ALTA/NSPS LAND TITLE SURVEY

All of Lot 2 of Certified Survey Map No. 7294, Volume 1, Page 7294, Document No. 1755133 and being located in the Southeast Quarter of the Northwest Quarter, Section Thirteen (13), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin.

—VICINITY MAP—

SURVEYED FOR:
THE HOUSING AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN
600 MERRITT AVENUE
OSHKOSH, WI 54903

PROPERTY OWNER:
THE HOUSING AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN
600 MERRITT AVENUE
OSHKOSH, WI 54903

LEASEHOLD OWNER:
WAITE RUG HOUSING, LLC

PROPERTY ADDRESS:
1402 MT. VERNON STREET
OSHKOSH, WI 54903

1. CATCH BASIN — RIM: 751.12' — INVERT: 748.24'
2. STORM MANHOLE — RIM: 751.30' — INVERT: 747.66'
3. CATCH BASIN — RIM: 751.10' — INVERT: 747.96'
4. CATCH BASIN — RIM: 750.92' — INVERT: 747.87'
5. CATCH BASIN — RIM: 751.04' — INVERT: 749.34'
6. STORM MANHOLE — RIM: 751.49' — INVERT: 748.69'
7. STORM MANHOLE — RIM: 751.68' — INVERT: 748.77'
8. CATCH BASIN — RIM: 751.47' — INVERT: 749.17' SE — INVERT: 749.08' N — INVERT: 749.17' SW
9. STORM MANHOLE — RIM: 755.73' — INVERT: 751.78'
10. CATCH BASIN — RIM: 755.53' — INVERT: 752.43'
11. CATCH BASIN — RIM: 755.52' — INVERT: 752.47'
12. STORM MANHOLE — RIM: 756.04' — INVERT: 751.02' E (10" PVC) — INVERT: 751.02' S (10" PVC) — INVERT: 752.62' S (10" PVC)
13. CATCH BASIN — RIM: 755.68' — INVERT: 752.79'
14. STORM MANHOLE — RIM: 751.03' — INVERT: 747.91'
15. CATCH BASIN — RIM: 750.71' — INVERT: 748.36'
16. CATCH BASIN — RIM: 750.74' — INVERT: 748.44'
17. STORM MANHOLE — RIM: 751.54' — INVERT: 747.75'
18. CATCH BASIN — RIM: 751.15' — INVERT: 748.10'
19. CATCH BASIN — RIM: 751.19' — INVERT: 748.16'
20. STORM MANHOLE — RIM: 752.41' — INVERT: 747.64'
21. STORM MANHOLE — RIM: 752.36' — INVERT: 747.86'
22. CATCH BASIN — RIM: 752.08' — INVERT: 748.08' — INVERT: 750.18' NW
23. CATCH BASIN — RIM: 752.07' — INVERT: 748.07'
24. STORM MANHOLE — RIM: 754.57' — INVERT: 748.63'
25. STORM MANHOLE — RIM: 754.50' — INVERT: 748.85'
26. CATCH BASIN — RIM: 754.35' — INVERT: 751.6'
27. CATCH BASIN — RIM: 754.36' — INVERT: 751.76'
28. STORM MANHOLE — RIM: 756.87' — INVERT: 751.93'
29. STORM MANHOLE — RIM: 757.08' — INVERT: 751.9'
30. CATCH BASIN — RIM: 756.84' — INVERT: 754.25'
31. CATCH BASIN — RIM: 756.84' — INVERT: 754.29'
32. STORM MANHOLE — RIM: 759.23' — INVERT: 752.27'
33. STORM MANHOLE — RIM: 758.73' — INVERT: 751.43'
34. STORM MANHOLE — RIM: 756.84' — INVERT: 751.29' N/S — INVERT: 751.44' E
35. STORM MANHOLE — RIM: 756.42' — INVERT: 752.30'
36. STORM MANHOLE — RIM: 757.03' — INVERT: 751.43' (OBSTRUCTED)
37. STORM MANHOLE — RIM: 751.33'
38. CATCH BASIN — RIM: 757.13' — INVERT: 752.85'
39. CATCH BASIN — RIM: 755.66' — INVERT: 753.06'

A. SANITARY MANHOLE — RIM: 751.38' — INVERT: 748.18'
B. SANITARY MANHOLE — RIM: 751.17' — INVERT: 745.56'
C. SANITARY MANHOLE — RIM: 751.44' — INVERT: 744.78'
D. SANITARY MANHOLE — RIM: 752.35' — INVERT: 743.88'
E. SANITARY MANHOLE — RIM: 758.62' — INVERT: 751.38'
F. SANITARY MANHOLE — RIM: 757.26' — INVERT: 749.69'
G. SANITARY MANHOLE — RIM: 757.22' — INVERT: 749.17'

NW CORNER SECTION 13 T.18N., R.16E. (MON. FND.) — N89°-08'-08"E 2575.24' — 2622.46' 47.22' — N1/4 CORNER SECTION 13 T.18N., R.16E. (MON. FND.)

NORTH LINE OF THE NW1/4, SECTION 13

S00°-51'-52"E 1361.39'

BENCHMARK #1

E. NEVADA AVENUE (PUBLIC ROADWAY)

R/WAY LINE — B.O.C. — CENTERLINE — CONCRETE ROADWAY — 12" CONC. STO. — 15" CONC. STO. — 18" CONC. STO. — 30" CONC. STO. — 12" PVC STO. — 10" PVC STO. — 8" PVC SAN. — 10" WATER — 6" WATER — 4" WATER — (2) 12" PVC STO. — (2) 12" CONC. STO.

#110-GG31 — #110-EE31 — #110-CC31 — #110-FF31 — #110-AA31 — #110-EE42

BENCHMARK #5 — BENCHMARK #4 — BENCHMARK #6

N89°-16'-31"E 207.18' — 539.91' — 272.73' — 213.57'

#109-LL17 — #109-KK31 — #109-CC37 — #109-EE37

1-1/2" IP FND. 1.58' — 12" CORRUGATED PVC STO.

CONCRETE FOUNDATION — CONCRETE FOUNDATION WALL — CONCRETE WALKWAY — CONCRETE FOOTINGS (TYP)

LOT 1
C.S.M. NO. 7294
VOLUME 1, PAGE 7294
DOCUMENT NO. 1755133
132,917 SQUARE FEET
(3.051 ACRES)

BLOCK BUILDING — PEAK 27.0' — PEAK 24.4' — PEAK 38.3' — T.O.B. 17.3' — T.O.B. 17.6' — T.O.B. 22.5' — T.O.B. 19.5' — T.O.B. 21.5' — T.O.B. 21.3' — T.O.B. 26.5' — T.O.B. 31.0' — T.O.B. 18.7' — T.O.B. 31.6' — T.O.B. 22.6'

EXISTING BUILDING (STEEL BUILDING)

EXISTING BUILDING (BRICK BUILDING) NO. 1402
45,011 SQ. FT.

EXISTING BUILDING 50,125 SQ. FT.

EASTMAN STREET VACATED

EXISTING HOUSE NO. 1407 — EXISTING GARAGE

PARCEL NO.: 0908100
PROPERTY OWNER:
THE HOUSING AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN

PARCEL NO.: 0908200
PROPERTY OWNER:
JOSEPH A WARREL

EXCEPTION NO. 20 & 21 PARKING LOT AND ACCESS EASEMENT AREA PER DOC. NO. 1755638 & C.S.M. NO. 7294

EXCEPTION NO. 21 TRASH ENCLOSURE EASEMENT AREA PER DOC. NO. 1755638

EXCEPTION NO. 20 & 21 C/L 15' WIDE SANITARY SEWER EASEMENT PER DOC. NO. 1755638 & C.S.M. NO. 7294

EXCEPTION NO. 20 & 21 C/L 15' WIDE WATER MAIN EASEMENT PER DOC. NO. 1755638 & C.S.M. NO. 7294

EXCEPTION NO. 20 & 21 C/L 5' WIDE STORM SEWER EASEMENT PER DOC. NO. 1755638 & C.S.M. NO. 7294

EXCEPTION NO. 21 SIDEWALK EASEMENT AREA PER DOC. NO. 1755638

EXISTING STORM SEWER LINE LOCATED UNDER BUILDING WILL BE ABANDONED DURING CONSTRUCTION.

12" PVC PIPE EXTENDS IN THIS DIRECTION

LOT 2
C.S.M. NO. 7294
VOLUME 1, PAGE 7294
DOCUMENT NO. 1755133
93,023 SQUARE FEET
(2.135 ACRES)

VACATED MOUNT VERNON STREET DOCUMENT NO. 1682155

PER RESOLUTION VACATING A PORTION OF MOUNT VERNON STREET THE CITY RESERVES RIGHTS TO MAINTAIN, SERVICE, REPAIR AND REPLACE OR INSTALL SANITARY SEWER, STORM SEWER, WATER MAIN & OTHER UTILITY FACILITIES WITHIN SAID VACATED STREET.

MOUNT VERNON STREET (PUBLIC RIGHT OF WAY) N89°-50'-47"E 60.00'

HARRISON STREET (PUBLIC ROADWAY) (WIDTH VARIES) — CONCRETE ROADWAY — R/WAY LINE

FORMER SOO LINE RAILROAD — R/WAY LINE

1" IP FOUND S17°-28'-28"E 0.60' FROM TRUE

E. CUSTER AVENUE (PUBLIC ROADWAY) — CENTERLINE — CONCRETE ROADWAY — R/WAY LINE

GRAND STREET (PUBLIC ROADWAY) — CENTERLINE — CONCRETE ROADWAY — R/WAY LINE

BENCHMARK #3 — BENCHMARK #2

#109-HH57 — #109-DD56 — #F201C — #109-A57 — #109-BB57 — #109-CC57 — #109-HH58

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 27th day of DECEMBER, 2017.

Craig A. Keach

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

WISCONSIN — CRAIG A. KEACH — S-2333 — NEENAH, WISCONSIN — LAND SURVEYOR

BENCHMARK INFORMATION

Site Benchmark: (Benchmark #1) Top of tag bolt on hydrant, located at the North side of the intersection of E. Nevada Avenue and Grand Street. Elevation: 754.34'

Site Benchmark: (Benchmark #2) Top of tag bolt on hydrant, located at the SW corner of intersection of E. Custer Avenue and Eastman Street. Elevation: 756.70'

Site Benchmark: (Benchmark #3) Top of tag bolt on hydrant, located at the SW corner of intersection of E. Custer Avenue and MT. Vernon Street. Elevation: 758.50'

Site Benchmark: (Benchmark #4) PK Nail found in South face of Power Pole #109 CC37, located just north of the Mount Vernon Street Cul de sac. Elevation: 759.65'

Site Benchmark: (Benchmark #5) Top of North rim of storm manhole located in E. Nevada Avenue Elevation: 755.73'

Site Benchmark: (Benchmark #6) Top of Rail road spike set in West face of Power Pole Elevation: 757.66'

(Elevations are based on North American Vertical Datum 29)

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

—LEGEND—
- ○ = 1" X 18" IRON PIPE SET
- ● = 1" IRON PIPE FOUND
- ⊕ = WINNEBAGO COUNTY MONUMENT FOUND
- WV = WATER MANHOLE
- ⊗ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊙ = FIRE SUPPRESSION VALVE
- ⊠ = WELL HEAD
- ⊗ = GAS VALVE
- GM = GAS METER
- ST = STORM MANHOLE
- ⊛ = STORM INLET (ROUND)
- ⊞ = STORM INLET (SQUARE)
- ⊙ = CLEANOUT
- SM = SANITARY MANHOLE
- ● = MANHOLE
- ⊡ = AIR CONDITIONER
- ⊟ = ELECTRIC METER
- ☼ = LIGHT POLE
- ○ = EXISTING POWER POLE
- ⟶ = EXISTING GUY ANCHOR
- ⟶○ = EXISTING GUY ANCHOR AND POLE
- ◩ = TELEPHONE PEDESTAL
- ⊛ = METAL POST
- ⊗ = DOWNSPOUT
- ◇ = TRAFFIC SIGN
- ▽ = FLAG POLE
- ▯ = DOOR
- -W- = WATER MAIN
- -ST- = STORM SEWER
- -SS- = SANITARY SEWER
- -OPL- = OVERHEAD ELECTRIC
- -G- = BURIED GAS
- B.O.C. = BACK OF CURB
- O.H.D. = OVERHEAD DOOR
- FF = FIRST FLOOR ELEVATION
- T.O.B. = TOP OF BUILDING
- F = FLOW LINE ELEVATION
- = EXISTING TREE
- = EXISTING CEDAR TREE
- = EXISTING BUSH
- = EXISTING PINE TREE
- = EXISTING SPRUCE TREE
- = EASEMENT (SIZE & TYPE NOTED)
- = PARKING LOT AND ACCESS EASEMENT AREA

CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511 — DIAL 811 IN MICHIGAN & MINNESOTA — WARNING — CALL BEFORE YOU DIG — 48 HOURS BEFORE YOU DIG

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AND ARE IN ZONE IV OF THE NAD/1983 DATUM, BEING THE NW1/4, SECTION 13, T.18N., R.16E., WHICH BEARS N89°-08'-08"E

NO.	DATE	DESCRIPTION	BY
3	12-27-17	Updated Zoning and Title	JD
2	12-19-17	Added New Title and C.S.M.	JD
1	8-1-16	Preliminary Survey	JD

MERIDIAN SURVEYING, LLC
N9637 Friendship Drive, Kaukauna, WI 54130 — Office: 920-993-0881 — Fax: 920-273-6037

DRAWN BY: J.D. — CHECKED BY: C.A.K. — JOB NO.: 8954

FIELD WORK DATE: 12-11-2017 — FIELD BOOK: M-36, PG. 48

SHEET 1 OF 2