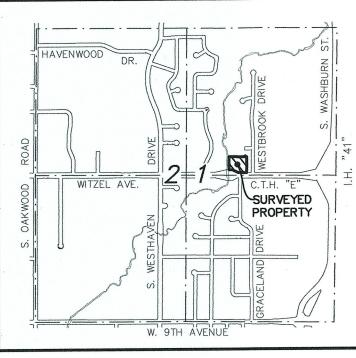
**LEGEND** 

FOR: - BLC COMMUNITY BANK - ATTN: KRIS EVERS - 206 E. MAIN STREET

- LITTLE CHUTE, WI 54140



LOCATION MAP SECTION 21, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

LEGAL DESCRIPTION PER LOAN POLICY OF TITLE INSURANCE POLICY NO. 5011399-0287464e, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT: KNIGHT BARRY TITLE SERVICES LLC, DATE OF POLICY: JUNE 17,

That part of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 18 North, Range 16 East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 21; thence North 89°35'27" West 1622.58, along the South line of the Northeast 1/4 of said Section 21; thence North 00°28'34" East 51.06 feet, to the point of beginning; thence North 00°28'34" East 285.50 feet; along the West line of Certified Survey Map 1427 and the Plat of "Westbrook"; thence South 89°58'43" West 330.00 feet, along the South line of Lot 8 in the Plat of "Westbrook", and along the South line of "Meadowbrook Condominiums"; thence South 00°28'34" West 233.34 feet; thence South 89°38'48" East 61.88 feet {South 89°38'46" East, 61.66 feet}, along the North Right-of-way line of Witzel Avenue (f/k/a C.T.H. "E"); thence South 63°04'52" East 111.80 feet, along the North Right-of-way line of Witzel Avenue; thence South 89°36'46" East {South 89°38'46" East} 168.22 feet, along the North Right-of-way line of Witzel Avenue, to the point of beginning.

The Above description is intended to describe all lands previously described in Document No. 540505 as follows: The West Twenty (20) rods of the East Thirty-six (36) rods of the South Twenty (20) rods of the South West 1/4 of the North East 1/4 of Section Twenty-one (21), Township Eighteen (18) North, of Range Sixteen (16) East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, EXCEPTING THEREFROM that portion thereof heretofore conveyed for highway purposes.

The text shown within curly brackets as " {text} " in the above legal description are notes added by the Land Surveyor representing the bearings and/or distances of the Plat of Survey prepared by Andrew J. Shie, Martenson & Eisele, Inc., dated February 20, 2006 and Warranty Deed Document No. 1395902 recorded April 28, 2006, which are the origins of the Metes and Bounds legal description of the surveyed property.

RIGHTS OF WAY, EASEMENTS AND OTHER SURVEY-RELATED MATTERS BURDENING THE SURVEYED PROPERTY PER SCHEDULE B, PART I EXCEPTIONS OF LOAN POLICY OF TITLE INSURANCE POLICY NO. 5011399-0287464e, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT: KNIGHT BARRY TITLE SERVICES LLC, DATE OF POLICY: JUNE 17, 2022 AT 02:33 PM:

EXCEPTION 12 Easement and other matters contained in the instrument recorded August 15, 1962 in Vol. 1015 of Records, page 275 as Document No. 301449. [LIES WITHIN AND CROSSES THE SURVEYED PROPERTY AS SHOWN].

EXCEPTION 13 Permanent Limited Easement and other matters contained in the instrument recorded December 18, 2003 as Document No. 1291922. [LIES WITHIN THE SURVEYED PROPERTY AS SHOWN].

EXCEPTIONS 1-11 AND 14 ARE NOT SURVEY RELATED.

The bold text shown in parentheses as "[xxxxxxx]" on this survey map within the exceptions from coverage are additional notes added by the Land Surveyor.

## ITEMS OF TABLE A:

ITEM 1 — Monuments were placed or found at all major corners of the boundary of the Surveyed Property.

ITEM 2 - Address of the Surveyed Property: 2300 Witzel Avenue, Oshkosh, WI 54904

ITEM 4 - Gross land area of the Surveyed Property 88,269 sq.ft., 2.026 acres

ITEM 7(a)(b1) — Exterior dimensions and square footage of the exterior footprint of all buildings at ground level are as shown on this survey map.

ITEM 8 — Substantial visible ground features observed in the process of conducting the survey are as shown on this survey

ITEM 11(b) - No plans and/or reports of underground utilities were provided by the client. Evidence of underground utilities existing on or serving the Surveyed Property as shown on this survey map has been obtained from previous survey work and actual field visual location, markings by diggers hotline and/or mapping from the respective utility companies, other underground utilities may exist that are not shown or the exact location may not be shown. Prior to any construction Diggers Hotline must be called for field locating (Diggers Hotline Ticket No. 20235105031). No other diggers tickets or field locates for underground facilities were performed for this survey.

ITEM 16 - While conducting the fieldwork there was no observable evidence of recent earth moving work, building construction, or building additions.

ITEM 17 — While conducting the fieldwork there was no observable evidence of recent street or sidewalk construction or repairs. No proposed changes in street right of way lines were made available to the Surveyor.

ITEM 18 — The Surveyed Property is not affected by any plottable offsite easements as disclosed in recorded documents provided in Loan Policy of Title Insurance Policy No.: 5011399-0287464e, prepared by First American Title Insurance Company, Agent: Knight Barry Title Services LLC, Date of Policy: June 17, 2022 at 02:33 PM.

## SURVEYOR'S ALTA CERTIFICATE:

I hereby certify to: Steckbauer Enterprises, LLC, a Wisconsin limited liability company; BLC Community Bank, its successors and/or assigns; First American Title Insurance Company and Knight Barry Title Services LLC:

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, 4, 7(a)(b1), 8, 11(b), 16, 17 and 18 of Table A thereof. The fieldwork was completed on January 2, 2024.



Douglas E. Woelz

WI Professional Land Surveyor (S-2327)



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SURVEYED DEW AMS PROJECT NO. B0705 09-23-00778.0

> DATE JANUARY, 2024

> > SHEET NO.