

ALTA/NSPS LAND TITLE SURVEY

Part of Lot 2, Certified Survey Map 5678 located in the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 18 North, Range 16 East, 16th Ward, City of Oshkosh, Winnebago County, Wisconsin

LEGEND			
FD	Underground Fiber Optic	Sanitary MH / Tank / Base	CATV Pedestal
San	Overhead Electric Lines	Storm Manhole	Gas Regulator
San	Sanitary Sewer	inlet	Post / Guard Post
Sto	Storm Sewer	Catch Basin / Yard Drain	Flag Pole
E	Underground Electric	Water MH / Well	3/4" Rebar Found
G	Underground Gas Line	Hydrant	1" Iron Pipe Found
T	Underground Telephone	Utility Valve	Government Corner
W	Water Main	Utility Meter	
Fence - Steel	Culvert	Light Pole / Signal	
Asphalt Pavement	Asphalt Pavement	Electric Transformer	
Concrete Pavement	Concrete Pavement		
Gravel	Gravel		

50 0 50 100 150

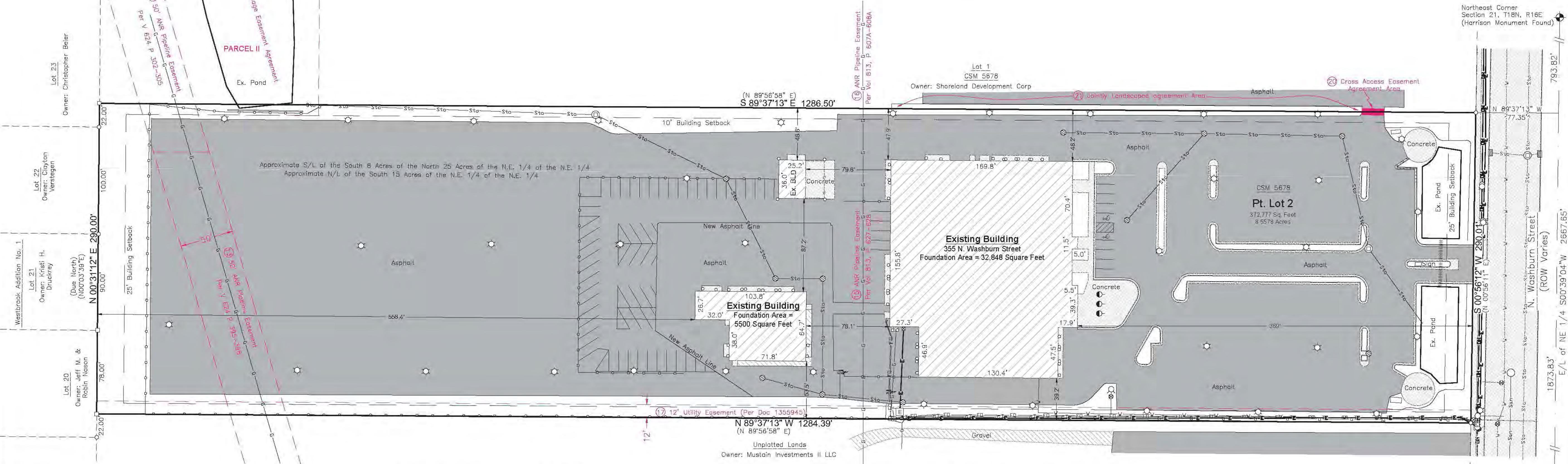
Bearings are referenced to the East line of the Northeast 1/4, Section 21, T18N, R16E, assumed to bear S00°39'04"W, base on the Winnebago County Coordinate System.



Legal Description (Per Commitment NO. 3080805 with a commitment date of January 27, 2021)

Parcel I:
Lot Two (2), Certified Survey Map No. 5678 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on February 16, 2005, in Volume 1 on Page 5678, as Document No. 1345057, being part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 18 North, Range 16 East, in the 16th Ward, City of Oshkosh, Winnebago County, Wisconsin. Less and excepting lands conveyed for road purposes by Warranty Deed recorded September 29, 2008 as Document No. 1484219.

Parcel II:
Together with an easement for ingress and egress created by Cross Access Easement Agreement recorded September 27, 2005 as Document No. 1372497.



General Notes:

- Parcels are currently Zoned: SMU Suburban Mixed-Use District (Per City Zoning Map)
Zoning Setback (per SMU District):
Front Yard: 25 Feet
Side Yard: 10 Feet
Rear Yard: 25 Feet
Height: 45 Feet
- Subject Site is Mapped as Zone X; Area outside the 0.2% Annual Chance Flood Hazard per FIRM Map No. 55139C0215E with and effective date of March 17, 2003.
- Total land area is 372,813 Square Feet (8.5886 Acres) Not including Easement area listed as Parcel 2.
- Parking Stalls (Painted)
Regular 66 Stalls
Disabled 2 Stalls
Total 68 Stalls
- N. Washburn and Witzel Ave is the nearest intersection. Said intersection 1500 feet South of property.
- There is no evidence of recent earth moving work, yet there was evidence of building construction, or building additions observed while performing fieldwork for this survey. Building labeled as 5500 SqFt is still under construction from new build.
- There are no proposed street changes per discussion with City of Oshkosh (Jeff Nau).
- There was no delineation marking observed while performing survey fieldwork.
- Parcel 2 of the Title commitment is a drainage easement and is plotted on said map.
- Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 811.

First American Title Insurance Company Evans Title Division
File No. 3080805 - Notes to Schedule B - II

Items 4-12 and 23-24 = items that cannot be shown on a map.

- Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
(No observed burden to subject property)
- Easements, claims of easements or encumbrances that are not shown in the Public Records.
(No observed burden to subject property)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records
(No observed burden to subject property)
- Easement granted to Michigan-Wisconsin Pine Line Company, disclosed by instrument recorded on March 6, 1950 in Volume 624, Page 395-398, as Document No. 171161.
(Easement mapped and labeled on this map)
- Easement granted to Michigan-Wisconsin Pine Line Company, disclosed by instrument recorded on February 7, 1950 in Volume 624, Page 302-305, as Document No. 170583.
(Easement mapped and labeled on this map)
- Easement granted to Michigan-Wisconsin Pine Line Company, disclosed by instrument recorded on August 9, 1956 in Volume 813, Page 627-628, as Document No. 236964.
(Easement does not defined a width for said easement, pipeline labeled on this map)

- Easement granted to Michigan-Wisconsin Pine Line Company, disclosed by instrument recorded on August 7, 1956 in Volume 813, Page 607A-608A, as Document No. 236849.
(Easement does not defined a width for said easement, pipeline labeled on this map)
- Easement for public utilities disclosed by instrument recorded May 24, 2005 as Document No. 1355945. (Easement mapped and labeled on this map)
- First Amended Drainage Easement Agreement recorded on June 15, 2005 as Document No. 1359035. (Easement mapped and labeled on this map)
- Second Amended Drainage Easement Agreement recorded on September 27, 2005 as Document No. 1372496. (Easement mapped and labeled on this map)
- Terms and provisions of Cross Access Easement Agreement recorded September 27, 2005 as Document No. 1372497.
(Document shows location of Cross Access Easement. There is no defined dimensions for said easement. Location per agreement mapped and labeled - LISTED AS PARCEL 2)
- Landscape Maintenance Agreement recorded on September 27, 2005 as Document No. 1372498.
(Landscape Maintenance Agreement)
- The Plat of Survey prepared by James R. Sehloff, PLS 2692 of Davel Engineering & Environmental, Inc., dated May 3, 2018 as Project No. 5338ALTA4, discloses the following:
a) Setback Lines. (item is shown on this map)
b) Storm Sewer Lines located on the land, without apparent benefit of an easement.
(Sewer Lines are shown on this map)
c) Water Main located on the land, without apparent benefit of an easement.
(Water Main is shown on this map)

Surveyor's Certificate

To: Bergstrom Chevrolet-Cadillac-Pontiac-Buick-GMC Truck, Inc.; BMO Harris Bank NA, its successors and/or assigns; and First American Title Insurance Company - Evans Title Division:

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/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor Professional in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

In addition, this is to hereby certify that this map or plat is in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code.

The field work was completed on February 2, 2021

Date of Map: 3/16/21
Scott R. Andersen PLS 3169
scott@davel.com

Feb 09, 2021 - 03:12 PM J:\Projects\6459aer\dwg\Carison\6459ALTA.dwg

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davelpro

ALTA / NSPS Land Title Survey

355 N. Washburn St.
City of Oshkosh, Winnebago County, WI
For: Bergstrom Corporation

Date: 02/9/2021
Filename: 6459ALTA.dwg
Author: SRA
Last Saved by: scott
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