

# ALTA/ACSM Land Title Survey

**Surveyor's Certificate:**

I, R. Michael Haynes, Registered Land Surveyor hereby certify that I have surveyed and mapped this Plat of Survey located in all of Lot 1 of Winnebago County CSM #1036, also being part of the Northeast 1/4 of the Southeast 1/4, of Section 21, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin and is bounded by a line described as follows:

Commencing at the Southeast corner of said Section 21; thence N00°58'54"E along the East line of the Southeast 1/4 a distance of 997.62 feet; thence N89°34'52"W, 153.46 feet to the Point of Beginning (P.O.B.) of the following described parcel; thence along the arc of a curve to the right and having a radius of 763.51 feet (the chord of which bears S21°22'36"W, 140.49 feet) a distance of 140.69 feet along the westerly right of way of Washburn Street to the Southeast corner of said Lot 1; thence N89°13'16"W, 104.88 feet to the Southwest corner of said Lot 1; thence N01°15'07"E, 130.55 feet to the Northwest corner of said Lot 1; thence S89°34'52"E, 153.23 feet to the Northeast corner of said Lot 1, the westerly right of way of Washburn Street and the Point of Beginning;

Said parcel contains 17,200.9 s.f. (0.39 Acres) of land, more or less and is subject to all easements and rights-of-way of record. This survey was made under the direction of Valley Real Estate Trust, owner(s) of said lands and that I have complied with the provisions set forth in Chapter A-E 7 in the Wisconsin Administrative Code and that this survey is true and correct to the best of my knowledge and belief.

To Washburn GT, LLC, American National Bank - Fox Cities and Evans Title Companies, a division of First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items **none** of 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 registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

This 29<sup>TH</sup> Day of APRIL, 2009

R. Michael Haynes  
R. Michael Haynes, Registered Land Surveyor #2735



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