ALTA/ACSM LAND TITLE SURVEY

CLIENT

ENTERPRISE INVESTMENTS

SITE ADDRESS

2360 WESTOWNE AVENUE, OSHKOSH, WI 54904

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 4843 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON AUGUST 31, 2001, IN VOLUME 1 ON PAGE 4843, AS DOCUMENT NO. 1144667, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 16 EAST, WINNEBAGO COUNTY, WISCONSIN.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin County Coordinate System (WCCS), Winnebago County . NAD83(2011) adjustment.

TITLE COMMITMENT

This survey was prepared based on First AmericanTitle Insurance Company Commitment No. 15-10748, effective date of February 1, 2015 which lists the following easements and/or restrictions from schedule B-II:

1, 2 visible evidence shown, if any.

4, 5, 6, 7, 8, 10, 12, 13, 14 items are not survey related.

3. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose. (Affects parcel as shown)

9. Matters as shown on the recorded Plat of CSM 4843. (Affects parcel as shown)

11. Declaration of Restrictions, Easements and Covenants, dated August 28, 2001, filed of record August 31, 2001 as Document No. 1144669. (Affects parcel, general in nature, cannot be plotted)

PARKING SPACES

There are 32 regular parking spaces and 3 handicap space marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Winnebago, Community Panel No. 55139C0215E, effective date of March 17, 2003, this site falls in Zone X unshaded (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Site is zoned: C-2PD

Front setback: 25 feet

Side setback: 10 feet

Highway 21 setback: 42 feet

Maximum building height: 45 feet

The basic zoning information listed above is taken from municipal codes and does not reflect all regulations that may apply.

WISCONSIN
ANDREW L. HUNTER
S-2835
OMRO, WI
LAND SURVEYOR

LAND AREA

The Land Area of the subject property is 49,500 square feet or 1.14 acres.

TABLE "A" ITEMS

11(b). Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20151924493. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

18. There is no observable evidence of site use as a solid waste dump or sanitary landfill.

19. There is no evidence on site of delineated wetlands areas .

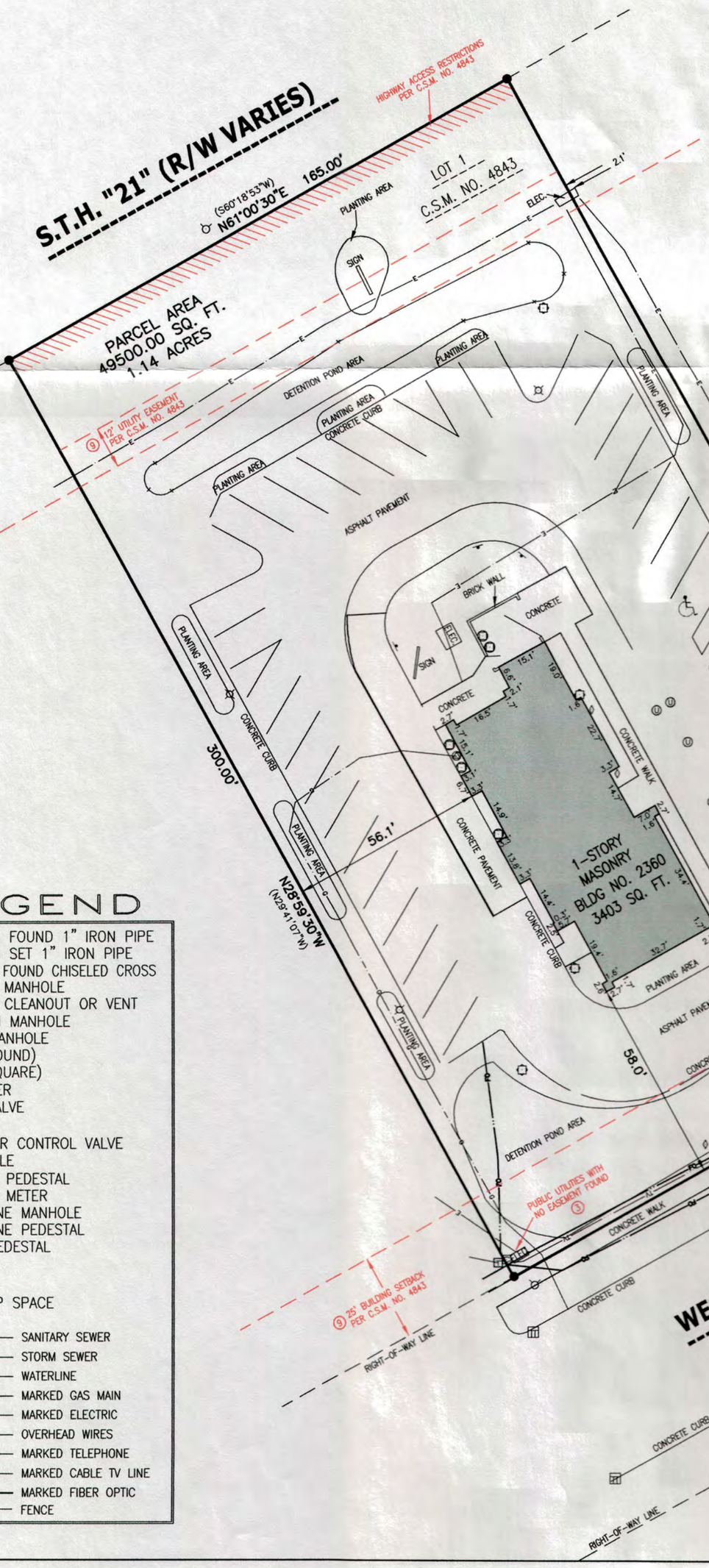
2011 ALTA/ACSM LAND TITLE SURVEY

WIN MGMMT, Inc., an Illinois Corporation, Michael D. Quagliano and James P. May
First Internet Bank of Indiana, its successors and assigns as their interest may appear;
Blackwell, Burke & Ramsey, P.C.;
First American Title Insurance Company;
Enterprise Investments Limited Partnership.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b1), 8, 9, 11(b), 18, and 19 of Table A thereof. The field work was completed on May 21, 2015.

Andrew L. Hunter
Professional Land Surveyor
No. S-2835-8

Date of Plat or Map: May 21, 2015



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

VICINITY MAP
(NOT TO SCALE)

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- GAS METER
- WATER VALVE
- HYDRANT
- SPRINKLER CONTROL VALVE
- LIGHT POLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- BOLLARD
- SIGN
- HANDICAP SPACE

- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

REVISED 6/15/2015: PARTIES ADDED TO CERTIFICATION

DATE 05/26/15	WISCONSIN LAND SURVEYING INC. *Professional Service You Can Trust*
PROJECT 5238	
SHEET 1 OF 1	

5020 LEONARD POINT RD. OSHKOSH, WI 54904
www.wisconsinlandsurveying.com (920)410-7744

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