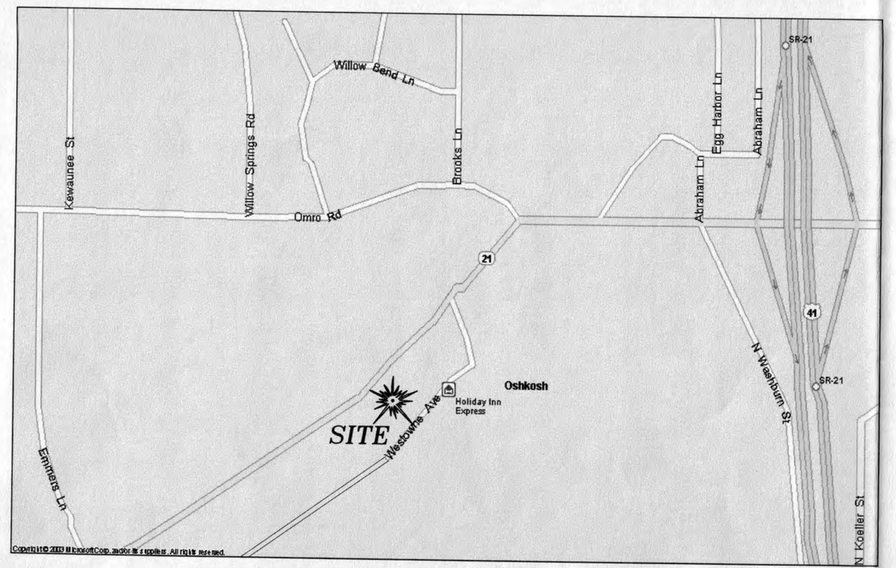
ALTA/ACSM LAND TITLE SURVEY

PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 16, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

OCTOBER 30, 2005

SURVEY FOR KAREN AND GARY SCAMMELL

NO. 4445



VICINITY MAP
(NOT TO SCALE)

N

DIGGERS HOTLINE
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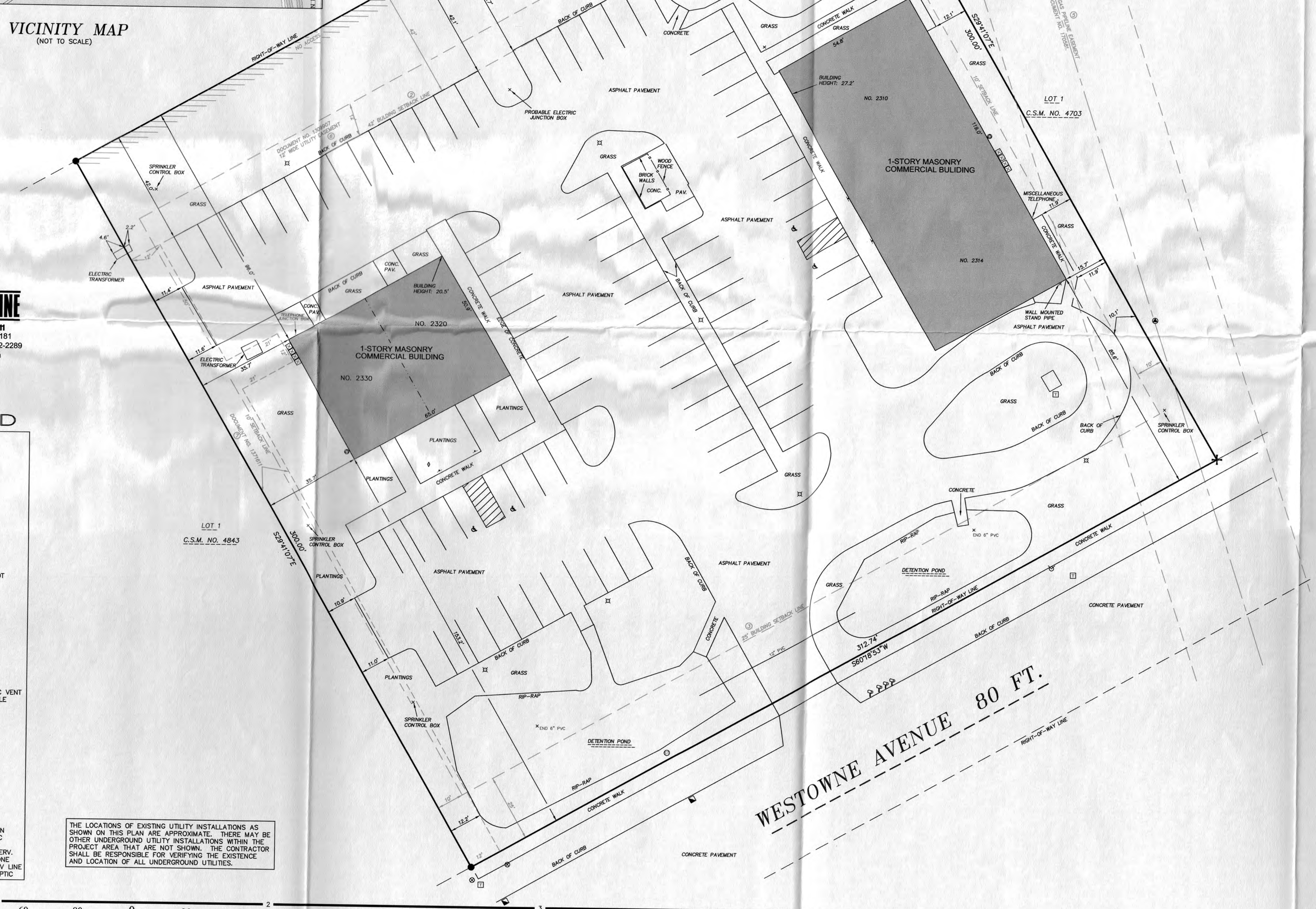
LEGEND

- BENCHMARK
- SECTION CORNER
- 1 INCH IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- CHISELED CROSS SET
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- EDGE OF TREES
- S — SANITARY SEWER
- STO — STORM SEWER
- W — WATERMAIN
- G — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OHW — OVERHEAD WIRES
- B — BUREAU ELEC. SERV.
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.



PROPERTY DESCRIPTION

KNOWN AS 2310, 2314, 2320 AND 2330 WESTOWNE AVENUE, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16, THENCE ALONG THE WEST LINE OF SAID SOUTH EAST 1/4 OF SECTION 16, NORTH 00 DEGREES 39 MINUTES 03 SECONDS WEST, 1429.41 FEET, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WESTOWNE AVENUE, NORTH 60 DEGREES 18 MINUTES 53 SECONDS EAST, 431.34 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WESTOWNE AVENUE, NORTH 60 DEGREES 18 MINUTES 53 SECONDS EAST, 312.74 FEET, THENCE ALONG THE WESTERLY LINE OF CERTIFIED SURVEY MAP 4703, NORTH 29 DEGREES 41 MINUTES 07 SECONDS WEST, 300.00 FEET, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.T.H. "21", SOUTH 60 DEGREES 18 MINUTES 53 SECONDS WEST, 312.74 FEET, THENCE SOUTH 29 DEGREES 41 MINUTES 07 SECONDS EAST, 300.00 FT, TO THE POINT OF BEGINNING.

NOTES:

A. BEARINGS ARE BASED ON THE EAST LINE OF LOT 1 IN CERTIFIED SURVEY MAP NO. 4843 WHICH IS ASSUMED TO BEAR SOUTH 29°41'07" EAST.

B. THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. CF-159907, EFFECTIVE DATE OF SEPTEMBER 28, 2005, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

2. 42 FOOT SETBACK FROM STATE TRUNK HIGHWAY NO. 21 AS DISCLOSED ON ADJACENT CSM'S. AFFECTS SITE-SHOWN ON SURVEY

3. 25 FOOT SETBACK LINE FROM WESTOWNE AVENUE AS DISCLOSED ON ADJACENT CSM'S. AFFECTS SITE-SHOWN ON SURVEY

5. RIGHT OF WAY CONTRACT CONTAINED IN INSTRUMENT EXECUTED BY PAUL NEUBAUER AND LOUISE NEUBAUER, HIS WIFE TO MICHIGAN-WISCONSIN PIPE LINE COMPANY, A CORPORATION DATED DECEMBER 30, 1949 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON FEBRUARY 7, 1950 IN VOL. 624 ON PAGES 295-296 AS DOCUMENT NO. 170581. AFFECTS SITE-SHOWN ON SURVEY

6. UTILITY EASEMENT/CORPORATION CONTAINED IN INSTRUMENT EXECUTED BY WESTFRONT PROPERTIES LLC TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS DATED APRIL 28, 2004 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON MAY 7, 2004 AS DOCUMENT NO. 1309907. AFFECTS SITE-SHOWN ON SURVEY

7. UTILITY EASEMENT/CORPORATION CONTAINED IN INSTRUMENT EXECUTED BY WESTFRONT PROPERTIES LLC TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS DATED AUGUST 26, 2005 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON SEPTEMBER 21, 2005 AS DOCUMENT NO. 1371611. AFFECTS SITE-SHOWN ON SURVEY

C. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE OF CITY OF OSHKOSH WISCONSIN WINNEBAGO COUNTY, COMMUNITY PANEL NO. 550511 0010 D, MAP REVISED DATE JUNE 2, 1995, THIS SITE FALLS IN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD.

D. THERE ARE 80 REGULAR AND 4 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

E. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED C-2PD

FRONT SETBACK – 25 FEET
SIDEYARD SETBACK – 10 FEET
HIGHWAY "21" SETBACK – 42 FEET
MAXIMUM HEIGHT – 45 FEET

TO: CHICAGO TITLE INSURANCE COMPANY
GARY T. SCAMMELL AND KAREN A. SCAMMELL

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10-2-05

REINHARD ROEHLIG
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1368

WISCONSIN
REINHARD H.W. ROEHLIG
S-1368
OSHKOSH, WI
LAND SURVEYOR

National Survey & Engineering
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Fax 920-231-9872
2850 Universal Street
Oshkosh, WI 54904
www.nsae.com

NO. 4445
OCTOBER 30, 2005

SHEET 1 OF 1

DRAWING SCALE: 1 INCH = 20 FEET

National Survey & Engineering