LEGAL DESCRIPTION:

PARCEL 1

LOT TWO (2) OF CERTIFIED SURVEY MAP NUMBER 7085 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7085 AS DOCUMENT NO. 1712714; BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

TAX KEY NUMBER 002-0086-01-03

PARCEL 2

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE SIXTEEN (16) EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH EAST 1/4; THENCE WEST, ALONG THE SOUTH LINE OF SAID NORTH EAST 1/4 , SIXTY AND NINETY-THREE HUNDREDTHS (60.93) FEET; THENCE NORTH 4 DEGREES 18 MINUTES WEST, ONE AND THREE-TENTHS (1.3) FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, THREE HUNDRED SIXTY-NINE AND FORTY-SEVEN HUNDREDTHS (369.47) FEET, TO THE EAST LINE OF TRACT OF LAND HERETOFORE CONVEYED TO WINNEBAGO COUNTY BY DEED RECORDED IN VOLUME 882 ON PAGE 335; THENCE NORTH 1 DEGREE 11 MINUTES 30 SECONDS WEST, FOUR HUNDRED NINE AND THREE-TENTHS (409.3) FEET, TO THE NORTH LINE OF TRACT OF LAND HERETOFORE CONVEYED AS AFOREMENTIONED, THE PLACE OF BEGINNING; THENCE NORTH 88 DEGREES 18 MINUTES 30 SECONDS EAST, NINETY-SEVEN AND FIVE-TENTHS (97.5) FEET; THENCE NORTH 1 DEGREE 11 MINUTES 30 SECONDS WEST, THREE HUNDRED NINETY-THREE (393) FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 30 SECONDS WEST, NINETY-SEVEN AND FIVE-TENTHS (97.5) FEET; THENCE SOUTH 1 DEGREE 11 MINUTES 30 SECONDS EAST, THREE HUNDRED NINETY-THREE (393) FEET, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN DOCUMENT NO. 1662218.

TAX KEY NUMBER 002-0090-03

PARCEL 3

THE SOUTH 250.00 FEET OF THE FOLLOWING DESCRIBED LEGAL DESCRIPTION:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE SIXTEEN (16) EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE WEST, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION, SIXTY AND NINETY-THREE HUNDREDTHS (60.93) FEET; THENCE NORTH 4 DEGREES 18 MINUTES WEST, ONE AND THREE -TENTHS (1.3) FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, THREE HUNDRED SIXTY-NINE AND FORTY-SEVEN HUNDREDTHS (369.47) FEET, TO THE EAST LINE OF TRACT OF LAND HERETOFORE CONVEYED TO WINNEBAGO COUNTY BY DEED RECORDED IN VOLUME 882 ON PAGE 335; THENCE NORTH 1 DEGREE 11 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE AND EXTENDED EAST LINE OF SAID TRACT OF LAND CONVEYED, EIGHT HUNDRED TWO AND THREE-TENTHS (802.3) FEET, TO THE PLACE OF BEGINNING; THENCE NORTH 88 DEGREES 18 MINUTES 30 SECONDS EAST, NINETY-SEVEN AND FIVE-TENTHS (97.5) FEET; THENCE NORTH 1 DEGREE 11 MINUTES 30 SECONDS WEST, TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, TO A POINT THAT IS NORTH 1 DEGREE 11 MINUTES 30 SECONDS WEST OF THE PLACE OF BEGINNING; THENCE SOUTH 1 DEGREE 11 MINUTES 30 SECONDS EAST, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED TOT HE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN DOCUMENT NO. 166228.

TAX KEY NUMBER 002-0090-04-01

PARCEL 4

A STRIP OF LAND 50.0 FEET WIDE IN THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE SIXTEEN (16) EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE WEST, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION, SIXTY AND NINETY-THREE HUNDREDTHS (60.93) FEET; THENCE NORTH 4 DEGREES 18 MINUTES WEST, ONE AND THREE-TENTHS (1.3) FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, A DISTANCE OF THREE HUNDRED NINETY-FOUR AND FORTY-SEVEN HUNDREDTHS (394.47) FEET TO A POINT; THENCE NORTH 1 DEGREE 11 MINUTES 30 SECONDS WEST, A DISTANCE OF FOUR HUNDRED NINE AND THREE-TENTHS (409.3) FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 1 DEGREE 11 MINUTES 30 SECONDS WEST, A DISTANCE OF NINE HUNDRED TEN AND SEVEN-TENTHS (910.7), TO THE POINT OF TERMINATION OF SAID CENTER LINE, EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED FOR HIGHWAY PURPOSES.

TAX KEY NUMBER 002-0090-02

EXCEPTIONS:

EXCEPTIONS

12. EASEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN RAN-LIE, INC. AND TOWN OF ALGOMA SANITARY DISTRICT #1, DATED JANUARY 28, 1978 AND RECORDED JANUARY 30, 1978 AS DOCUMENT NO. 510060, AFFECTS PARCEL 1, NON DEFINED WIDTH

13. EASEMENT AGREEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN AUGUST H. ABRAHAM AND LYDIA F. ABRAHAM, HIS WIFE AND JAMES C. MILLER, DATED AUGUST 8, 1952 AND RECORDED AUGUST 11, 1952 IN VOLUME 680 OF MISC. ON PAGE 97 AS DOCUMENT NO. 195042.

    AGREEMENT TO REDEFINE EASEMENT CONTAINED IN INSTRUMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON MAY 6, 2016 AS DOCUMENT NO. 1712462. (AFFECTS PARCEL 1)

14. EASEMENT AGREEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN JAMES C. MILLER AND AUGUST H. ABRAHAM AND LYDIA F. ABRAHAM, HIS WIFE, DATED AUGUST 8, 1952 AND RECORDED AUGUST 11, 1952 IN VOLUME 680 OF MISC ON PAGE 99 AS DOCUMENT NO. 195043.

15. RESTRICTIONS IN WARRANTY DEED BY AND BETWEEN RAN-LIE, INC. AND RAN-LIE, INC., A WISCONSIN CORPORATION, DATED NOVEMBER 20, 1997 AND RECORDED NOVEMBER 25, 1997 AS DOCUMENT NO. 989896. (AFFECTS PARCELS 2, 3 & 4)

16. EASEMENT RESERVED IN QUIT CLAIM DEED BY AND BETWEEN AUGUST H. ABRAHAM AND LYDIA F. ABRAHAM, AS HIS WIFE AND IN HER OWN INDIVIDUAL RIGHT AND ALWARD C. ABRAHAM AND HAZEL ABRAHAM, HIS WIFE OR SURVIVOR AND WILBUR R. ABRAHAM AND VIOLA ABRAHAM, HIS WIFE OR SURVIVOR, DATED APRIL 20, 1959 AND RECORDED APRIL 21, 1959 IN VOLUME 903 OF DEEDS ON PAGE 113 AS DOCUMENT NO. 264521. (AFFECTS PARCEL 4)

17. UTILITY EASEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN RAN-LIE, INC., A WISCONSIN CORPORATION AND WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, DATED FEBRUARY 20, 2013 AND RECORDED MARCH 14, 2013 AS DOCUMENT NO. 1631829. (AFFECTS PARCEL 4)

18. RESERVATIONS IN QUIT CLAIM DEED BY AND BETWEEN ALWARD C. ABRAHAM, HAZEL ABRAHAM A/K/A HAZEL E. ABRAHAM, LYNN HARRON F/K/A LYNN ABRAHAM, JOHN STOWE, JUDY STOWE, ALLAN ABRAHAM, KARLA ABRAHAM, MICHAEL ABRAHAM AND JOYCE ABRAHAM TO RAN-LIE, INC., DATED JANUARY 20, 1984 AND RECORDED JANUARY 30, 1984 AS DOCUMENT NO. 605044. (AFFECTS PARCEL 4)

19. RIGHT OF WAY EASEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN WILBUR R. ABRAHAM AND VIOLA E. ABRAHAM, HIS WIFE AND IN HER OWN RIGHT AND ALWARD C. ABRAHAM AND HAZEL E. ABRAHAM, HIS WIFE AND IN HER OWN RIGHT AND BERNARD M. MILLER AND DOROTHY L. MILLER, HIS WIFE, DATED MAY 27, 1970 AND RECORDED JULY 10, 1970 IN VOLUME 1278 OF RECORDS ON PAGE 129 AS DOCUMENT NO. 397516. (AFFECTS PARCEL 4)

20. RIGHT OF WAY EASEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN WILBUR R. ABRAHAM AND VIOLA ABRAHAM, HIS WIFE AND IN HER OWN RIGHT AND ALWARD C. ABRAHAM AND HAZEL E. ABRAHAM, HIS WIFE AND IN HER OWN RIGHT AND JAMES A. YOUNG, DATED MARCH 29, 1973 AND RECORDED APRIL 3, 1973 AS DOCUMENT NO. 433832. (AFFECTS PARCEL 4)

21. AGREEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN BERNARD M. MILLER AND DOROTHY L. MILLER, HIS WIFE AND JAMES A. YOUNG, DATED MARCH 29, 1973 AND RECORDED APRIL 3, 1973 AS DOCUMENT NO. 433831. (AFFECTS PARCEL 4)

22. RIGHT OF WAY EASEMENT CONTAINED IN INSTRUMENT BY AND BETWEEN WILBUR R. ABRAHAM AND VIOLA ABRAHAM ALSO KNOWN AS VIOLA E. ABRAHAM, HIS WIFE AND IN HER OWN RIGHT AND ALWARD C. ABRAHAM AND HAZEL E. ABRAHAM ALSO KNOWN AS HAZEL ABRAHAM, HIS WIFE AND IN HER OWN RIGHT AND THOMAS P. REMLEY, DATED JULY 29, 1976 AND RECORDED AUGUST 18, 1976 AS DOCUMENT NO. 482355. (AFFECTS PARCEL 4)

23. RIGHT TO A LIEN FOR UNPAID COMMISSIONS, IF ANY, IN FAVOR OF ANY REAL ESTATE BROKER FOR THE PROPERTY, PURSUANT TO SECTION 779.32, WIS. STATS. THIS EXCEPTION WILL BE REMOVED ON RECEIPT BY THE COMPANY OF A SATISFACTORY AFFIDAVIT OF THE PRESENT OWNER THAT NO SUCH COMMISSIONS ARE OWED, OR THAT ALL COMMISSIONS WILL BE PAID AT CLOSING. NO BROKER LIEN OR NOTICE OF INTENT TO FILE LIEN HAS BEEN RECORDED AS OF THE EFFECTIVE DATE OF THIS COMMITMENT TO INSURE.

24. MORTGAGE, TERMS AND CONDITIONS THEREOF FROM RAN-LIE, INC. TO FIRST NATIONAL BANK-FOX VALLEY FOR $1,450,000.00, DATED DECEMBER 28, 2005, RECORDED JANUARY 3, 2006, AS DOCUMENT NO. 1383937. (PARCELS 1 & 2)

25. MORTGAGE, TERMS AND CONDITIONS THEREOF FROM RAN-LIE, INC. A/K/A RAN-LIE, INC., A WISCONSIN CORPORATION TO FIRST NATIONAL BANK - FOX VALLEY FOR $1,362,585.36, DATED AUGUST 17, 2009, RECORDED AUGUST 21, 2009, AS DOCUMENT NO. 1516509. (PARCEL 1)

26. ASSIGNMENT OF LEASES AND RENTS BY AND BETWEEN RAN-LIE, INC. A/K/A RAN-LIE, INC., A WISCONSIN CORPORATION AND FIRST NATIONAL BANK - FOX VALLEY, DATED AUGUST 17, 2009, RECORDED AUGUST 21, 2009, AS DOCUMENT NO. 1516510. (PARCEL 1)

27. REAL ESTATE SECURITY AGREEMENT FROM RAN - LIE, INC. A/K/A RAN-LIE, INC., A WISCONSIN CORPORATION TO FIRST NATIONAL BANK - FOX VALLEY, DATED AUGUST 17, 2009, RECORDED AUGUST 21, 2009, AS DOCUMENT NO. 1516511. (PARCEL 1)

28. JUDGEMENT AGAINST MUELLER FAMILY AUTO, INC., 2060 OMRO ROAD, OSHKOSH, WI 54904, IN FAVOR OF ADVANCED AUTO PARTS INC., 5008 AIRPORT ROAD, ROANOKE VA 24012, FOR $7,116.04, DATED APRIL 12, 2017, DOCKETED APRIL 27, 2017, CASE NO. 17SC869.

NOTES:

1. COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 717090228, DATED SEPTEMBER 15, 2017.
2. EXISTING ZONING IS B3-REGIONAL BUSINESS DISTRICT
3. BUILDING SETBACK LINE ARE:
   FRONT YARD: 30' FEET
   SIDE YARD: 7' FEET
   REAR YARD: 25' FEET
4. PROPERTY ADDRESS IS 2060 OMRO ROAD, OSHKOSH, WI, 54904
5. THERE ARE NO OBSERVED EVIDENCE OF EARTH MOVING
6. THERE IS NO EVIDENCE OF A SOLID WASTE DUMP.
7. THERE ARE NO WETLANDS ON SITE
   THIS PARCEL IS ALL OF TAX PARCEL NO. 00200860103, 002009002, 002009003, 00200900401.

SURVEYOR'S CERTIFICATE:

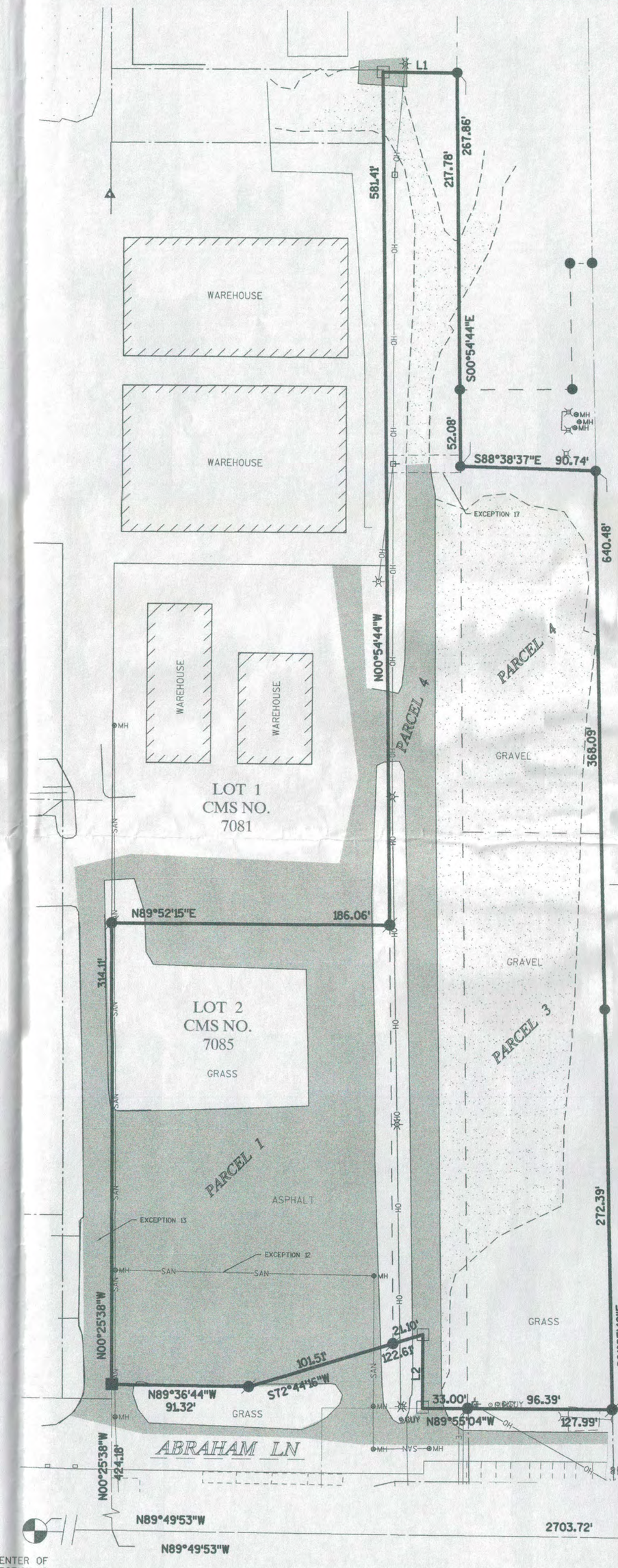
TO PARK BANK MILWAUKEE, N.A., FIRST AMERICAN TITLE COMPANY, MUELLER FAMILY AUTO, INC., SUCCESSOR BY MERGER WITH RAN-LIE, INC. AND SKIPPER REAL ESTATE HOLDINGS, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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),8,9,11,13,16,17,18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON November 2, 2017.

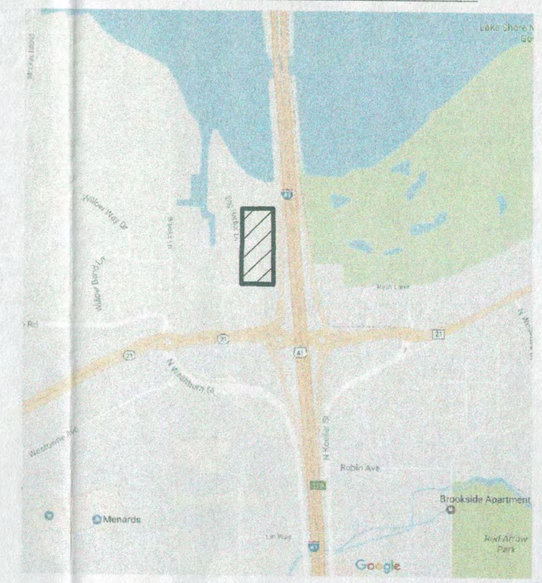
David A. Yurk
DAVID A. YURK S-2648

12-4-2017
DATE

WISCONSIN DAVID A. YURK S-2648 OSHKOSH, WI PROFESSIONAL LAND SURVEYOR



PROJECT LOCATION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°57'38"E	50.01'
L2	N00°00'00"E	50.02'

NORTH

0 20 40
DRAWING SCALE

LEGEND:

- SECTION CORNER MON. FOUND
- 3/4" REBAR SET
- MAG SPIKE SET
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL FOUND
- ACCESS CONTROLLED
- HYDRANT
- WATER VALVE
- POST
- GAS/ELECTRIC METER
- MANHOLE
- ROUND STORM INLET
- RECTANGLE STORM INLET
- POWER POLE
- LIGHT POLE
- PEDESTAL
- STREET SIGN
- CON CONCRETE
- BRUSH LINE
- -X- FENCE
- -O- BEAM GUARD
- -W- WATER UTILITY
- -E- ELECTRIC UTILITY
- -FO- FIBER OPTIC
- -T- TELEPHONE
- -OH- OVERHEAD WIRES
- -G- GAS
- -SAN- SANITARY UTILITY
- -SS- STORM SEWER UTILITY
- -CL- CENTERLINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- RIGHT-OF-WAY LINE
- CONCRETE
- ASPHALT
- GRAVEL

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
SKIPPER BUDS
215 NORTH POINT DRIVE
WINTHROP HARBOR, IL 60096

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
(920) 735-6900

REV.	DATE	DESCRIPTION

SHEET DESCRIPTION

ALTA/NSPS
LAND TITLE SURVEY

PROJECT MANAGER: DAY
PROJ NO: S3350C16
DATE: 11/08/17

DRAWING NO.
C101

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File Name: F:\SURVEYS\3350C17\Cad\ 3D 2014\REVIALTA Survey 2.dwg
Plotted By: MAZARIEGOS-S on 12/04/2017 at 07:34 AM