

10 FOOT WIDE UTILITY EASEMENT

A Ten (10) foot wide utility easement being a part of Lot 1 and Lot 2 of Certified Survey Map No. 7150, recorded as Document No. 1724920, Vol. 1, Page 7150 of Winnebago County Records and being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Three (23), Town Eighteen (18) North, Range Sixteen (16) East, 1st Ward, City of Oshkosh, Winnebago County, Wisconsin containing 2,211 square feet (0.051acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 23 thence N00°-15'-33"W 153.62 feet along the East line of the NE1/4 of said Section 23; thence S89°-44'-27"W 456.86 feet to a point on the Southerly line of an existing utility easement as shown on said Certified Survey Map No. 7150 and the point of beginning; thence S38°-21'-56"W 222.64 feet to a point on the Northerly line of an existing 15 foot wide utility easement as described in Document No 1673200 of Winnebago County Records; thence N34°-26'-59"W 10.47 feet along said Northerly line; thence N38°-21'-56"E 219.55 feet to a point on the Southerly line of an existing utility easement as shown on said Certified Survey Map No. 7150; thence S51°-38'-07"E 10.00 feet along said Southerly line to the point of beginning; being subject to any and all easements and restrictions of record.

PARENT PARCEL

All of Lots 1, 2 3 and 4 of Certified Survey Map No. 6506, recorded as Document No. 1559090, Vol. 1, Page 6506, Register of Deeds Office & being a part of the Southeast 1/4 of the Northeast 1/4 and of the Northeast ¼ of the Southeast 1/4 of Section 23, T18N, R16E, 1st Ward, City of Oshkosh, Winnebago County, Wisconsin

TITLE REPORT REVIEW

TITLE REPORT: U.S. Title Solutions

COMMITMENT NO. 59348-WI1802-5030

EFFECTIVE DATE: February 20, 2018

FEE SIMPLE TITLE VESTED IN: Redevelopment Authority of the City of Oshkosh, a separate body politic

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B-II

(1-6) These are general statements and not specific encumbrances.

(7) Declaration of Cross Access Easements, Storm Water Control and Maintenance by City of Oshkosh, a Wisconsin Municipal Corporation and Redevelopment Authority of the City of Oshkosh (Declarant), dated 2/8/2012 recorded 2/14/2012 in Instrument No: 1594521. Notes: Cross Easements **Does apply and is plotted and shown.**

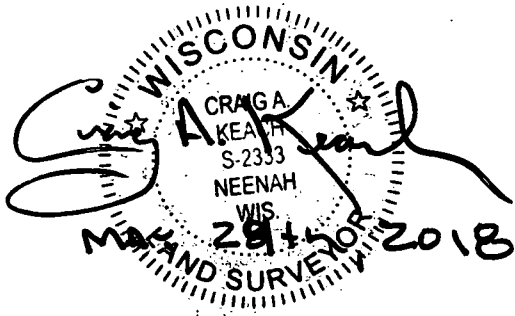
(8) Easement by City of Oshkosh and the City of Oshkosh Redevelopment Authority to Alamosa (Wisconsin) Properties, LLC, a Wisconsin limited liability company, dated 9/24/2014 recorded 9/30/2014 in Instrument No :1673200. Notes: Telecommunication Easement. **Does apply and is plotted and shown.**

(9) Survey - Certified Survey Map No. 5840 recorded 12/27/2005 in Instrument No. 1383181. **All easements or encumbrances, if any, are plotted and shown.**

(10) Survey - Certified Survey Map No. 6506 recorded 12/7/2010 in Instrument No. 1559090. **All easements or encumbrances, if any, are plotted and shown.**

(11) Survey - Certified Survey Map No. 6553 recorded 8/5/2011 in Instrument No. 1877796. **All easements or encumbrances, if any, are plotted and shown.**

(12) Survey - Certified Survey Map No. 7150 recorded 10/7/2016 in Instrument No. 1724920. **All easements or encumbrances, if any, are plotted and shown.**



SURVEYED FOR:

FULLERTON
ENGINEERING • DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# 362011

SURVEYED FOR:



MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME: OSHKOSH MARION

SITE NUMBER: ML25XC085

SITE ADDRESS:
50 RIVERWAY DRIVE
OSHKOSH, WI 54901

PROPERTY & TOWER OWNER:
REDEVELOPMENT AUTHORITY
OF THE CITY OF OSHKOSH
PO BOX 1130
OSHKOSH, WI 54903

PARCEL NO.: 90102000100

ZONED: BP- BUSINESS PARK

DEED: DOC. NO. 1562394

SITE SURVEY
FOR
SPRINT

BEING A PART OF THE SE1/4
OF THE NE1/4, SECTION 23,
T.18N., R.16E., CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN

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| 2 | 5/24/18 | Added Easement | JB |
| 1 | 5/9/18 | Preliminary Survey | BJB |
| NO. | DATE | DESCRIPTION | BY |

| | | | |
|-------------|-------|------------------|------------|
| DRAWN BY: | BJB | FIELD WORK DATE: | 05-07-18 |
| CHECKED BY: | CAK | FIELD BOOK: | M-25 PG. 2 |
| JOB NO.: | 10341 | SHEET | 3 OF 3 |