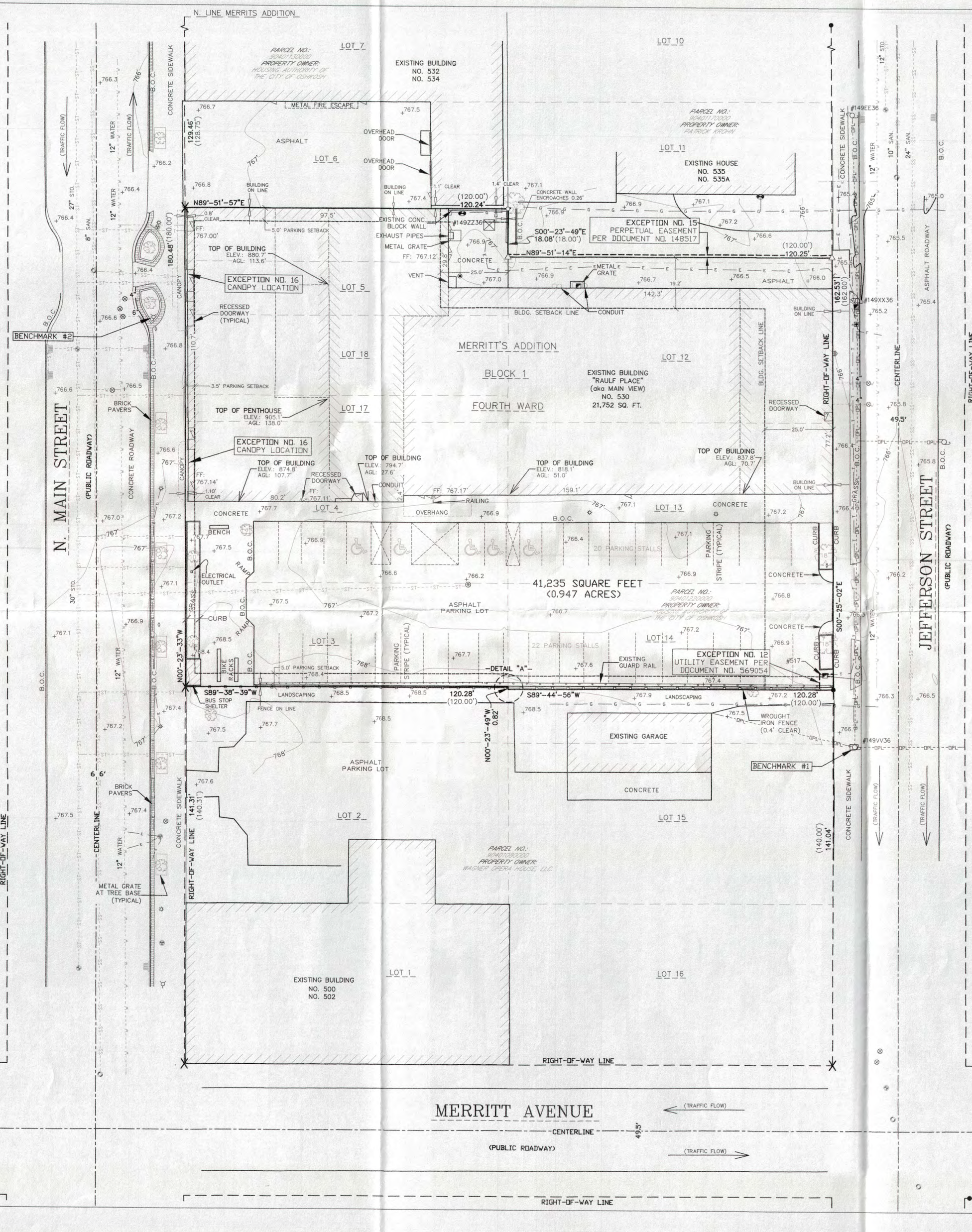
# ALTA/ACSM LAND TITLE SURVEY

LOTS 4, 5, 12, 13, 17, & 18 AND PART OF LOTS 3, 6, 11, & 14, BLOCK 1 IN MERRITT'S ADDITION, IN THE FOURTH WARD, PER LEACH'S MAP OF 1894, AND LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 24, T.18N., R.16E., CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN




## RECORDED LEGAL DESCRIPTION

Lots Four (4), Five (5), Twelve (12), Thirteen (13), Fourteen (14), Seventeen (17), Eighteen (18) and the South Twenty (20) feet of Lot Six (6), all in Block One (1) in MERRITT'S ADDN., in the Fourth Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894, excepting therefrom the South Twenty (20) feet of said Lot Fourteen (14).

That part of Lot Three (3) in Block One (1) in MERRITT'S ADDN., in the Fourth Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894, described as follows, viz: -

Commencing at the Northwest corner of said Lot; thence south, along the West line of said Lot, 39.69 feet; thence easterly, to a point on the East line of said Lot that is 39.16 feet south of the northeast corner of said Lot; thence north, along the East line of said Lot, 39.16 feet, to the Northeast corner of said Lot; thence west, along the North line of said Lot, to the place of beginning.

The South Two (2) feet of Lot Eleven (11) in Block One (1) in MERRITT'S ADDN., in the Fourth Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894.

## TITLE REPORT REVIEW

Title Report: First American Title Insurance Company

Commitment No. NCS-694273-MAD

Effective Date:September 26, 2014

Fee Simple Title Vested In: **Oshkosh Housing Authority, a Public Housing Agency**

(1-10) These are general statements and not specific encumbrances

(11) Declaration of Trust by The Oshkosh Housing Authority of the City of Oshkosh and the United States Housing & Urban Development (regarding Low-rent Housing) recorded September 28, 1989 as Document No. 730653. **Does apply.**

(12) Right-of-way Grant to Wisconsin Telephone Company recorded October 7, 1981 as Document No. 569054 (Affects the 56 feet of N40 ft of E5 ft Lot 14). **Does apply and is plotted and shown.**

(13) Memorandum of Lease Agreement by and between Oshkosh Housing Authority and TeleCorp Realty Corp. recorded August 27, 2001 as Document No. 1144212. **This is a blanket Lease Agreement for cellular antennas on the building rooftop. Does apply but cannot be specifically mapped.**

(14) Near East Neighborhood Redevelopment Plan, recorded April 11, 2006 as Document No. 1394090. **Does apply.**

(15) Reservations by instrument recorded on August 28, 1947 in Volume 561, Page 491 as Document No. 148517. **Does apply and is plotted and shown.**

(16) Revocable Occupancy Permit recorded on October 23, 2009 as Document No. 1522373. **This allows for an encroachment of a canopy within the Main Street right of way. The canopy is shown. Does apply.**

(17) Temporary Limited Easement recorded on October 23, 2009 as Document No. 1522365. **This is a temporary easement that expired upon the completion of road work. No longer applies.**

SURVEYORS CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 4th day of MARCH, 2016.

Craig A. Keach

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

WISCONSIN CRAIG A. KEACH S-2333 NEENAH, WISCONSIN LAND SURVEYOR

FLOOD NOTE:
This property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 55139C0220E, which bears an effective date of MARCH 17, 2003 and is not in a Special Flood Hazard Area.
Zone "X" is designated as: "Areas determined to be outside of 500-year flood plain."

SURVEY NOTES:

-The location of the existing utilities, as shown on this plan, are approximate only. It shall be the responsibility of the contractor to verify actual location and depth of all existing utilities. The owner and the surveyor shall not be responsible for any omission or variation from the location shown.

SETBACKS:
- varies (see drawing for setbacks)
- height restriction: 45'

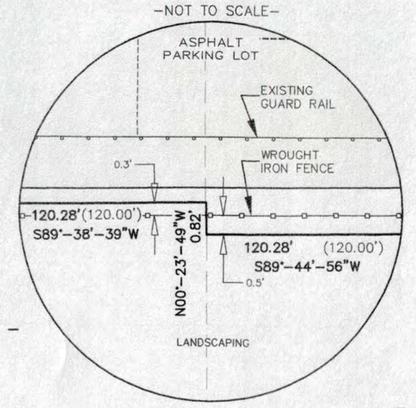
BENCHMARK INFORMATION

Site Benchmark: (Benchmark #1) Railroad spike set in power pole #149VV36, located on the West side of Jefferson Street. Elevation: 767.64'

Site Benchmark: (Benchmark #2) Top of tag bolt on hydrant, located on the East side of N. Main Street in front of 530 N. Main. Elevation: 768.74'

(Elevations are based on North American Vertical Datum 1988)

-DETAIL "A"-
-NOT TO SCALE-




NORTH REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM AND THE WEST LINE OF JEFFERSON STREET, WHICH BEARS: S00°-25'-02"E

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511 (BROKEN 24 HOURS & SAT SUN, DAYS & THURS)

WARNING CALL BEFORE YOU DIG 48 HOURS BEFORE YOU DIG

## CERTIFICATION

The undersigned, being a Professional surveyor of the State of Wisconsin certifies to:

Raulf Place Redevelopment, LLC, Bank First National, STCE Oshkosh F, LLC, STCE Oshkosh S, LLC., First American Title Insurance Company; The Housing Authority of the City of Oshkosh, Wisconsin a/k/a Oshkosh Housing Authority, Wisconsin, U.S. Department of Housing and Urban Development (HUD), appraiser, equity investor, lenders, Title Company, and others with an interest in the property.

This is to certify that this map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Wisconsin and with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7b1, 7c, 8, 9,10a, 10b, 11a, 11b, 12, 13, 14, 16, 17, 18, 19, 20a, and 21 of Table A contained therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA Land Title Surveys.

The survey was made on the ground on December 29, 2015 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated October 19, 2015, issued by **First American Title Insurance Company** with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

The subject property has direct access to and from a duly dedicated and accepted public street or Highway, known as Jefferson Street and North Main Street.

Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

Except as shown on the survey, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.

The record description of the subject property forms a mathematically closed figure.

Upon review of the Flood Insurance Rate Map, Community Panel No. 55139C0220E, which bears an effective date of March 17, 2003, that the surveyed parcel is located in Zone "X" and that none of the surveyed parcel is located within a Special Flood Hazard Area, as defined by FEMA .

None of the property described hereon is within a wetlands area as defined by Wisconsin DNR.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dated this the 4th day of MARCH 2016

Craig A. Keach

Craig A. Keach, Wisconsin Professional Land Surveyor S-2333

WISCONSIN CRAIG A. KEACH S-2333 NEENAH, WISCONSIN LAND SURVEYOR

## -LEGEND-

- ○ = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- △ = "P.K." MASONRY NAIL SET
- ( ) = RECORDED INFORMATION
- = COUNTY MONUMENT FOUND
- X = CHISELED CROSS SET IN CONCRETE
- ● = 1" IRON PIPE FOUND
- = HANDICAP PARKING
- = TRAFFIC SIGN
- = FIRE HOOKUP
- = WATER VALVE
- = FIRE HYDRANT
- = MANHOLE
- = STORM MANHOLE
- = STORM INLET (ROUND)
- = CURB STORM INLET
- = SANITARY SEWER
- = GAS METER
- = METAL POST
- = ELECTRIC MANHOLE
- = LIGHT POLE
- = EXISTING POWER POLE
- = EXISTING GUY ANCHOR
- = TELEPHONE PEDESTAL
- = CABLE BOX
- = FIBER OPTIC VAULT
- -W- = WATER MAIN
- -ST- = STORM SEWER
- -SS- = SANITARY SEWER
- -OPL- = OVERHEAD ELECTRIC
- -G- = BURIED GAS
- -T- = BURIED TELEPHONE
- B.O.C. = BACK OF CURB
- A.G.L. = ABOVE GROUND LEVEL
- FF = FIRST FLOOR ELEVATION
- = EXISTING HARDWOOD TREE

WHEDA PROJECT

SURVEYED FOR:
HOUSING AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN
600 MERRITT AVENUE
OSHKOSH, WI 54903

PROPERTY ADDRESS:
530 N. MAIN STREET
OSHKOSH, WI 54903

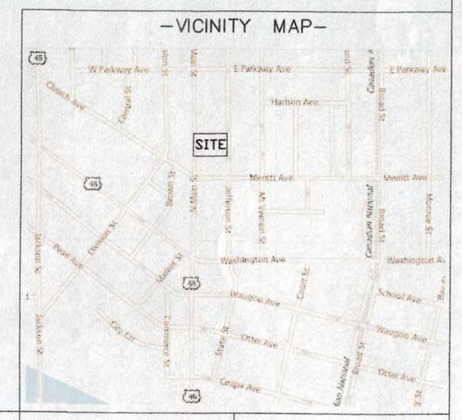
DEED:
DOCUMENT NO.: 570394

ZONED:
C-3DO

PROPERTY OWNER:
OSHKOSH HOUSING AUTHORITY, WISCONSIN
PO BOX 397
OSHKOSH, WI 54903

PARCEL NO.:
90401220000

-VICINITY MAP-




| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 12-29-15 | Updated Certification | J.D. |
| 2 | 10-22-14 | Added Title | J.D. |
| 1 | 10-13-14 | Preliminary Survey | J.D. |

MERIDIAN SURVEYING, LLC
N8774 Firelane 1, Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.D.
CHECKED BY: C.A.K.
JOB NO.: 7894-D56
FIELD WORK DATE: 12-29-15
FIELD BOOK: M-30, PG. 70-71
SHEET 1 OF 1