



**CURRENT ZONING:** Institutional

**Building Setbacks:**

Front:	30 feet
Side:	7.5 feet
Rear:	25 feet

**Maximum Building Height:** 45 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Oshkosh Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) and may be incomplete.

# ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE  
ALTA / NSPS Land Title Survey

- To:
- First American Title Insurance Company
  - The Board of Regents of the University of Wisconsin System, dba University of Wisconsin Oshkosh
  - UW - Oshkosh Foundation - Witzel, LLC, a Wisconsin limited liability company

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, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(a) & 11(b) of Table A thereof. The field work was completed on September 14, 2022.

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Fond du Lac, Wisconsin 54935  
Project Number: 2257520



Date of Plat or Map: 9/22/22

**LANDS DESCRIBED IN COMMITMENT NO. 3137350, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JUNE 20, 2022:**

Lot One (1) of Certified Survey Map No. 6468 filed in Volume 1 of Certified Survey Maps on Page 6468 as Document No. 1545181, being a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section Twenty-three Township Eighteen (18) North, of Range Sixteen (16) East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin.

APN: 906-0967-04

**ALTA NOTES:**

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The South line of the Northwest 1/4 of Section 23-18-16 has a bearing of North 89°-57'-44" West.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel per Digger's Hotline Ticket #20223716958 with a start date of September 13, 2022 have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55139C0220E with an effective date of March 17, 2003, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 1.860 acres (81,040 sq. ft.) of land, more or less.
- First Title Insurance Company, Commitment No. 3137350, with a commitment date of June 20, 2022 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**

#9 Notice of contamination to property recorded on July 12, 2002 as Document No. 1190157. **This document affects the subject property but does not contain any easements to depict on this survey.**

#10 Terms and provisions of Affidavit recorded on July 28, 2010 as Document No. 1545947. **This document does not affect the subject property.**

#11 Terms and provisions of Connection Agreement recorded on June 4, 2012 as Document No. 1605017. **This document affects the subject property and grants access to the wastewater treatment facility located north of the subject property for the installation, operation and maintenance of pipes, meters and related equipment for the transportation of methane. No specific width or locations to depict on this survey.**

Assignment of Connection Agreement recorded on June 14, 2019 as Document No. 1791428.

#12 Easement by an instrument Recorded: October 10, 2014. Document No.: 1673934. **The description for the easement found in this document does not clearly define an exact location to depict on this survey. The approximate location of this easement is depicted on this survey.**

#13 Notes and any other matters designated on CSM No. 6468. **CSM No. 6468 does not have any matters to depict on this survey.**

9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).

10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 0 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 0 striped parking stalls.

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**PROJECT INFORMATION**

**ALTA/NSPS LAND TITLE SURVEY**  
755 DEMPSEY TRAIL • OSHKOSH, WI 54902

PROFESSIONAL SEAL

**SHEET DATES**

ISSUE DATE: SEPT. 15, 2022

REVISIONS


**JOB NUMBER**

2257520

**SHEET NUMBER**

**AL**