of Jackson Street, Fifty (50) feet; thence East, parallel with the South line of Allen Avenue, One Hundred Fifty (150) feet; thence South, parallel with the East line of said Jackson Street, Fifty (50) feet; thence West One Hundred Fifty (150) feet to the place of beginning.

EXCEPTING from the above parcels that portion thereof heretofore conveyed to the State of Wisconsin, Department of Transportation being further described in Warranty Deed recorded as Document No. 757403.

AND
That part of the West 1/2 of the SOUTH WEST 1/4 of Section Twelve (12), Township Eighteen (18) North, Range Sixteen (16) East, in the Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin described as follows, viz:-Commencing on the South line of Allen Avenue (formerly Powers Avenue), as shown on Map of First Addition to Plat of Inter-Urban Land Company and on Inter Urban Land Company's Third Addition to the Plat, at a point 150 feet east of the East line of Jackson Street; thence south, parallel with the East line of said Jackson Street, 150 feet; thence east, parallel with the South line of said Allen Avenue, 161 feet, more or less, to the West line of Block 5 in said First Addition to Plat of the Inter-Urban Land Company; thence north, along the West line of said Block 5, 150 feet, to a point on the South line of said Allen Avenue; thence west, along the South line of said Allen Avenue, 161 feet, more or less, to the place of beginning.

Tax Key Nos. 915-1897-01 and 915-1897-03

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. **First American Title Insurance Company, Commitment No. 3006301, with a commitment date of January 23, 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:**

   #6 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.**

   #7 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 34 regular striped parking stalls and 1 handicap accessible striped parking stalls for a total of 35 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. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
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.

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
2120 JACKSON STREET • OSHKOSH, WI 54901

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	FEB. 19, 2020
REVISIONS	

JOB NUMBER
1927420

SHEET NUMBER
AL

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