"WISCONSIN LAND TITLE SURVEY"

1741 ALGOMA BLVD.

CITY OF OSHKOSH

WINNEBAGO COUNTY, WISCONSIN

SCHEDULE B-II:
ASSURANCE TITLE SERVICES, INC.
FILE NO. 123959, EFFECTIVE DATE: AUGUST 9, 2012

12) 10' UTILITY EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION AS PER VOLUME 571, PAGE 190 AS DOCUMENT NUMBER 158271, DOES AFFECT SUBJECT PROPERTY BUT CAN NOT BE SPECIFICALLY LOCATED.
13) GAS MAIN EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION AS PER VOLUME 623, PAGE 19 AS DOCUMENT NUMBER 165194, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. SEE DOCUMENT FOR DETAILS
14) WATER SERVICE AGREEMENT AS PER VOLUME 813, PAGE 117 AS DOCUMENT NUMBER 233962, DOES AFFECT SUBJECT PROPERTY (NORTH 100 FEET OF LOT 8, BLOCK 105, LEACHES MAP OF 1894.)
- RIGHT TO CONNECT TO WATER PIPES LOCATED AT THE CEMETERY GARAGE AT RIVERSIDE CEMETERY SO AS TO PROVIDE WATER AT THE RESIDENCE AND BOAT LIVERY SHOP.

15) 16' DRIVEWAY, SEWER, WATER AND PUBLIC UTILITY EASEMENT AS PER VOLUME 916, PAGE 19 AS DOCUMENT NUMBER 265753, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- 16' EASEMENT FOR THE BENEFIT OF SUBJECT PROPERTY AND PROPERTY TO THE EAST, SEE DOCUMENT FOR DETAILS OF MAINTENANCE ETC.

16) 20' STORM SEWER EASEMENT GRANTED TO THE CITY OF OSHKOSH AS PER VOLUME 1208, PAGE 175 AS DOCUMENT NUMBER 371128, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- NO BUILDING, TREES OR OTHER SUBSTANTIAL OR PERMANENT STRUCTURE SHALL BE PLACE UPON SAID RIGHT OF WAY BY GRANTOR.

17) AFFIDAVIT AS PER DOCUMENT NUMBER 502678, DOES NOT AFFECT GROUND SURVEY.
- STATES THAT A PORTION OF PROPERTY WAS CONVEYED FOR RAILROAD PURPOSES PER VOLUME 32, PAGE 321 AND THAT AN EASEMENT FOR TRAFFIC OVER SUCH RAILROAD PROPERTY EXISTS.

18) 30' SANITARY SEWER EASEMENT GRANTED TO THE CITY OF OSHKOSH AS PER DOCUMENT NUMBER 720277, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- NO BUILDING, TREES OR OTHER SUBSTANTIAL OR PERMANENT STRUCTURE SHALL BE PLACED UPON SAID PROPERTY BY GRANTOR.

19) 30' RECREATIONAL TRAIL EASEMENT AS PER DOCUMENT NUMBER 905026, DOES NOT AFFECT SUBJECT PROPERTY.
- ADJACENT TO WEST LOT LINE OF SUBJECT PROPERTY.

20) 15' UTILITY EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICES CORPORATION AS PER DOCUMENT NUMBER 1265549, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. (APPROXIMATE LOCATION PER ATTACHED EXHIBIT)
21) 6' UTILITY EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION AS PER DOCUMENT NUMBER 1405730, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. SEE DOCUMENT FOR DETAILS.
22) 30' TRANSMISSION LINE EASEMENT GRANTED TO AMERICAN TRANSMISSION COMPANY LLC, AS PER DOCUMENT NUMBER 1552247, DOES NOT AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
23) LACK OF ACCESS TO AND FROM PARCEL "B". THERE IS NO RECORDED EASEMENT OVER THE WIOUWOSH TRAIL TO GET TO PARCEL "B"

NOTES:
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION.
- A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0215E, EFFECTIVE DATE: MARCH 17, 2003. (BASE FLOOD ELEVATION 749.7 NGVD DATUM PER FLOOD PROFILES OF THE FOX RIVER)

LEGAL DESCRIPTION: PARCEL "A"
ASSURANCE TITLE SERVICES, INC.: FILE NO. 123959

THE NORTH ONE HUNDRED (100) FEET OF LOTS THREE (3) AND EIGHT (8) IN BLOCK ONE HUNDRED FIVE (105) IN THE TWELFTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894, EXCEPTING THEREFROM RAILROAD RIGHTS OF WAY, NOW BEING A RECREATIONAL TRAIL, KNOWN AS WIOUWOSH TRAIL.

LOT TWENTY-FOUR (24) IN PAINE & SAWYER'S ASSESSOR'S PLAT, IN THE TWELFTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS, VIZ; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT, ON THE SOUTHWESTERLY LINE OF ALGOMA BLVD.; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT, TWO HUNDRED SIXTY-FOUR (264) FEET; THENCE SOUTH, AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT, TO THE SOUTH LINE OF SAID LOT; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT, TO THE SOUTHWESTERLY LINE OF SAID ALGOMA BLVD; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID ALGOMA BLVD., TO THE PLACE OF BEGINNING.

MORE FULLY DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 14; THENCE N89°23'29"E, 165.38 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14; THENCE S00°37'04"E, 99.91 FEET TO A POINT ON THE EASTERLY EXTENSION OF A NORTH LINE OF RIVER MILL SUBDIVISION; THENCE S89°21'44"W, 166.18 FEET ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE; THENCE S89°23'29"W, 389.19 FEET ALONG SAID NORTH LINE TO THE NORTHEASTERLY LINE OF THE RECREATIONAL TRAIL NOW KNOWN AS WIOUWOSH TRAIL (FORMERLY AN ABANDONED RAILROAD); THENCE N34°33'52"W, 131.25 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTH LINE OF LOT 8, BLOCK 105, LEACH'S MAP OF 1894; THENCE S89°30'43E, 463.38 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SECTION 14 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 60,922 SQUARE FEET (1.3986 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

WISCONSIN ROBERT F REIDER S-1251 APPLETON, WIS. LAND SURVEYOR

Robt F. Reider 9-10-12
ROBERT F. REIDER, RLS-1251 DATED

LEGEND:

◕	=	HARRISON/BERNTSEN MONUMENT FOUND
Ⓟ	=	1" I.D. ROUND IRON PIPE FOUND
Ⓡ	=	3/4" SOLID ROUND #6 IRON REBAR FOUND
⊗	=	CHISEL CROSS FOUND
△	=	RAILROAD SPIKE FOUND
□	=	PK NAIL FOUND
●	=	1 1/4" X 24" SOLID ROUND #10 IRON REBAR SET, 4.303 LBS. PER LIN. FT.
●	=	3/4" X 18" SOLID ROUND #6 IRON REBAR SET 1.502 LBS. PER LIN. FT.
×	=	CHISEL CROSS SET
▲	=	RAILROAD SPIKE SET
■	=	PK NAIL SET
◯	=	SANITARY MANHOLE
◮	=	STORM MANHOLE
⊞ ⊕	=	STORM CATCH BASIN
⬡	=	WATER VALVE
⬡	=	FIRE HYDRANT
⬡	=	POWER POLE
◊	=	DOWN GUY
⋈	=	GAS VALVE
⋈	=	GAS METER
Ⓔ	=	ELECTRICAL PEDESTAL
Ⓣ	=	TELEPHONE PEDESTAL
Ⓒ	=	CABLE TV PEDESTAL
⬡	=	LIGHT
⎍	=	SIGN
❀	=	TREE
◯	=	CONCRETE FILLED GUARD POST
( )	=	RECORDED AS
OE	=	OVERHEAD ELECTRICAL
OT	=	OVERHEAD TELEPHONE
OC	=	OVERHEAD CABLE TV
OTC	=	OVERHEAD TELEPHONE & CABLE TV
OET	=	OVERHEAD ELECTRICAL & TELEPHONE
OETC	=	OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
FO	=	UNDERGROUND FIBER OPTIC
UE	=	UNDERGROUND ELECTRICAL
UT	=	UNDERGROUND TELEPHONE
UC	=	UNDERGROUND CABLE TV
UTC	=	UNDERGROUND TELEPHONE & CABLE TV
UET	=	UNDERGROUND ELECTRICAL & TELEPHONE
UETC	=	UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

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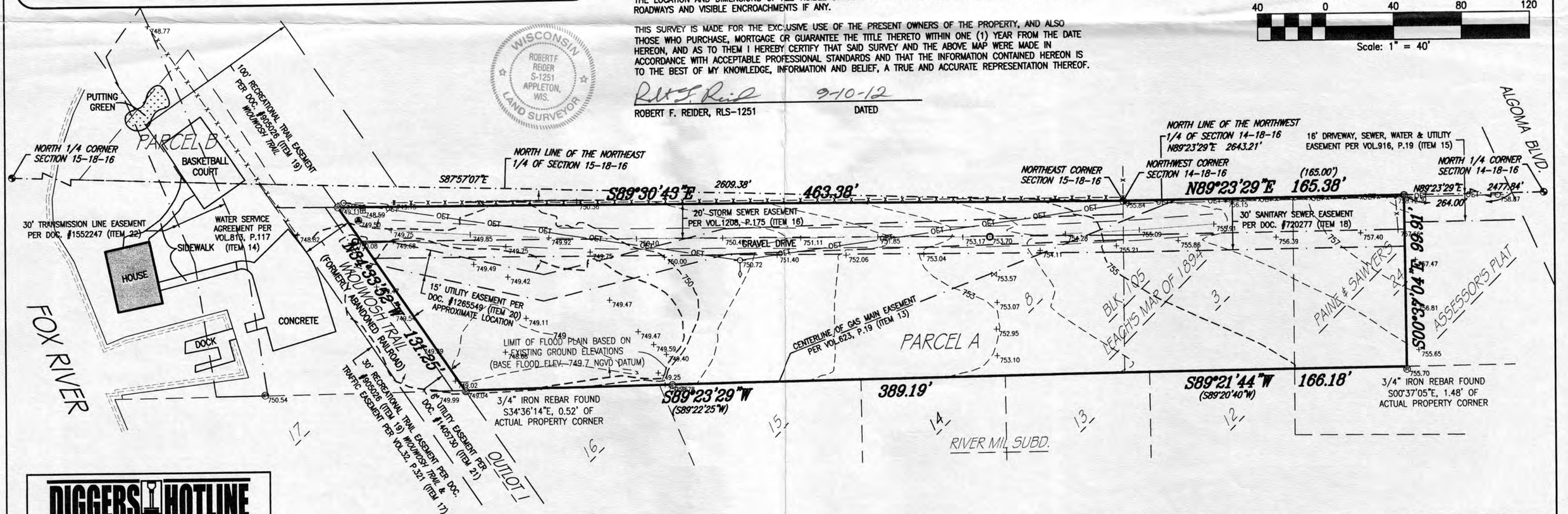
NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH BEARS N89°23'29"E PER THE WINNEBAGO COUNTY COORDINATE SYSTEM.

40 0 40 80 120
Scale: 1" = 40'



DIGGERS HOTLINE
TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM

SHEET NO.	
SCALE	1" = 40'
DATE	9-10-12
PROJECT NO.	B1208.12

GANTHER CONSTRUCTION
ATTENTION: JASON PETTITT
4825 COUNTY ROAD "A"
OSHKOSH, WISCONSIN 54901
PROJECT: CHATEAU, CITY OF OSHKOSH

DESIGNED	
DRAWN	RDD
CHECKED	RFR

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE 920-731-4168 FAX 731-5673

INT.	DATE	REVISIONS