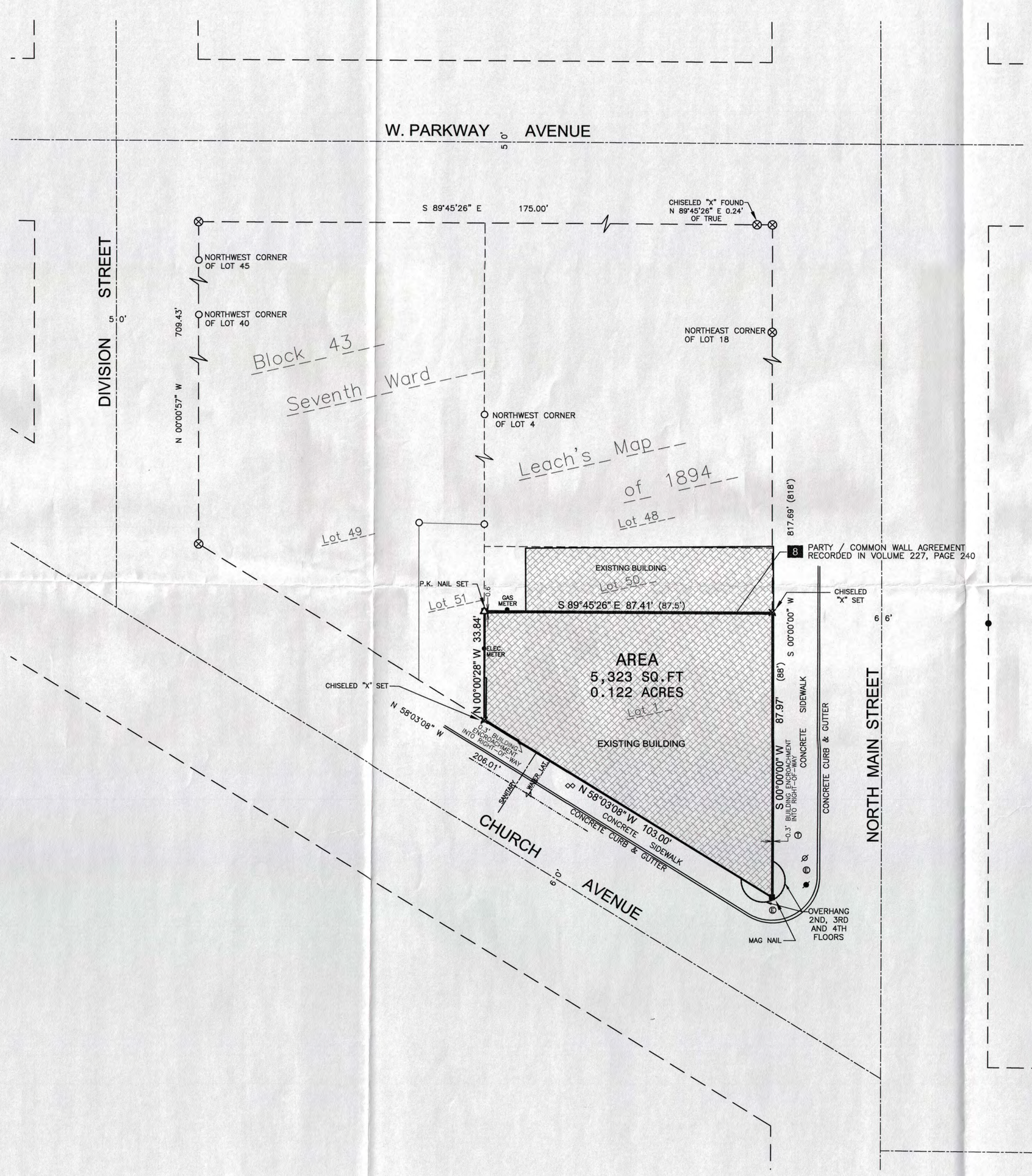


LEGEND

⊗	CHISELED "X" SET	▣	CABLE PEDESTAL	⊠	WATER STOP BOX
○	CHISELED "X" FOUND	Ⓣ	TELEPHONE MANHOLE	⊹	EXIST. HYDRANT
●	3/4" REBAR FOUND	Ⓔ	ELECTRIC MANHOLE	M	WATER VALVE
■	1/2" REBAR FOUND	—OH—	OVERHEAD POWER LINES	○	EXIST STORM MANHOLE
□	1/2" REBAR SET	—E—	UNDERGROUND ELECTRIC	▣	STORM INLET
⊡	PROPERTY CORNER IN BUILDING NO MONUMENT SET	—T—	UNDERGROUND TELEPHONE	⊞	YARD DRAIN
△	P.K. NAIL SET	—CATV—	UNDERGROUND CABLE TV	⊙	EXIST SANITARY MANHOLE
▲	P.K. NAIL FOUND	—G—	UNDERGROUND GAS	▢	SANITARY CLEANOUT
◆	SIGN	—X—	EXIST. FENCE LINE	———	EXIST. SAN. SEWER
●	UTILITY METER	◇◇	GAS VALVE	———	EXIST. STO. SEWER
▣	TELEPHONE PEDESTAL	⌀	POWER POLE	———	EXIST. WATER MAIN
▣	ELECTRIC PEDESTAL	⌀	LIGHT POLE	00	EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT
		●	STREET LIGHT		

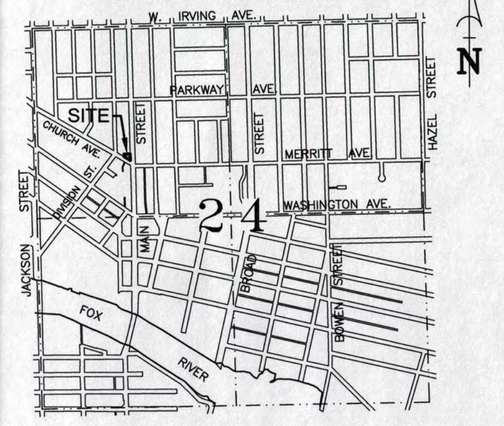
BEARINGS ARE REFERENCED TO WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, ASSUMED TO BEAR S 00°00'00" W

SCALE IN FEET 1" = 20'
0 20 40

N

LOCATION MAP

SECTION 24, T 18 N, R 16 E,
WINNEBAGO COUNTY, WISCONSIN



NOT TO SCALE

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-768607-MKE, EFFECTIVE DATE DECEMBER 10,2015.

LEGAL DESRIPTION:
LOT ONE (1) OF BLOCK FORTY-THREE (43) IN THE SEVENTH WARD, CITY OF OSHKOSH, PER LEACH'S MAP OF 1894, WINNEBAGO COUNTY, WISCONSIN.

EXCEPTION 6 SPECIAL TAXES, ASSESSMENTS OR CHARGES, IF ANY. NOT SURVEY RELATED.

EXCEPTION 7 TAXES, GENERAL AND SPECIAL FOR THE YEAR 2016, NOT NOW DUE AND PAYABLE. NOT SURVEY RELATED.

EXCEPTION 8 PARTY WALL AGREEMENT RECORDED ON OCTOBER 17, 1904 IN VOLUME 227,PAGE 240. AFFECTS PROPERTY AS SHOWN.

EXCEPTION 9 TIME WARNER CABLE RIGHT OF ENTRY AGREEMENT RECORDED ON DECEMBER 3, 2003 AS DOCUMENT NO. 1289905. BLANKET AGREEMENT.

EXCEPTION 10 NOTICE OF LAUNDRY ROOM LEASE AGREEMENT RECORDED ON FEBRUARY 23, 2004 AS DOCUMENT NO. 129202. BLANKET LEASE.

EXCEPTION 11 MORTGAGE BETWEEN COMPASS PROPERTIES, AS MORTGAGOR, AND CITY OF OSHKOSH, A MUNICIPAL CORPORATION, AS MORTGAGEE, IN THE ORIGINAL STATED PRINCIPAL AMOUNT OF $349 970.00 DATED NOVEMBER 17, 2003, RECORDED NOVEMBER 26, 2003 AS DOCUMENT NO. 1288955. NOT SURVEY RELATED.

EXCEPTION 12 MORTGAGE BETWEEN COMPASS PROPERTIES, AS MORTGAGOR, AND CITY OF OSHKOSH, A MUNICIPAL CORPORATION, AS MORTGAGEE, IN THE ORIGINAL STATED PRINCIPAL AMOUNT OF $180,000.00 DATED DECEMBER 19, 2003, RECORDED APRIL 6, 2004 AS DOCUMENT NO. 1304747. NOT SURVEY RELATED.

EXCEPTION 13 PAYMENT OF TAXES AND ASSESSMENTS, GENERAL OR SPECIAL, FOR THE YEAR 2015, UNLESS A TAX RECEIPT SHOWING FULL PAYMENT IS PRESENTED. (NOTE: 2015 TAX BILLS WILL BE SENT OUT IN DECEMBER 2015 AND ARE DUE AND PAYABLE ON OR BEFORE JANUARY 31, 2016.) NOT SURVEY RELATED.

EXCEPTION 14 RIGHT TO A LIEN FOR UNPAID COMMISSIONS, IF ANY, IN FAVOR OF ANY REAL ESTATE BROKER FOR THE PROPERTY, PURSUANT TO SECTION 779.32, WIS. STATS. THIS EXCEPTION WILL BE REMOVED ON RECEIPT BY THE COMPANY OF SATISFACTORY AFFIDAVITS OF THE PRESENT OWNER AND PURCHASER THAT NO SUCH COMMISSIONS ARE OWED, OR THAT COMMISSIONS WILL BE PAID AT CLOSING. NO BROKER LIEN OR NOTICE OF INTENT TO FILE LIEN HAS BEEN RECORDED AS OF THE EFFECTIVE DATE OF THIS COMMITMENT TO INSURE. NOT SURVEY RELATED.

ALTA/ACSM 2011 CERTIFICATION:
TO
JAMES H. LANG PROPERTIES, INC.,
COMPASS PROPERTIES WEBSTER BUILDING, LLC, A WISCONSIN LIMITED LIABILITY COMPANY
AND FIRST AMERICAN 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK COMPLETED ON DECEMBER 22, 2015.

DATED THIS THE 23RD DAY OF DECEMBER, 2015.

GARY A. ZAHRINGER, PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098

WISCONSIN
GARY A. ZAHRINGER
S-2098
STOCKBRIDGE
WIS.
REGISTERED LAND SURVEYOR

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
	MLR	GAZ

NO.	DATE	REVISION

ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT ONE (1) OF BLOCK FORTY-THREE (43)
IN THE SEVENTH WARD, PER LEACH'S MAP OF 1894,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

PREPARED FOR:
COMPASS PROPERTIES, LLC
411 E. WISCONSIN AVE., SUITE M160
MILWAUKEE, WI 53202

SCALE	DATE
1" = 20'	Dec. 2015

COMPUTER FILE
1-0744-001alta.dwg

DRAWING NO.
1-0744-001