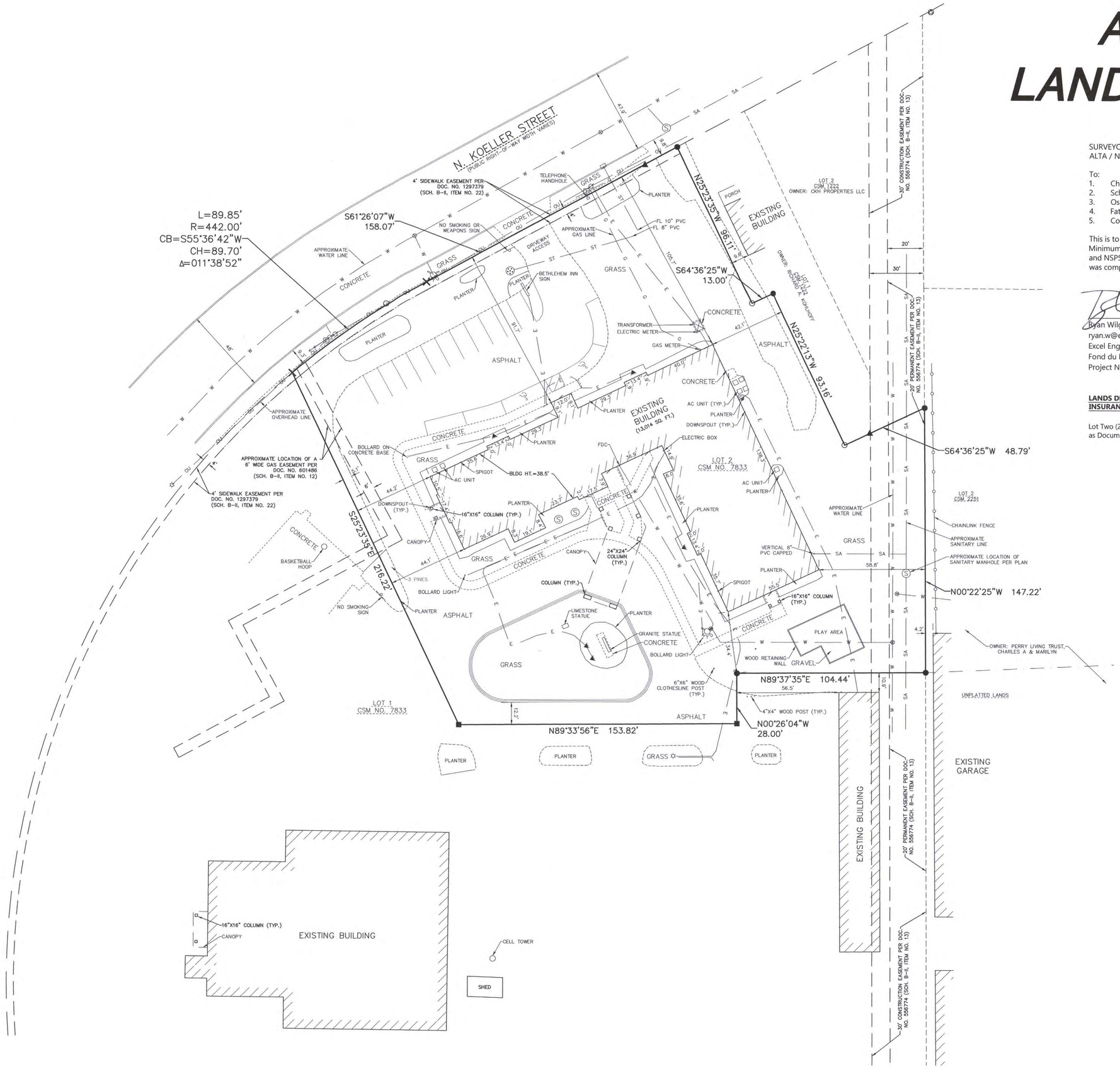
ALTA / NSPS LAND TITLE SURVEY



LEGEND:

WATER VALVE IN BOX	3/4" REBAR FOUND	ST	EXISTING STORM SEWER AND MANHOLE
EXISTING ROUND CATCH BASIN	2" IRON PIPE FOUND	SA	EXISTING SANITARY SEWER AND MANHOLE
EXISTING CURB INLET	1" IRON PIPE FOUND	W	EXISTING WATER LINE AND HYDRANT
UTILITY POLE WITH GUY WIRE	MAG NAIL SET	E	EXISTING UNDERGROUND ELECTRIC CABLE
TELEPHONE PEDESTAL	3/4" REBAR SET	OU	EXISTING OVERHEAD UTILITY LINE
ELECTRIC TRANSFORMER	CUT "X" SET	G	EXISTING UNDERGROUND GAS LINE
CABLE TV PEDESTAL			EXISTING CURB AND GUTTER
EXISTING LIGHT POLE			EXISTING CHAINLINK FENCE
EXISTING SIGN			PROPERTY LINE
HANDICAP PARKING STALL			RIGHT-OF-WAY LINE
FLOOD LIGHT			ADJACENT PROPERTY LINE
			INTERNAL LOT LINE

1"= 30' SCALE: 30' 0 30' 60' FEET

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE AND PRIVATE UTILITY MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. PRIVATE UTILITY MARKS PROVIDED BY PRIVATE LINES, INC. ON AUGUST 23, 2021. 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:
1. Chicago Title Insurance Company
2. Schmitt Title, LLC
3. Oshkosh Area Community Property Corporation, a Wisconsin non-stock corporation
4. Father Carr's Place 2B, Ltd.
5. Community First Credit Union, its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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(a), 7(a), 7(b)(1), 8, 9, 11(b), 16, 17, & 18 of Table A thereof. The field work was completed on August 23, 2021.

Brian Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2156580

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

Date of Plat or Map: 10/28/21

LANDS DESCRIBED IN COMMITMENT NO. 721070322, PREPARED BY SCHMITT TITLE, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF OCTOBER 20, 2021;

Lot Two (2) of Certified Survey Map No. 7833 as recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin as Document No. 1866973, in the Sixteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

TOTAL AREA
1.682 ACRES
73,253 SQ. FT.

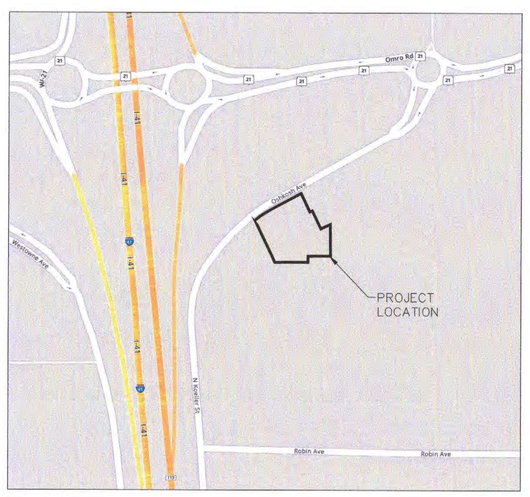
CURRENT ZONING: I-PD Institutional Planned Development Overlay

Building Setbacks:

Front:	30 feet
Side:	7.5 feet
Street Side:	25 feet
Rear:	25 feet

Maximum Building Height:
Residential: Lesser of 35 feet or 2.5 stories
Commercial: 45 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Oshkosh Zoning Code. Zoning information shown hereon was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a).



VICINITY MAP
NOT TO SCALE

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The West line of the Southwest 1/4 of Section 15-18-16 has a bearing of South 00°-29'-00" 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 and Private Utility 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. 55139C0215E 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 1.682 acres (73,253 sq. ft.) of land, more or less.
8. **Schmitt Title, LLC, as agent for Chicago Title Insurance Company, Commitment No. 721070322, with a commitment date of October 20, 2021 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 Easement contained in Warranty Deed executed by George C. Hildebrandt and Mary E. Hildebrant, his wife to Paul L. Berry dated May 28, 1969 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 2, 1969 in Volume 1241 on Pages 636-638 as Document No. 384207. **Does not affect the subject property.**

   #11 Grant for Transmission Line Easement contained in Instrument executed by George C. Hildebrant to Wisconsin Public Service Corporation, a Wisconsin Corporation, its successors or assigns dated April 11, 1968 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on April 24, 1968 in Volume 1206 on Pages 150-151 as Document No. 370331. **Does not affect the subject property.**

   #12 Gas Main Easement contained in Instrument executed by The Place 2-B Ltd. to Wisconsin Public Service Corporation, a Wisconsin corporation. its successors and assigns dated October 28, 1983 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 18, 1983 as Document No. 601486. **The approximate location of the Gas Main Easement is depicted on this survey. The included exhibit was not legible.**

   #13 Easement contained in Instrument executed by Martin P. Carr to the City of Oshkosh, a Municipal Corporation dated November 3, 1980 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 4, 1980 as Document No. 556774. **Easement is depicted on survey.**

   #14 Rights of the public in that portion of the premises lying within the limits of N. Koeller Street.

   #15 Easement contained in Instrument executed by the City of Oshkosh, a municipal corporation to Brookside North Apartments, a limited Partnership dated June 29, 1994 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on July 5, 1994 as Document No. 880621. **Does not affect the subject property.**

   #16 Transmission Line Easement contained in Instrument executed by the City of Oshkosh to Wisconsin Public Service Corporation, a Wisconsin corporation dated February 11, 1998 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 12, 1998 as Document No. 1012979. **Does not affect the subject property.**

   #17 Easement contained in Instrument executed by George Hildebrant to the City of Oshkosh, a Municipal Corporation dated November 3, 1980 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 4, 1980 as Document No. 556772. **Does not affect the subject property.**

   #18 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 Quit Claim Deed executed by Father Carr's Place 2B Ltd. to Father Carr's Place 2B Ltd. dated October 17, 1996 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on October 17, 1996 as Document No. 952327. **This document affects the subject property but does not contain any items to depict on this survey.**

   #19 Memorandum of Lease Agreement contained in Instrument by and between Father Carr's Place2B, a not for profit corporation, as Lessor and Alamosa (Wisconsin) Properties, LLC, as Lessee dated August 22, 2002 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on October 18, 2002 as Document No. 1206578. **Does not affect the subject property.**

   #20 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 Quit Claim Deed executed by Father Carr's Place 2 B Ltd. to Father Carr's Place 2 B Ltd. dated January 14, 2003 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on January 15, 2003 as Document No. 1224822. **This document affects the subject property but does not contain any items to depict on this survey.**

   #21 Memorandum of Lease contained in Instrument by and between Place 2B, Ltd also known as Father Carr's Place 2B, Ltd, Landlord and USCOC of Greater Wisconsin, LP, by its general partner United States Cellular Operating Company, d.b.a. U.S. Cellular, Tenant dated November 16, 2001 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 10, 2003 as Document No. 1235415. **Does not affect the subject property.**

   #22 Easement contained in Instrument by and between Father Carr Place 2B Ltd and City of Oshkosh, a municipal corporation, dated January 27, 2004 and recorded February 5, 2004 as Document No. 1297379. **Easement is depicted on survey.**

   #23 Memorandum of Lease contained in Instrument by and between Place 2B, Ltd and Nsighttel Wireless, LLC dba Cellcom, a Wisconsin limited liability company, dated June 28, 2006 and recorded March 26, 2007 as Document no. 1429473. Corrective Memorandum of Lease recorded August 28, 2007 as Document No. 1446547. **Does not affect the subject property.**

   #24 Supplemental Electric Transmission Line Easement contained in Instrument by and between Father Carr's Place 2 B, Ltd and American Transmission Company LLC, A Wisconsin limited liability company, dated March 28, 2007 and recorded March 30, 2007 as Document no. 1430201. **Does not affect the subject property.**

   #25 Memorandum of Purchase and Sale of Lease and Successor Lease contained in Instrument by and between Father Carr's Place 2B, Ltd., a Wisconsin non profit corporation and Wireless Capital Partners, LLC, a Delaware limited liability company, dated November 14, 2007 and recorded November 19, 2007 as Document No. 1454003. Memorandum of Assignment recorded April 21, 2008 as Document No. 1468548. **Does not affect the subject property.**

   #26 Memorandum of Purchase and Sale of Lease and Successor Lease contained in Instrument by and between Father Carr's Place 2B, Ltd., a Wisconsin non profit corporation and Wireless Capital Partners, LLC, a Delaware limited liability company, dated November 14, 2007 and recorded November 19, 2007 as Document No. 1454004. Memorandum of Assignment recorded January 2, 2008 as Document No. 1457341. **Does not affect the subject property.**

   #27 Memorandum of Purchase and Sale of Lease and Successor Lease contained in Instrument by and between Father Carr's Place 2B, Ltd., a Wisconsin non profit corporation and Wireless Capital Partners, LLC, a Delaware limited liability company, dated November 14, 2007 and recorded November 19, 2007 as Document No. 1454005. Memorandum of Assignment recorded January 2, 2008 as Document No. 1457343. **Does not affect the subject property.**

   #28 Transmission Line Easement contained in Instrument by and between The Place 2 B Limited and Wisconsin Public Service Corporation, a Wisconsin Corporation, recorded January 27, 1998 as Document No. 995816. Certificate of Compensation and Notice of Right to Appeal recorded February 11, 1998 as Document no. 997395. Easement Assignment recorded January 3, 2001 as Document no. 1115348. **Does not affect the subject property.**

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 14 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 16 striped parking stalls.
11. 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.
12. 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.
13. In regards to ALTA/NSPS "Table A", Item No. 18, all plottable offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.

EXCEL
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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
1158 N KOELLER STREET • OSHKOSH, WI 54902

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE SEPT. 14, 2021
REVISIONS
OCT. 28, 2021

JOB NUMBER
2156580

SHEET NUMBER
AL

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