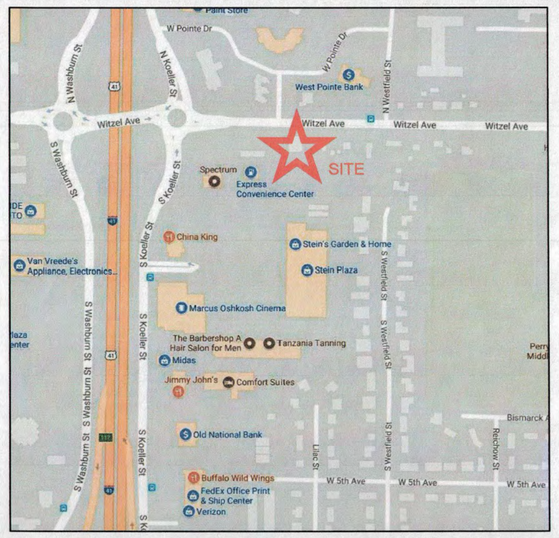
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

Known as 1731-1777 Witzel Avenue, in the City of Oshkosh, Winnebago County, Wisconsin.

PARCEL 7:

That part of the North West 1/4 of the SOUTH WEST 1/4 of Section 22, T18N, R16E, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, which is bounded and described as follows: Commencing at the West 1/4 of corner of said Section; thence south 89 degrees 13 minutes 00 seconds east, along the North line of the South West 1/4 of said Section, 781.63 feet; thence south 00 degrees 42 minutes 32 seconds west 33.41 feet, to a point on the South right of way line of Witzel Avenue and the point of beginning of the parcel to be described; thence south 89 degrees 19 minutes 23 seconds east, along said line, 153.65 feet; thence south 00 degrees 42 minutes 32 seconds west, 156.81 feet; thence north 89 degrees 12 minutes 09 seconds west 153.65 feet; thence north 00 degrees 42 minutes 32 seconds east 156.49 feet to the point of beginning.

PARCEL 8:

The East 115 feet, front and rear, of the West 1051.1 feet of the North 189.5 feet of the SOUTH WEST 1/4 of Section Twenty-two (22), Township Eighteen (18) North, Range Sixteen (16) East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin.

PARCEL 9:

That part of the North West 1/4 of the SOUTH WEST 1/4 of Section Twenty-two (22), Township Eighteen (18) North, of Range Sixteen (16) East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, being described as follows:
The West 94 feet, front and rear, of the North 189.5 feet of the following described property: Commencing in the center of Witzel Avenue 1238.8 feet East of the West 1/4 corner of said Section 22; thence South 1160.76 feet; thence West 187.7 feet; thence North 1160.76 feet, to the center of said Witzel Avenue; thence East, along the center line of said Witzel Avenue, 187.7 feet to the place of beginning, being part of the North West 1/4 of the South West 1/4 of Section 22, T18N, R16E, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin.

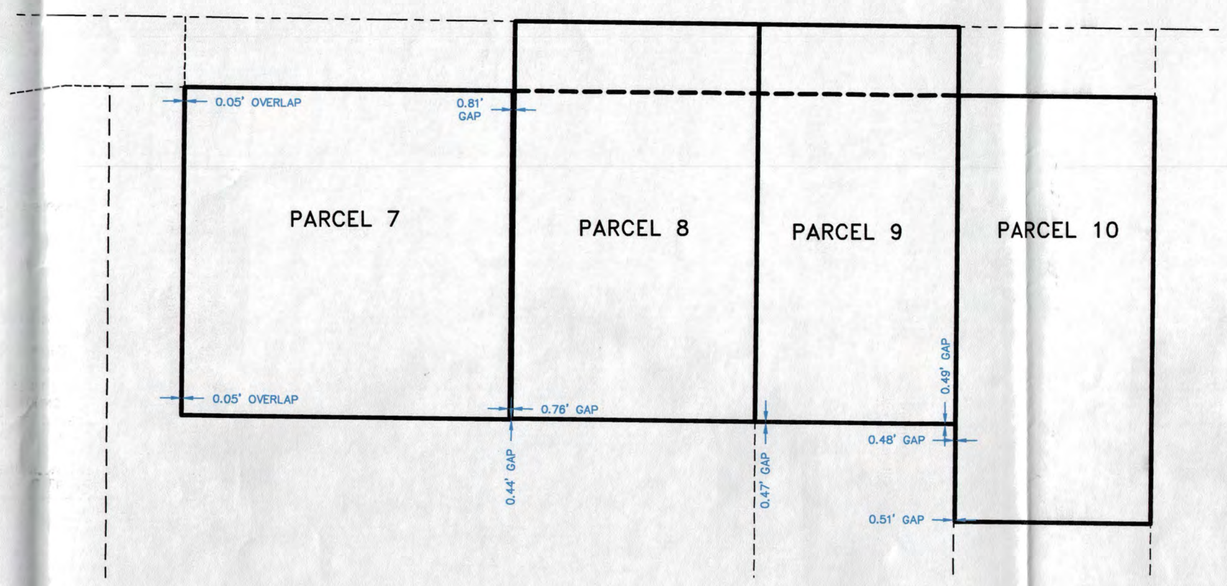
PARCEL 10:

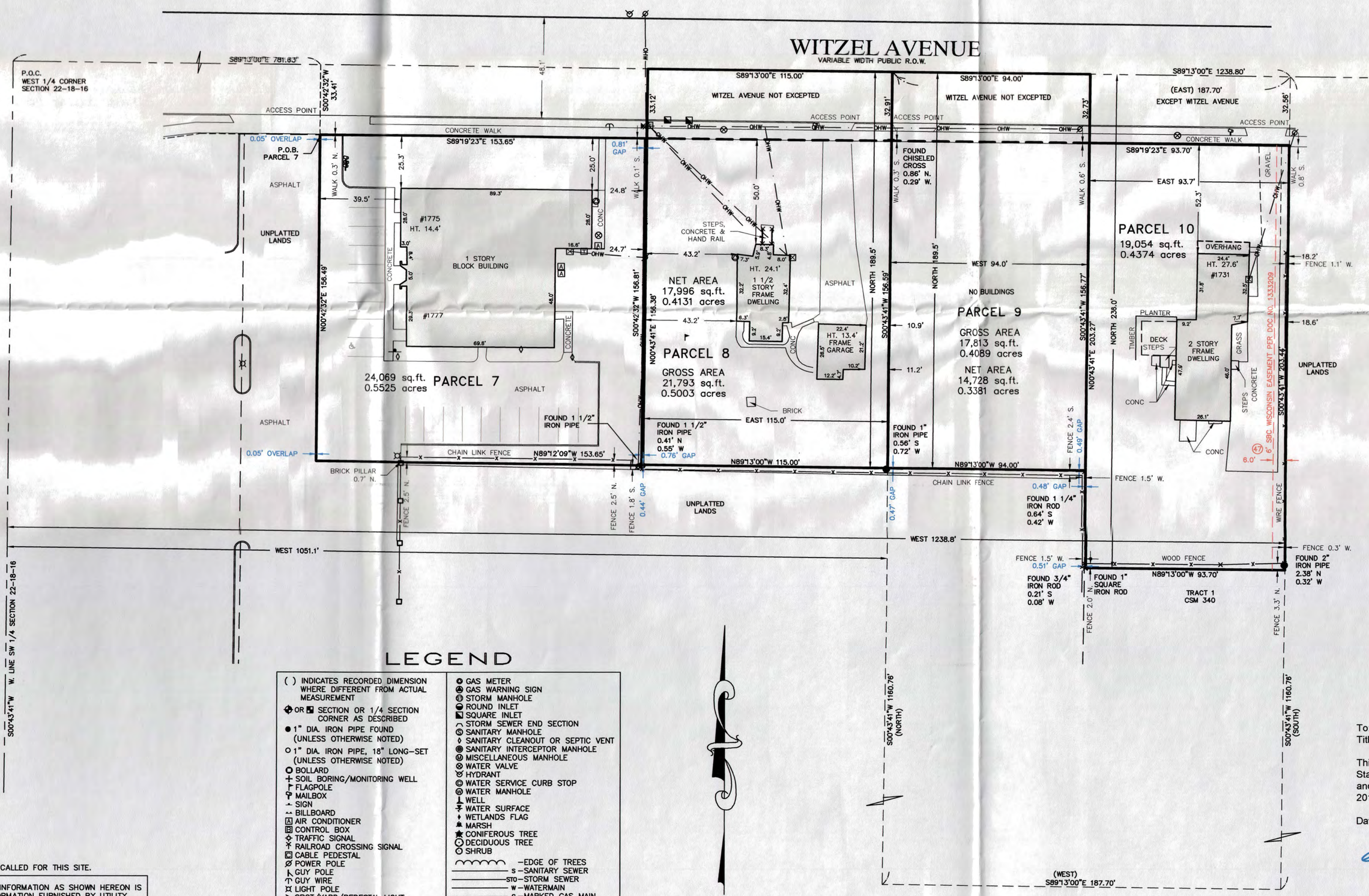
The East Ninety-three and Seven-tenths (93.7) feet of the West One Thousand Two Hundred Thirty-eight and Eight-tenths (1238.8) feet of the North Two Hundred Thirty-six (236) feet of the North West 1/4 of the SOUTH WEST 1/4 of Section Twenty-two (22), Township Eighteen (18) North, of Range Sixteen (16) East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof included within the limits of Witzel Avenue.

Prepared for: Landmark Limited Partnership IV

Survey No. 167185-RMK

Boundary detail 1" = 50'





LEGEND

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT	GAS METER
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED	GAS WARNING SIGN
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	STORM MANHOLE
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	ROUND INLET
BOLLARD	SQUARE INLET
SOIL BORING/MONITORING WELL	STORM SEWER END SECTION
FLAGPOLE	SANITARY MANHOLE
MAILBOX	SANITARY CLEANOUT OR SEPTIC VENT
SIGN	SANITARY INTERCEPTOR MANHOLE
BILLBOARD	MISCELLANEOUS MANHOLE
AIR CONDITIONER	WATER VALVE
CONTROL BOX	HYDRANT
TRAFFIC SIGNAL	WATER SERVICE CURB STOP
RAILROAD CROSSING SIGNAL	WATER MANHOLE
CABLE PEDESTAL	WELL
POWER POLE	WATER SURFACE
GUY POLE	WETLANDS FLAG
GUY WIRE	MARSH
LIGHT POLE	CONIFEROUS TREE
SPOT/YARD/PEDESTAL LIGHT	DECIDUOUS TREE
HANDICAPPED PARKING	SHRUB
ELECTRIC MANHOLE	—EDGE OF TREES
ELECTRIC PEDESTAL	—S—SANITARY SEWER
ELECTRIC METER	—STO—STORM SEWER
ELECTRIC TRANSFORMER	—W—WATERMAIN
TELEPHONE MANHOLE	—G—MARKED GAS MAIN
TELEPHONE PEDESTAL	—E—MARKED ELECTRIC
MARKED FIBER OPTIC	—OHW—OVERHEAD WIRES
GAS VALVE	—B—BUREAU ELEC. SERV.
	—T—MARKED TELEPHONE
	—TV—MARKED CABLE TV LINE
	—FO—MARKED FIBER OPTIC
780	INDICATES EXISTING CONTOUR ELEVATION
× 780.55	INDICATES EXISTING SPOT ELEVATION

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

DIGGERS HOTLINE WAS NOT CALLED FOR THIS SITE.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

A. Basis of Bearings
Bearings are based on the North line of the Southwest 1/4 of Section 22, Township 18 North, Range 16 East, which is assumed to bear South 89°13'00" East.

B. Title Commitment
This survey was prepared based on Schmitt Title, LLC an agent for First American Title Insurance Company title commitment number 717060116, effective date of June 15, 2017, which lists the following easements and/or restrictions from schedule B-II:

1-4, 9, 10, 48-52. Not survey related.

5-8. Visible evidence shown, if any.

11-14, 16-38, 40-46. Affects Parcels 1 thru 6 & Parcel 10, not included in this survey.

15. Easement contained in Instrument executed by Spencer's Oshkosh Bowl, Inc. to the City of Oshkosh, a municipal corporation, dated September 13, 1979 and recorded December 11, 1979 as Document No. 544242. (Parcel 1 and 7). Does not affect site by location - not shown.

39. Parking Lot Agreement contained in Instrument executed by and between Landmark Limited Partnership III, a State of Wisconsin Limited Partnership and U.S. Oil Co., Inc., a Wisconsin Domestic Corporation dated June 20, 1995 and recorded July 11, 1995 as Document No. 909272. Affects site by location - general in nature, cannot be plotted.

47. SBC Wisconsin General Easement contained in Instrument by and between Lonnie G & Carol J. Hershberger, husband and wife as joint tenants and Wisconsin Bell, Inc. d/b/a SBC Wisconsin, a Wisconsin Corporation and its affiliated and licensees, successors and assigns, dated September 27, 2004 and recorded November 1, 2004 as Document No. 1333209. (Parcel 10). Affects site by location - shown.

C. Flood Note
According to flood insurance rate map of the City of Oshkosh, community panel number 55139C0215E, effective date of March 17, 2003, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are 18 regular and 1 handicapped parking spaces marked on this site.

G. Notes
In accordance with Chapter A-E 7.01 (2) of the Wisconsin Administrative Code, R. A. Smith National, Inc. has executed an agreement to waive the setting of monuments on the above described property. Signatures on file with Surveyor.

Witzel Avenue was established by extending the North line of Parcel 7 Eastward.

To: Landmark Limited Partnership IV; 1745 Witzel Avenue, LLC; End Game, LLC, Schmitt Title, LLC and 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9 and 20 of Table A thereof. The fieldwork was completed on July 13, 2017.

Date of Plat or Map: July 19, 2017

Stephan G. Southwell
Professional Land Surveyor
Registration Number 1939
steve.southwell@rasmithnational.com

WISCONSIN STEPHAN G. SOUTHWELL S-1939 MEQUON WI LAND SURVEYOR

R.A. Smith National, Inc.
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

S:\5167185\dwg\ AS101D30.dwg \1731-1777 WITZEL AVE

SHEET 1 OF 1

R.A. Smith National, Inc.

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