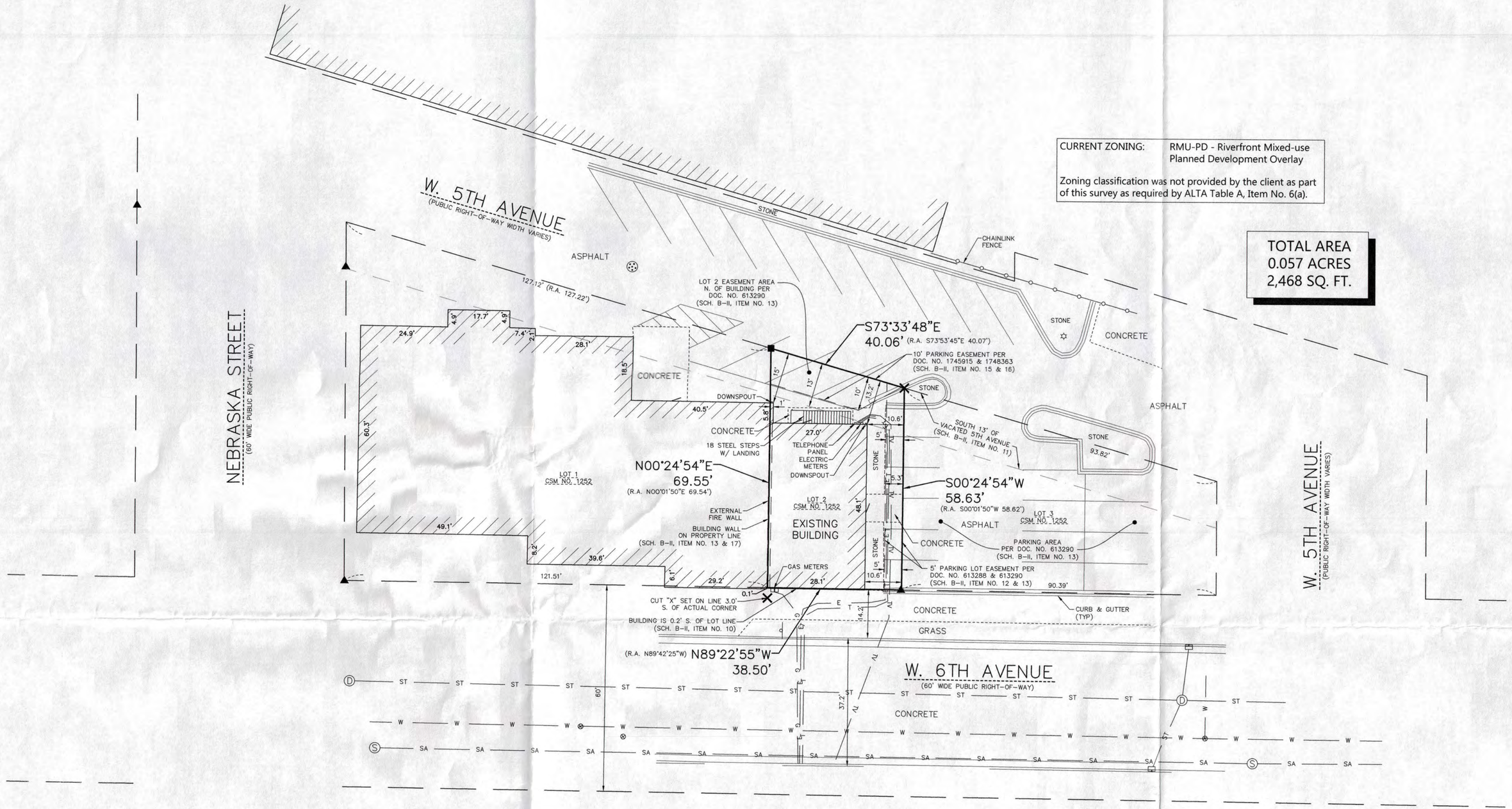
ALTA / NSPS LAND TITLE SURVEY



CURRENT ZONING: RMU-PD - Riverfront Mixed-use Planned Development Overlay

Zoning classification was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a).

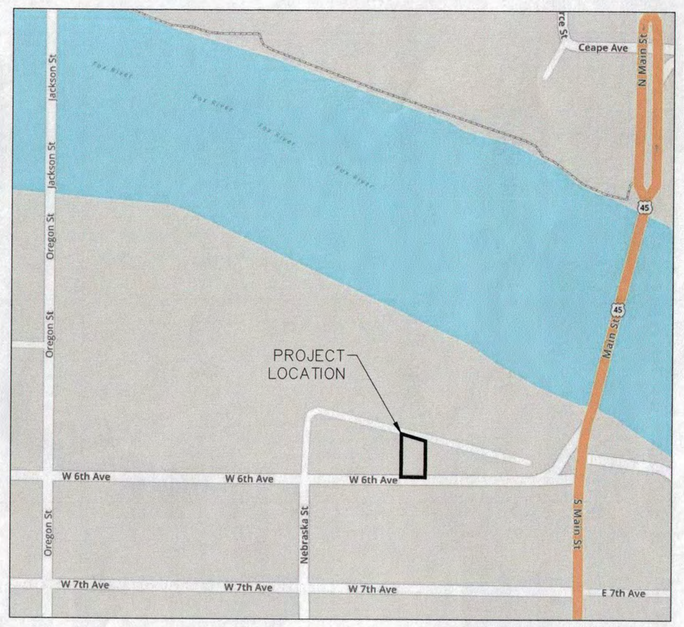
TOTAL AREA
0.057 ACRES
2,468 SQ. FT.

LEGEND:

- WATER VALVE IN BOX
- EXISTING ROUND CATCH BASIN
- EXISTING CURB INLET
- EXISTING SIGN
- EXISTING LIGHT POLE
- 1" IRON PIPE FOUND
- MAG NAIL SET
- CUT "X" SET
- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND TELEVISION CABLE
- EXISTING CURB AND GUTTER
- EXISTING CHAINLINK FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

1"= 20' SCALE: 20' 0 20' 40' FEET

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) Chicago Title Insurance Company
(ii) Schmitt Title, LLC
(iii) Hinrichs Holdings LLC
(iv) Bank First N.A., its successors and/or assigns
(v) Kurt A. Koeppler and Peggy D. Hirschberg

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), 8, 9 & 11 of Table A thereof. The field work was completed on October 16, 2019.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1962500

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR

Date of Plat or Map: 12/4/19

LANDS DESCRIBED IN COMMITMENT NO. 719100063, ISSUED BY SCHMITT TITLE, LLC AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF OCTOBER 1, 2019:

Lot Two (2) of CERTIFIED SURVEY MAP NO. 1252 filed in Volume 1 of Survey Maps on Page 1252 as Document No. 611506; being a part of Lots 3 and 4 of Block 4 and the Southerly 13 feet of that portion of Fifth Street (now vacated), all in the Plat of the Original Third Ward, in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894.

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The North line of W. 6th Avenue has an assumed bearing of North 89°-22'-55" West.
2. 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.
3. Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel 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.
4. 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.
5. 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.
6. 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).
7. The property described hereon contains 0.057 acres (2,468 sq. ft.) of land, more or less.
8. **Schmitt Title, LLC, as issuing agent for Chicago Title Insurance Company, Commitment No. 719100063, with a commitment date of October 1, 2019 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:**

   #10 Building encroachment onto the sidewalk as indicated on Certified Survey Map filed in the office of the Register of Deeds for Winnebago County Wisconsin on may 25, 1984 in Volume 1 of CSM on Page 1252 as Document No. 611506. **Building encroachment is depicted on this survey.**

   #11 Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of 5th Street now vacated. **The south 13 feet of vacated 5th Avenue is depicted on this survey.**

   #12 Easement contained in Warranty deed executed by The Granary Restaurant of Oshkosh, Inc., a Wisconsin corporation to Kurt A. Koeppler and Peggy W. Hirschberg, Oshkosh Wisconsin, dated June 22, 1984 and recorded June 22, 1984 as Document No. 613288. **Easement is depicted on this survey.**

   #13 Agreement contained in Instrument by and between the Granary Restaurant of Oshkosh, Inc., a Wisconsin Corporation to Kurt A. Koeppler and Peggy W. Hirschberg, Oshkosh Wisconsin, dated June 22, 1984 and recorded June 22, 1984 as Document No. 613290. **This document affects the subject property and contains general easements for ingress/egress, utilities and parking. The areas described in Lot 2 Easement and First Party Parking Easement have been noted on this survey. The Second Party Parking Easement is depicted on this survey. There are no specific widths or location of the Utility Easement.**

   #15 Easement contained in Instrument by and between Kurt A. Koeppler and Peggy D. Hirschberg and City of Oshkosh, a municipal corporation, dated July 5, 2017 and recorded August 4, 2017 as Document No. 1745915. **Easement is depicted on this survey.**

   #16 Easement contained in Instrument by and between Kurt A. Koeppler and Peggy D. Hirschberg and City of Oshkosh, a municipal corporation, dated August 15, 2017 and recorded September 5, 2017 as Document No. 1748363. **Easement is depicted on this survey.**

   #17 Party wall rights, if any, as may exist between Lots 1 & 2 of Certified Survey Map filed in the office of the Register of Deeds for Winnebago County Wisconsin on May 25, 1984 in Volume 1 of CSM on Page 1252 as Document No. 611506. **Building Wall on property line is noted on this survey. Excel Engineering, Inc. did not survey any interior walls as part of 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 wholly contains 0 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 0 striped parking stalls. There are portions of 9 regular striped parking stalls on the subject property.

EXCEL
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Always a **Better Plan**
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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
40 W. 6TH AVENUE • OSHKOSH, WI 54902

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE: OCT. 25, 2019
REVISIONS

JOB NUMBER
1962500

SHEET NUMBER
AL

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