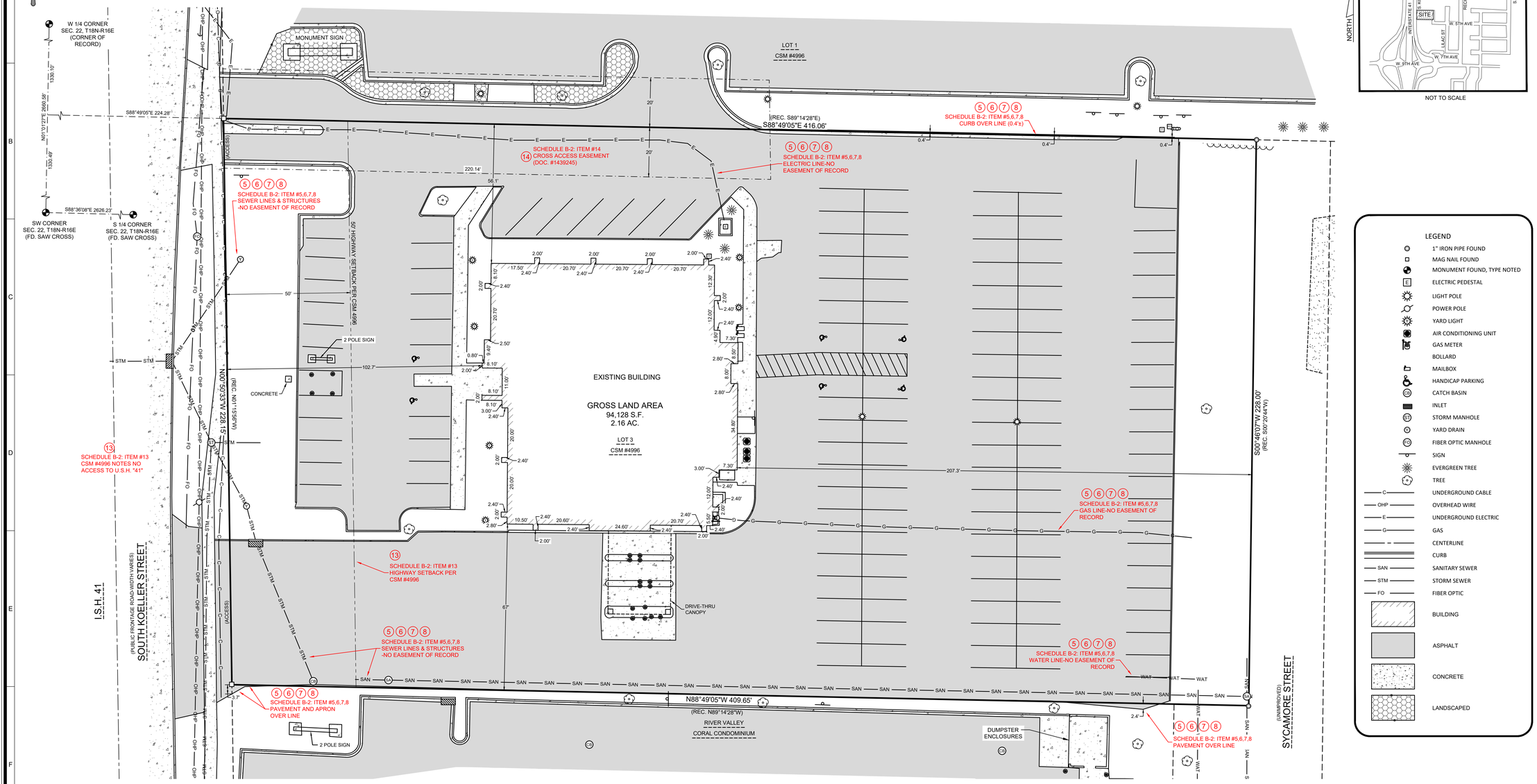
# ALTA/NSPS
## LAND TITLE SURVEY

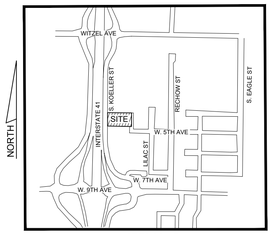
20 10 0 20 40 60
GRAPHIC SCALE

NORTH IS REFERENCED TO THE WEST LINE OF OF THE SOUTHWEST 1/4 OF SECTION 22, T18N-R16E, WHICH BEARS N01°01'27"E.

BEARINGS ARE BASED ON THE WINNEBAGO COUNTY COORDINATE SYSTEM OF RECORD.




### VICINITY MAP




NOT TO SCALE

### LEGEND

- 1" IRON PIPE FOUND
- MAG NAIL FOUND
- MONUMENT FOUND, TYPE NOTED
- ELECTRIC PEDESTAL
- LIGHT POLE
- POWER POLE
- YARD LIGHT
- AIR CONDITIONING UNIT
- GAS METER
- BOLLARD
- MAILBOX
- HANDICAP PARKING
- CB — CATCH BASIN
- INLET
- ST — STORM MANHOLE
- YD — YARD DRAIN
- FO — FIBER OPTIC MANHOLE
- SIGN
- EVERGREEN TREE
- TREE
- C — UNDERGROUND CABLE
- OHP — OVERHEAD WIRE
- E — UNDERGROUND ELECTRIC
- G — GAS
- CENTERLINE
- CURB
- SAN — SANITARY SEWER
- STM — STORM SEWER
- FO — FIBER OPTIC
- BUILDING
- ASPHALT
- CONCRETE
- LANDSCAPED

### TITLE FILE NO: 2190622

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WINNEBAGO, STATE OF WISCONSIN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT THREE (3) OF CERTIFIED SURVEY MAP NO. 4996 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4996, AS DOCUMENT NO. 1180343; SAID MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A CONTAINED IN INSTRUMENT RECORDED ON JUNE 21, 2007 AS DOCUMENT NO. 1439245.

PROPERTY ADDRESS: 420 S KOELLER ST, OSHKOSH, WI 54902
TAX KEY NUMBER: 0611630000 A/K/A 906-1163

THIS BEING THE SAME PROPERTY AS DESCRIBED IN KNIGHT BARRY TITLE SERVICES LLC FILE NO.: 2190622, DATED JANUARY 5, 2023.

### SURVEY DESCRIPTION

SAME AS THE TITLE COMMITMENT DESCRIPTION.

### SCHEDULE B-2 EXCEPTIONS

5) 5) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN ON THE MAP)

6) 6) ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (SHOWN ON THE MAP)

7) 7) EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN ON THE MAP)

8) 8) ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT. (SHOWN ON THE MAP)

12) 12) PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. (NONE OBSERVED)

13) 13) EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 4996 RECORDED MAY 1, 2002 AS DOCUMENT NO. 1180343, AFFIDAVIT OF CORRECTION RECORDED ON MAY 30, 2002 AS DOCUMENT NO. 1184236. (SHOWN ON THE MAP)

14) 14) CROSS ACCESS EASEMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 21, 2007 AS DOCUMENT NO. 1439245. (SHOWN ON THE MAP-REPLACES ITEM 15)

15) 15) DECLARATION OF CROSS ACCESS EASEMENTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 29, 2002 AS DOCUMENT NO. 1184053. (NOT SHOWN ON THE MAP AS DOCUMENT NO. 1439245 CLAIMS TO REVOKE AND REPLACE DOCUMENT NO. 1184053)

### SURVEYOR'S NOTES

1. THE PROPERTY DOES HAVE DIRECT PHYSICAL ACCESS TO SOUTH KOELLER STREET, PUBLIC RIGHT OF WAY.

2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

3. THE PROPERTY DESCRIBED HEREON HAS THE STREET ADDRESS AS FOLLOWS: 420 S. KOELLER ST, OSHKOSH, WI 54902.

4. THE PREMISES IS MADE UP OF TAX PARCEL NUMBER 0611630000 A/K/A 906-1163 AND COVERS THE PREMISES IN ITS ENTIRETY AND DOES NOT INCLUDE ANY OTHER LAND.

5. ACCORDING TO FEMA FIRM PANEL #55139C0215E, DATED MARCH 17, 2003, THE PROPERTY LIES WITHIN FLOOD ZONE X. FLOOD ZONE X IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD.

6. THERE WAS NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE FIELDWORK.

8. THERE WERE 133 TOTAL STRIPED PARKING STALLS (6 HANDICAP & 127 REGULAR) ON THE PROPERTY AT THE TIME OF THE FIELD WORK.

9. A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.

10. UTILITY LOCATES SHOWN PER LOCATES FROM DIGGERS HOTLINE TICKET #20230303665.

11. THERE WAS APPROXIMATELY 3" OF SNOW AT THE TIME OF THE SURVEY.

### SURVEYOR CERTIFICATION

TO:
ALLIANCE DEVELOPMENT AND ROLLIE WINTER & ASSOCIATES, LTD, AND/OR ASSIGNS;
OLD NATIONAL BANK;
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, 3, 4, 6(A), 6(B), 7A, 8, 9, 11(A) & 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2023.

DATE: FEBRUARY 9, 2023

SIGNED: _____
RANDALL J. OETTINGER PLS-2349

WISCONSIN — RANDALL J. OETTINGER — S-2349 — Green Bay, WI — LAND SURVEYOR

SCHEDULE B-2 ITEM #1 (NOTES FROM CSM #4996):
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF (U.S H.) (S.T.H.) 41. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.


MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765, Fax: 920-569-5767
www.mach-iv.com


RMA ARCHITECTS

420 S. KOELLER STREET

ALTA/NSPS LAND TITLE SURVEY

| NO. | REVISION DESCRIPTION |
|---|---|

| | |
|---|---|
| DATE: | FEBRUARY 9, 2023 |
| DRAFTED BY: | RJO |
| CHECKED BY: | RJO/BRW |
| PROJECT NO.: | 0195-10-23 |
| DRAWING NUMBER | 1752 |
| SHEET NUMBER | 1 OF 1 |