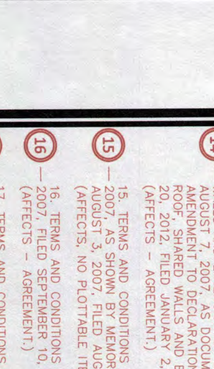
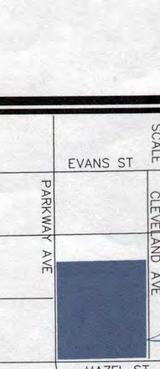
6Diie VICINITY MAP



6Diic NORTH ARROW & SCALE



5Ciii OBSERVED POTENTIAL ENCROACHMENTS

(A) BUILDING OVERHANG EXTENDS INTO RIGHT OF WAY, AS SHOWN.

(B) BUILDING INSIDE NO-BUILD EASEMENT, AS SHOWN

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55139C0220E, WHICH BEARS AN EFFECTIVE DATE OF 03/17/2003, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid LEGEND AND ABBREVIATIONS

GRAVEL SURFACE
CONCRETE SURFACE
NO PARKING AREA
HANDICAP PARKING
ELECTRIC BOXES/STRUCTURES
LIGHT POLE
ELECTRIC METER
ELECTRIC TRANSFORMER
AIR CONDITIONER
STORM MANHOLE
CURB STORM INLET
GRATE TOP STORM INLET
SANITARY MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
WATER VALVE
WATER METER
MANHOLE (UNKNOWN)
TELEPHONE PEDESTAL
UTILITY VAULT
GAS VALVE
GAS METER
SIGN

(C) CALCULATED DATA
CC CONCRETE CURB
CCG CONCRETE CURB & GUTTER
(D) DOCUMENT NO. 1754987
DA DUMPSTER AREA
IR IRON ROD
LA LANDSCAPED AREA
(M) FIELD MEASURED DATA
MF METAL FENCE
NO. NUMBER
(P) DOCUMENT NO. 1439759
PS PARKING SPACE(S)
(R) DOCUMENT NO. 1487755
WF WOOD FENCE

SET MONUMENT AS NOTED
RECOVERED MONUMENT AS NOTED
METAL FENCE
WOOD FENCE
BURIED GAS LINE(MARKOUT PAINT)
CENTERLINE
PLATTED RIGHT-OF-WAY LINE
ADJOINING PARCEL LINE

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

9. TERMS AND CONDITIONS OF AND EASEMENTS CONTAINED IN EASEMENT DATED MARCH 4, 2002, FILED APRIL 2, 2002, AS DOCUMENT NO. 1176167. (AFFECTS, AS SHOWN.)

10. TERMS AND CONDITIONS OF AND EASEMENTS CONTAINED IN TIME WARNER CABLE COMMERCIAL RIGHT OF ENTRY, DATED JULY 22, 2004, FILED AUGUST 12, 2004, AS DOCUMENT NO. 1324137. (DOES NOT AFFECT - REFERENCE IS 34 UNITS IN LOT 1.)

11. TERMS AND CONDITIONS OF AND EASEMENTS CONTAINED IN SYSTEM INSTALLATION AND SERVICE AGREEMENT DATED FEBRUARY 1, 2006, FILED FEBRUARY 28, 2006, AS DOCUMENT NO. 1389401. (AFFECTS, NO PLOTTABLE ITEMS.)

12. EASEMENTS SHOWN ON CERTIFIED SURVEY MAP NO. 6103 FILED JUNE 27, 2007, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 6103, AS DOCUMENT NO. 1439759. (AFFECTS, AS SHOWN.)

13. TERMS AND CONDITIONS OF AND EASEMENTS CONTAINED IN DECLARATION OF PARKING EASEMENT, RIGHT OF WAY AND MAINTENANCE DATED JULY 17, 2007, FILED AUGUST 7, 2007, AS DOCUMENT NO. 1443951, AMENDED BY FIRST AMENDMENT TO DECLARATION OF PARKING EASEMENT, RIGHT OF WAY AND MAINTENANCE DATED DECEMBER 20, 2012, FILED JANUARY 2, 2013, AS DOCUMENT NO. 1625209. (AFFECTS, AS SHOWN.)

14. TERMS AND CONDITIONS OF REPAIRS AND MAINTENANCE TO ROOF, SHARED WALLS AND EXTENSION OF BUILDING WALLS DATED JULY 17, 2007, FILED AUGUST 7, 2007, AS DOCUMENT NO. 1443952, AMENDED BY FIRST AMENDMENT TO DECLARATION REGARDING REPAIRS AND MAINTENANCE TO ROOF, SHARED WALLS AND EXTENSION OF BUILDING WALLS DATED DECEMBER 20, 2012, FILED JANUARY 2, 2013, AS DOCUMENT NO. 1625208. (AFFECTS - AGREEMENT.)

15. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT DATED AUGUST 3, 2007, AS SHOWN BY MEMORANDUM OF DEVELOPMENT AGREEMENT DATED AUGUST 3, 2007, FILED AUGUST 7, 2007, AS DOCUMENT NO. 1443976. (AFFECTS, NO PLOTTABLE ITEMS.)

16. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT DATED AUGUST 3, 2007, FILED SEPTEMBER 10, 2007, AS DOCUMENT NO. 1447705. (AFFECTS - AGREEMENT.)

17. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT DATED AUGUST 3, 2007, FILED SEPTEMBER 26, 2007, AS DOCUMENT NO. 1449216. (AFFECTS, NO PLOTTABLE ITEMS.)

18. TERMS AND CONDITIONS OF AND EASEMENTS CONTAINED IN TIME WARNER CABLE COMMERCIAL RIGHT OF ENTRY DATED DECEMBER 14, 2007, FILED FEBRUARY 7, 2008, AS DOCUMENT NO. 1460467. (AFFECTS, NO PLOTTABLE ITEMS.)

CONTINUED..

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6Bviii	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	10	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Diic	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diid	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Diie	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diig	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	TABLE "A" ZONING INFORMATION	6Diik	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
6Biv	BEARING BASIS	7b	"TABLE A" BUILDING AREA		
		7c	"TABLE A" BUILDING HEIGHT		

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	UMU-PD	NH
MINIMUM LOT AREA (SQ.FT.)	NONE	202,863
MINIMUM FRONTAGE	45'	379.47'
MINIMUM LOT WIDTH	45'	379.47'
MAX BUILDING COVERAGE	N/ST	32%
MAX BUILDING HEIGHT	45'	73.9'
MINIMUM SETBACKS		
FRONT	0'	9.6'
CORNER SIDE	N/ST	2.1'
INTERIOR SIDE	0'	0'
REAR	5'	69.7'

PARKING REQUIREMENTS:
REQUIRED = 64
EXISTING = 125

CONFORMANCE STATUS: LEGAL NONCONFORMING

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: NATIONAL DUE DILIGENCE SERVICES PROJECT #: 2112444-31123 FINAL REPORT DATE: 04/23/2021 PHONE/FAX (877) 439-2582 (407) 426-9741

NOTES:
NH: NURSING HOME.
UMU-PD: URBAN MIXED-USE WITH PLANNED DEVELOPMENT OVERLAY

10 DIVISION / PARTY WALLS

NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY. AS OF THE DATE OF THIS SURVEY, THE UNDERSIGNING SURVEYOR HAS MADE NO ATTEMPT TO MAKE THIS DETERMINATION AND OR RELATIONSHIP IN THE FIELD. THE CLIENT INDICATED VIA EMAIL WEDNESDAY, APRIL 28, 2021 THAT THERE WAS NO ACCESS BETWEEN THE TWO BUILDINGS AND THAT THEY MERELY ABUT ONE TO THE OTHER.

11 UNDERGROUND UTILITIES

NO UTILITY PLANS OR REPORTS WERE RECEIVED BY THE SURVEYOR FOR USE IN PREPARING THIS SURVEY. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE.

8 SUBSTANTIAL FEATURES OBSERVED

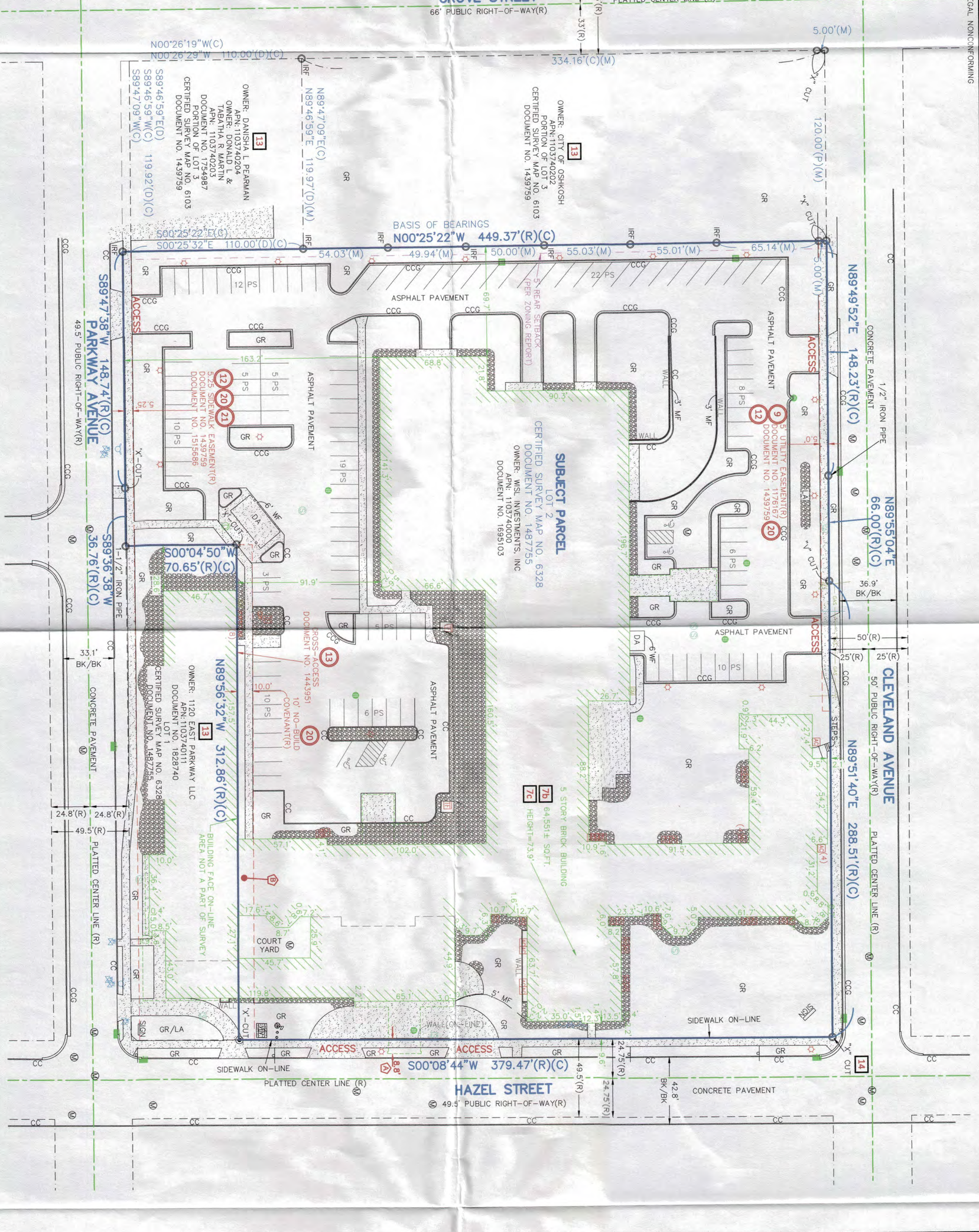
SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 OFFSITE EASEMENTS OR SERVITUDES

THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES NOT INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES.



5Eii "SCHEDULE B - SECTION 2" ITEMS (CONTINUED)

19. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN COVENANT RESTRICTING BUILDING DATED MARCH 7, 2008, FILED MARCH 10, 2008, AS DOCUMENT NO. 1463792. (DOES NOT AFFECT, REFERENCE MADE TO LOT 1.)

20. EASEMENTS SHOWN ON CERTIFIED SURVEY MAP NO. 6328 FILED NOVEMBER 13, 2008, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 6328, AS DOCUMENT NO. 1487755. (AFFECTS, AS SHOWN.)

21. TERMS AND CONDITIONS OF AND EASEMENTS CONTAINED IN EASEMENT AGREEMENT DATED AUGUST 6, 2009, FILED AUGUST 13, 2009, AS DOCUMENT NO. 1515686. (AFFECTS, AS SHOWN.)

TABLE OF REFERENCES

DOCUMENT NO.	1439759
DOCUMENT NO.	1487755
DOCUMENT NO.	1695103
DOCUMENT NO.	1754987
DOCUMENT NO.	1828740

11 UTILITY INFORMATION/CONTACTS

1. OBSERVED UTILITIES LYING ON THE SUBJECT PARCEL AND THE ADJOINING ROAD RIGHT OF WAYS ARE SHOWN HEREON.
2. SITE UNDERGROUND UTILITIES LOCATIONS AS SHOWN HEREON ARE BASED ON FIELD MARKINGS AND/OR FURNISHED PLANS BY OTHERS.
3. MARKED UTILITY LOCATIONS PROVIDED BY: WI 811 DIG TICKET #20211314956

UTILITY CONTACTS		PHONE NUMBER
OAS01	OSHKOSH AREA SCHOOL DISTRICT-OAS01	(920) 574-2924
OSK01	CITY OF OSHKOSH-OSK01	(920) 236-5065
SBC01	AT&T DISTRIBUTION-SBC01	(262) 446-9821
SCG11	CHARTER COMMUNICATIONS-SCG11	(262) 446-9821
TWC20	TIME WARNER CABLE-TWC20	(262) 446-9821
WPS40	WISCONSIN PUBLIC SERVICE CORP-WPS40	(800) 450-7260

DATE	REVISIONS	TECH
.	.	.
.	.	.
04/28/21	REDUNES	WRT
04/26/21	COMMENTS	JCT

DATE	REVISIONS	FIELD	JD	DRAWING SCALE	1"= 40'
.	.	DRAWN BY	WRT	FQC BY	CB 04/29/21
.	.	DRAWING NAME	2112444-31123 OSHKOSH WI.DWG		

Digitally signed by Derek Klinkenborg
DN: OU=ASM, CN=DDS, CN=Derek Klinkenborg, E=dklinkenborg@asmcorporate.com
Reason: I am the author of this document
Location:
Date: 2021-04-29 17:46:17 -05'00'
Foxit PhantomPDF Version: 9.2.0

© 2021: AMERICAN SURVEYING & MAPPING, INC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 58233, HAVING A COMMITMENT DATE OF MARCH 4, 2021.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

LOT 2 OF CERTIFIED SURVEY MAP NO. 6328, FILED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE ON NOVEMBER 13, 2008, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 6328, AS DOCUMENT NO. 1487755, BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6103, FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 6103, AS DOCUMENT NO. 1439759, AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE ELEVENTH WARD OF THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

4 LAND AREA

202,863± SQUARE FEET 4.657± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON WEST LINE OF SUBJECT PARCEL, WHICH BEARS N00°25'22"W, PER PLAT DOCUMENT NO. 1487755.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 121 HANDICAP = 4 TOTAL = 125

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO HAZEL STREET, CLEVELAND AVENUE, PARKWAY AVENUE, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: DWIGHT MORTGAGE TRUST LLC, A DELAWARE LIMITED LIABILITY COMPANY; DWIGHT MEZZ FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY; DWIGHT CAPITAL LLC, A NEW YORK LIMITED LIABILITY COMPANY AND, THEIR SUCCESSORS AND ASSIGNS; EDEN SENIOR CARE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; FIDELITY NATIONAL 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 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (811), 13, 14, 16, 17, 18 (graphically depicted), AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/13/2021.
DATE OF PLAT OR MAP: 04/15/2021.

4/29/2021
DATE

DEREK J. KLINKENBORG
PROFESSIONAL LAND SURVEYOR NO: LS 3040-S
STATE OF: WISCONSIN
PROJECT NO: 2112444-31123

DEREK KLINKENBORG S-3040 Ormond Park KS WISCONSIN LAND SURVEYOR 4/29/21

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # A070556
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
3191 Maguire Blvd, Suite 200, Orlando, FL 32803 Phone: 407-426-7979 nationalduediligenceservices.com

6Diik ALTA/NSPS LAND TITLE SURVEY

2

631 HAZEL STREET

WINNEBAGO COUNTY OSHKOSH, WISCONSIN