P:\PROJECTS\M0414\92000197\CADD\Civil3D\Survey Documents\ALTA\OldNationalBank-ALTA.dwg, 22x34, 3/6/2020 7:14:32 AM, DWoelz, 1:1

dwoelz, W:\PROJECTS\M0414\92000197\CADD\Civil3D\Survey Documents\ALTA\OldNationalBank-ALTA.dwg, 22x34, Plot Date: 3/6/2020 7:14 AM, xrefs: (x-exist topo 420 koeller st, x-exist shade 420 koeller st)

LEGEND

- ● – 1.315' O.D. IRON PIPE FOUND
- ■ – MAGNAIL FOUND
- ✦ – CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. – SQUARE FEET
- ( ) – RECORDED DISTANCE AND/OR BEARING
- ○ – EXISTING SANITARY/STORM SEWER MANHOLE
- ⊞ – EXISTING STORM INLET
- ⊕ – EXISTING STORM YARD DRAIN
- ⍜ – EXISTING HYDRANT
- ⊠ – EXISTING UTILITY PEDESTAL
- ☼ – EXISTING LIGHT POLE
- TRANS – EXISTING TRANSFORMER
- ▫ – BOLLARD GUARD POST
- ✸ – BOLLARD LIGHT POST
- ⊡☼ – EXISTING POWER POLE W/LIGHT
- ♿ – HANDICAP PARKING SPACE
- 18" – EXISTING TREE DIAMETER AT BREAST HEIGHT
  - DECIDUOUS
  - CONIFEROUS
- ═══ – EXISTING CURB & GUTTER
- ⍜ – EXISTING SIGN
- E – EXISTING ELECTRIC LINE – BURIED
- T – EXISTING TELEPHONE – BURIED
- G – EXISTING GAS MAIN
- OHU – EXISTING OVERHEAD UTILITY
- ═══ – RIGHT-OF-WAY (R.O.W.) LINE
- ═══ – PROPERTY LINE
- – · – · – SECTION LINE
- ASPHALT PAVEMENT
- CONCRETE

N

SCALE – FEET
40 20 0 40

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N01°01'27"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY.

DIGGERS HOTLINE
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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SURVEY FOR:
THE MORGAN PARTNERS LLC
ATTENTION: ED BOWEN
601 OREGON STREET
OSHKOSH, WI 54902

SOUTHWEST CORNER SECTION 22-18-16 CHISELED "X" FOUND

(N00°36'04"E) N01°01'27"E (2660.60') 2660.58' WEST LINE OF THE SW 1/4, SECTION 22

WEST 1/4 CORNER SECTION 22-18-16 STEM OF BRASS TABLET FOUND (TOP BROKEN OFF)

1129.7'

(S89°14'28"E) S88°46'45"E 217.98' (217.67')

1530.88' (1530.55')

INTERSTATE "41"
(RIGHT OF WAY WIDTH VARIES)
NO ACCESS [EXCEPTION 10]

25' RIGHT OF WAY AGREEMENT DOCUMENT No. 222152 [EXCEPTION 12]

SOUTH KOELLER STREET
(FRONTAGE ROAD)

(N01°15'56"W) N00°48'13"W 200.24'

10' SEWER EASEMENT DOCUMENT No. 898256 [EXCEPTION 13]

EDGE OF PAVEMENT 2.9'± SOUTH OF PROPERTY LINE

N00°48'13"W (N01°15'56"W) 228.15'

CONCRETE

SIGN

50' HIGHWAY SETBACK LINE PER CSM 4996 [EXCEPTION 14]

MEASURED HEIGHT OF BUILDING 40.2' FROM EXISTING GRADE

67.04'

102.57'

20.00'

1.4'

TRANS

40' CROSS ACCESS EASEMENT DOCUMENT No. 1439245 [EXCEPTION 15]

56.07'

EXISTING BUILDING 420 S. KOELLER STREET

90.0'

(S89°14'28"E) S88°46'45"E

416.06'

BACK OF CURB 0.4'± NORTH OF PROPERTY LINE

SW 1/4 SW 1/4

NW 1/4 SW 1/4

ROOF CANOPY DRIVE THRU

PAVEMENT EDGE 0.1'± NORTH OF PROPERTY LINE

EDGE OF LANDSCAPING TYPICAL

MAILBOXES

N88°46'45"W (N89°14'28"W) 409.65' (S)

LOT 3
CSM 4996
94,128 S.F.
2.161 ACRES

GARBAGE ENCLOSURE

GARBAGE DUMPSTERS

SANITARY MANHOLE

18"

60'

SYCAMORE STREET
(UNIMPROVED)

S00°48'27"W (S00°20'44"W) 228.00'

EDGE OF BUSHES

WEST 5TH AVENUE

60'

RIVER VALLEY CORRAL CONDOMINIUM PLAT
PROPERTY OWNERS:
UNIT 500: FREDERIKSEN ETAL, PETER M.
UNIT 580: GC OSHKOSH HOLDINGS LLC

KOELLER PLAZA CONDOMINIUM PLAT
PROPERTY OWNERS:
UNIT 1: 404 S. KOELLER STREET LLC
UNIT 2: OSHKOSH LODGING INC.

THE FIFTH AVENUE CONDOMINIUM PLAT

WESTWOOD TERRACE CONDOMINIUM PLAT

DESCRIPTION PER EXHIBIT A OF COMMITMENT FILE No. NCS-990587-MKE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED NOVEMBER 21, 2019 AT 8:00 AM:

LOT THREE (3) OF CERTIFIED SURVEY MAP No. 4996 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON MAY 01, 2002, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 4996 AS DOCUMENT No. 1180343, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED MAY 30, 2002 AS DOCUMENT No. 1184236, BEING A PART OF THE SW 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 16 EAST, 6TH WARD, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

TAX PARCEL No. 0611630000

PROPERTY ADDRESS: 420 SOUTH KOELLER STREET, OSHKOSH, WI 54902

ITEMS 9-16 OF SCHEDULE B, PART II OF COMMITMENT FILE No. NCS-990587-MKE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED NOVEMBER 21, 2019 AT 8:00 AM:

9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.

10. Limitations imposed upon ingress and egress from the above described premises to Milwaukee-Green Bay Road including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: January 02, 1952 in Volume 678 of Misc., Page 593, as Document No. 189410 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes.
[AFFECTS SUBJECT PROPERTY-NO ACCESS TO INTERSTATE "41" NOTED ON SURVEY MAP]

11. Easement for the perpetual right to trim or cut down such trees granted to Wisconsin Public Service Corporation of Milwaukee County, Wisconsin by an instrument recorded on August 23, 1954 in Volume 739 of Misc., page 519 as Document No. 215693. [DOES NOT AFFECT SUBJECT PROPERTY-EASEMENT DESCRIPTION IS GENERAL IN NATURE AND REFERS TO THE TOWN OF ALGOMA]

12. Right of Way Agreement upon the terms, conditions and provisions contained therein:
Dated: April 10, 1954
Parties: Joseph Madel and Arvilla Madel, his wife and Ed. R. Friedrich and Ralph C. Loots.
Recorded: April 16, 1955 in Volume 760 of Misc., Page 239
Instrument No.:Document No. 222152
[AFFECTS SUBJECT PROPERTY, LOCATION IS SHOWN ON SURVEY MAP-MOST OF THE EASEMENT IS IN INTERSTATE 41 & SOUTH KOELLER STREET RIGHT OF WAY ONLY 1.4' IS EAST OF SOUTH KOELLER STREET]

13. Sewer Easement to the City of Oshkosh, a municipal corporation, dated April 25, 1995, as Document No. 898256.
[DOES NOT AFFECT SUBJECT PROPERTY-HOWEVER LOCATION SHOWN ON SURVEY MAP]

14. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 4996 recorded on May 01, 2002, in Volume 1 of CSM's, page 4996 as Document No. 1180343 referenced in the legal descriptions contained herein. Reference is hereby made to said plat for particulars. [THE RESTRICTION OF NO IMPROVEMENTS IN THE HIGHWAY SETBACK ON PAGE 4 OF CSM 4996 CAN BE RELEASED BY THE WDOT WITH AN APPLICATION TO RELEASE THIS TRANSPORTATION 233 REQUIREMENT]

As amended by Affidavit of Correction recorded May 30, 2002 as Document No. 1184236.
[AFFECTS SUBJECT PROPERTY-AFFIDAVIT OF CORRECTION TO CORRECT LEGAL DESCRIPTION FROM 13TH WARD TO 6TH WARD]

15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Cross Access Easement Agreement recorded on June 21, 2007, as Document No. 1439245. .
[AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON SURVEY MAP]

16. Rights of tenants in possession under unrecorded leases.

17. Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to Section 779.32, Wis. Stats. This exception will be removed on receipt by the company of satisfactory affidavits of the present owner and purchaser that no such commissions are owed, or that commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure. .

NOTES:

THE BOLD TEXT SHOWN IN PARENTHESES AS "[XXXXXX]" ON THIS SURVEY MAP WITHIN THE TITLE EXCEPTIONS FOR SCHEDULE B-PART II ARE ADDITIONAL NOTES ADDED BY THE LAND SURVEYOR.

RECORDED BEARINGS AND/OR DISTANCES ARE FROM UNDERLYING CERTIFIED SURVEY MAPS.

UNDERGROUND UTILITY INFORMATION AS SHOWN ON THIS SURVEY HAS BEEN OBTAINED FROM 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. (LOCATES PER DIGGERS HOTLINE TICKET No. 20200800726).

PER THE FLOOD INSURANCE RATE MAP, MAP NUMBER 55139C0215E, COMMUNITY NAME - CITY OF OSHKOSH (550511) PANEL 0215 SUFFIX E WITH AN EFFECTIVE DATE OF MARCH 17, 2003, THE SUBJECT PROPERTY IS MAPPED WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WHILE CONDUCTING THE FIELDWORK THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.

WHILE CONDUCTING THE FIELDWORK THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.

NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES HAVE BEEN PROVIDED BY THE OWNER, CITY OF OSHKOSH OR WINNEBAGO COUNTY HIGHWAY DEPARTMENT.

THIS SITE CONTAINS 125 STANDARD PARKING STALLS AND 8 HANDICAPPED PARKING STALLS.

NO WETLAND MARKERS WERE OBSERVED WHILE CONDUCTING THE FIELD WORK FOR THIS SURVEY.

NO PRIVATE UTILITY MARKINGS WERE OBSERVED WHILE CONDUCTING THE FIELD WORK FOR THIS SURVEY. PRIVATE UTILITIES MAY EXIST THAT ARE NOT SHOWN AND SHOULD BE FIELD LOCATED BY A PRIVATE LOCATING SERVICE PREMOUS TO ANY EXCAVATION WORK.

NO ZONING REPORT OR LETTER WERE PROVIDED BY THE OWNER/CLIENT.

THIS SURVEY WAS PERFORMED DURING WINTER CONDITIONS WITH SNOW COVER. SITE FEATURES MAY EXIST THAT HAVE NOT BEEN SHOWN IF THEY WERE NON-VISIBLE AT THE TIME THIS FIELD WORK WAS CONDUCTED.

SURVEYOR'S ALTA CERTIFICATE:

I hereby certify to: The Morgan Partners 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 1, 2, 3, 4, 6(a), 7(a)(c), 8, 9, 11, 16, & 17, of Table A thereof. The field work was completed on February 6th & 7th of, 2020.

3-6-2020
date

Professional Land Surveyor (S-2327)

WISCONSIN DOUGLAS E. WOELZ S-2327 KAUKAUNA WI LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
LOT 3, CERTIFIED SURVEY MAP No. 4996
OLD NATIONAL BANK, OSHKOSH, WI

NO.	DATE	REVISION

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McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

DESIGNED	DRAWN
	KJT

PROJECT NO.
M0414 9-20-00197

DATE
MARCH, 2020

SHEET NO.
1