

# ALTA / NSPS LAND TITLE SURVEY



## PROJECT INFORMATION

**ALTA/NSPS LAND TITLE SURVEY**  
1120 S. KOELLER STREET • OSHKOSH, WI 54901

PROFESSIONAL SEAL

## SHEET DATES

ISSUE DATE DEC. 2, 2024  
REVISIONS  
DEC. 16, 2024

## JOB NUMBER

240316900

## SHEET NUMBER

**AL**

2024 © EXCEL ENGINEERING, INC.

## SURVEYOR'S CERTIFICATE

ALTA / NSPS Land Title Survey

To:

- Fidelity National Title Insurance Company
- Fidelity National Title Company, LLC
- The Abraham Walowitz Irrevocable Trust dated June 13, 2007 and The Frances Walowitz Irrevocable Trust dated June 13, 2007
- 1120 Koeller, LLC
- Corbin Terlip

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), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on November 8, 2024.

Ryan Wilgreen, P.L.S. No. S-2647  
ryan.wilgreen@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 240316900



Date of Plat or Map: 12/16/24

## LANDS DESCRIBED IN COMMITMENT NO. W-401260, REVISION A, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF NOVEMBER 5, 2024:

Lot 1, Certified Survey Map 116, recorded in Volume 1 of Certified Survey Maps, page 116, as Document No. 469763, located in the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 18 North, Range 16 East, in the City of Oshkosh, Winnebago County, Wisconsin. EXCEPT that portion conveyed to the State of Wisconsin, Department of Transportation contained in Warranty Deed recorded November 23, 2009 as Document No. 1525075. Subject to and together with an easement for ingress, egress and parking for Reciprocal Access and Parking Easement Agreement recorded October 12, 2012 as Document No. 1617962.

Tax Key No. 1308480300

Address: 1120 S. Koeller Street Oshkosh, WI 54901

## TABLE A NOTES:

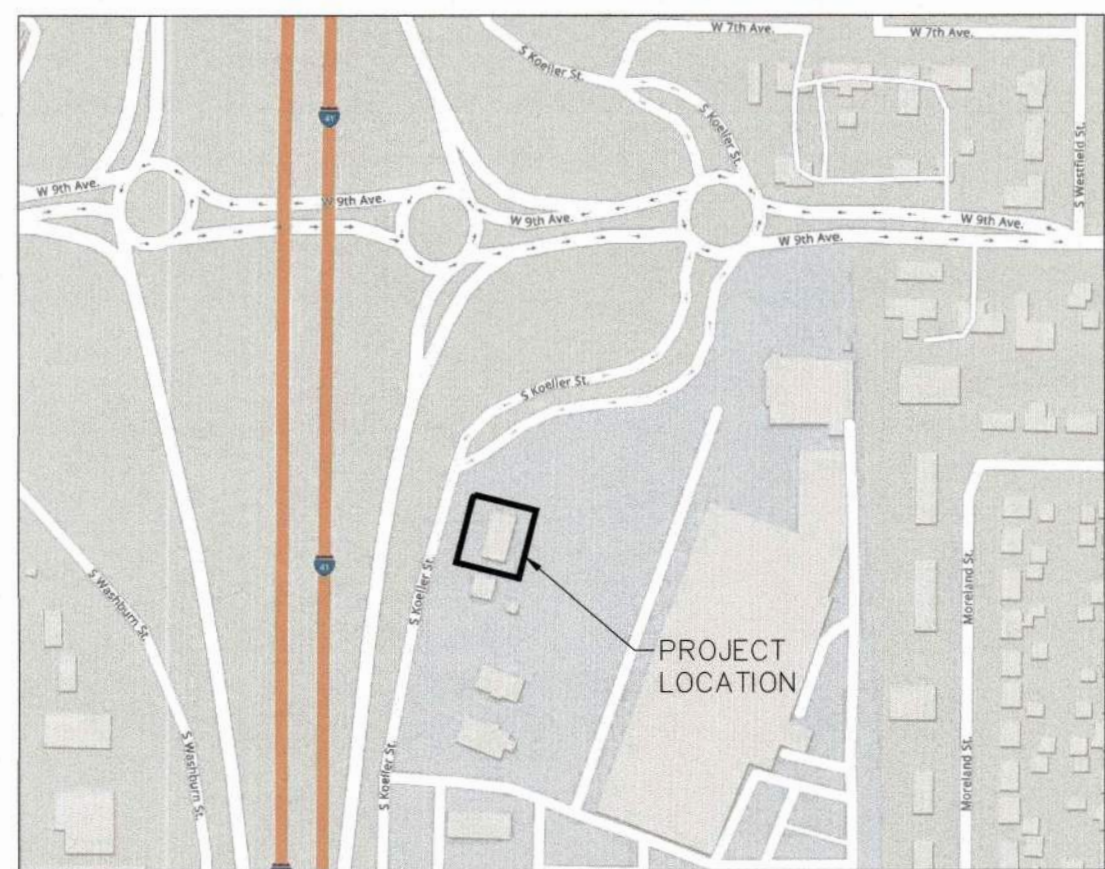
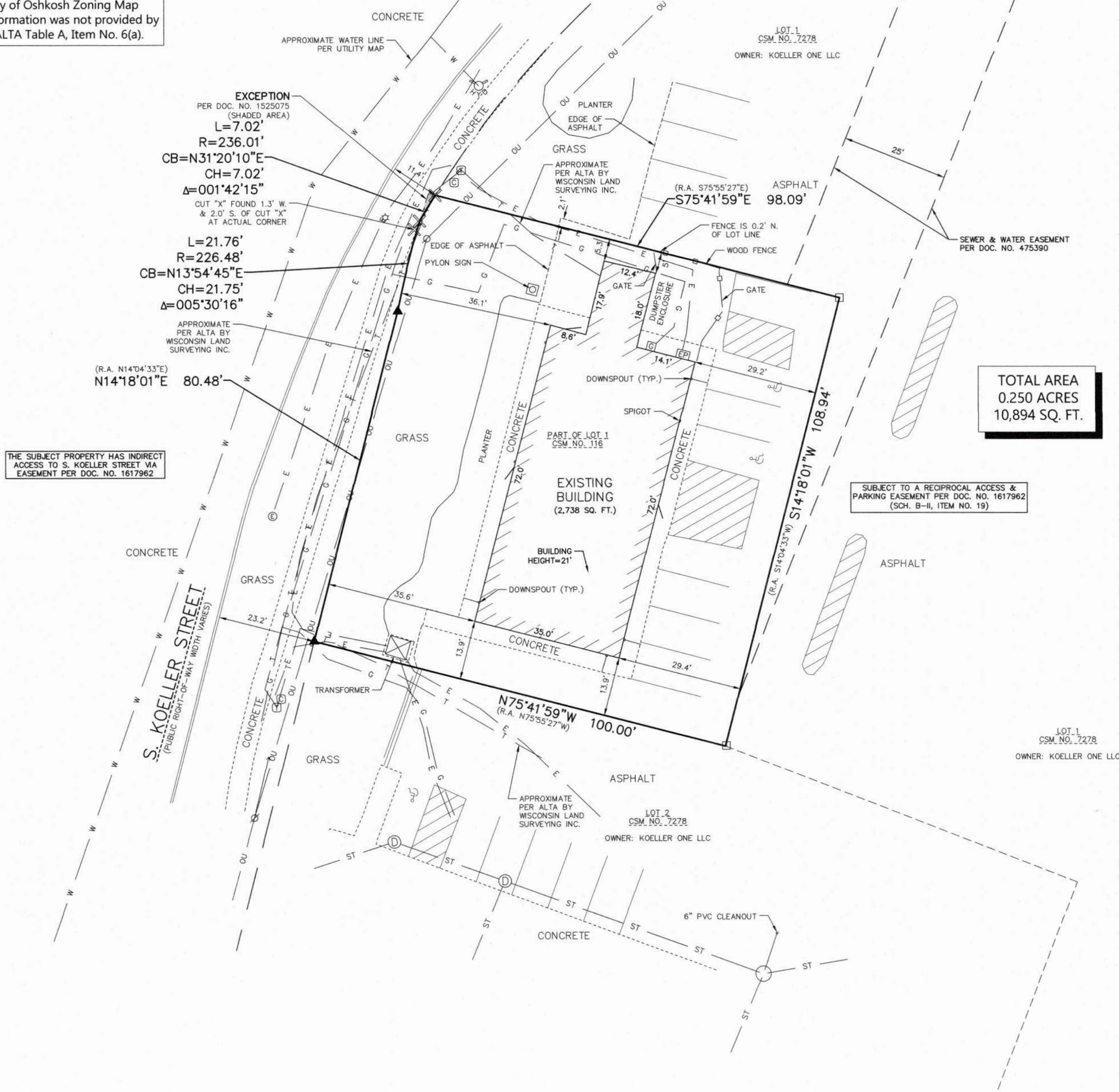
- Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address: 1120 S. Koeller Street, Oshkosh, WI 54901
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55139C0215E with an effective date of March 17, 2003, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 0.250 acres (10,894 sq. ft.) of land, more or less.
- (a) Zoning information was not provided by the client as part of this survey.
- (a) Exterior dimensions of all buildings at ground level are shown hereon.  
(b)(1) The square footage of the exterior footprint of all buildings are shown hereon.  
(c) Building heights shown hereon have been rounded up to the nearest foot.
- Substantial features observed during the process of conducting the fieldwork are shown hereon.
- The subject property contains 6 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 8 striped parking stalls.
- (a) Utility plans and maps were obtained by Excel through Digger's Hotline planning ticket requests and information provided by the municipality.
- Adjacent owner information was taken from the Winnebago County GIS Website on the sheet issue date of this survey.
- The intersection of S. Koeller Street and W. 9th Avenue is approximately 600 feet northeast of the subject property.
- At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- No proposed changes to the street right-of-way lines have been disclosed by the City of Oshkosh or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
- Offsite Easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel have been depicted on this survey.
- Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

## TITLE NOTES:

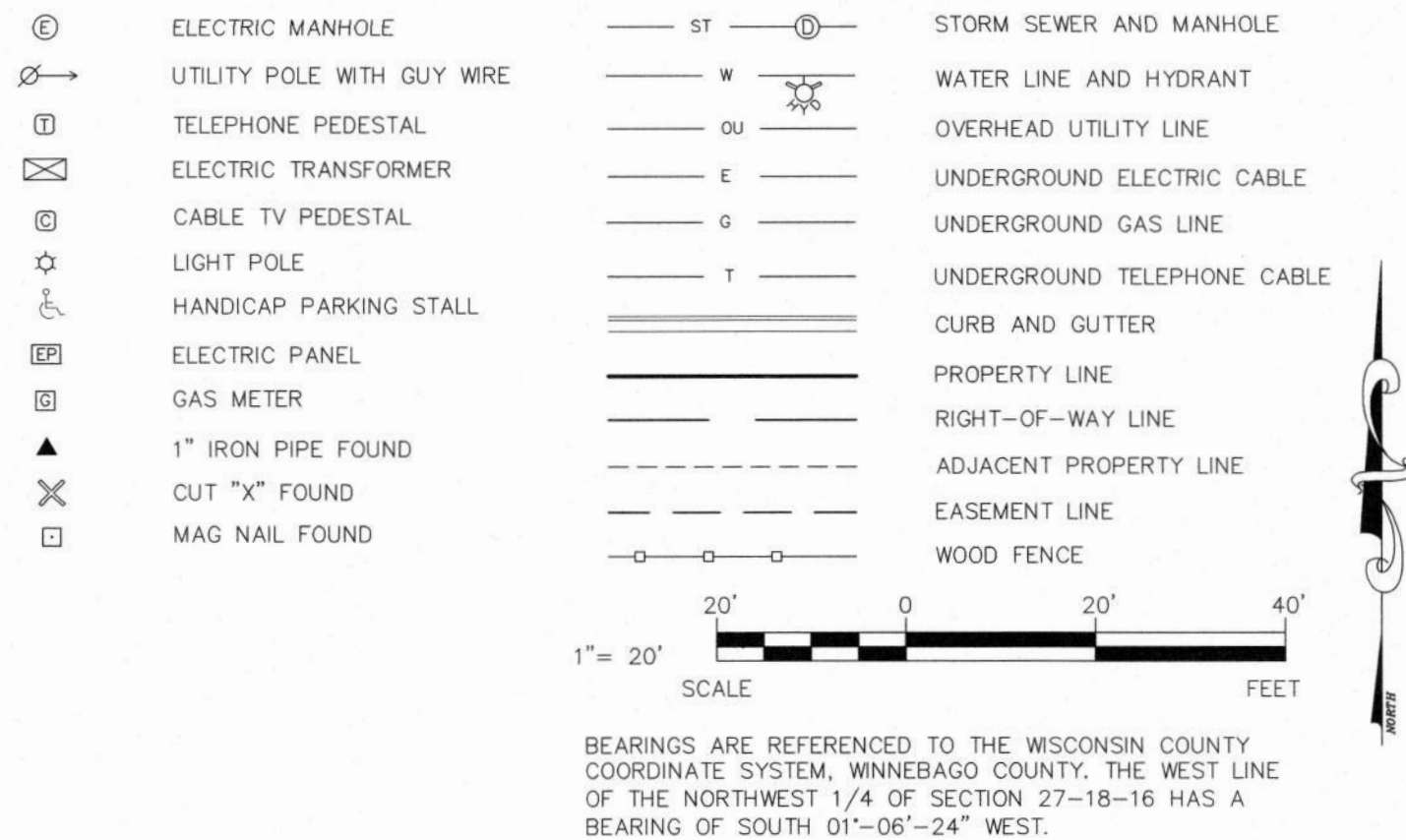
- Fidelity National Title Insurance Company, Commitment No. W-401260, Revision A, with a commitment date of November 5, 2024 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:**
  - #10 Easement Agreement between Copps Realty Corporation and the City of Oshkosh recorded June 14, 1967, in Volume 1177, page 283, as Document No. 359465. **This document does not affect the subject property.**
  - #11 Right of Way Grant to Wisconsin Telephone Company recorded November 20, 1968, in Volume 1226, page 357, as Document No. 378218. **This document does not affect the subject property.**
  - #12 Easement to Twin Lakes Council, Inc. - Boy Scouts of America recorded April 29, 1970, in Volume 1270, page 448, as Document No. 394858. **This document does not affect the subject property.**
  - #14 Terms, conditions and provisions contained in easement recorded March 29, 1977, as Document No. 475395. **This document does not affect the subject property.**
  - #15 Terms, conditions and provisions contained in easement for sewer and water main recorded March 29, 1977, as Document No. 492566. **This document does not affect the subject property.**
  - #17 All matters as may affect the captioned premises as shown on Transportation Project Plat No: 1120-10-21-4.07 recorded January 16, 2009 as Document No. 1491865. **This document affects the subject property but does not contain any matters to depict on this survey.**
  - #18 All matters as may affect the captioned premises as shown on Transportation Project Plat No: 1120-10-21-4.09 recorded July 6, 2009 as Document No. 1511956; modified by Transportation Project Plat No: 1120-10-21-4.09 Amendment No. 1 recorded September 2, 2009 as Document No. 1517575. **This document affects the subject property but does not contain any matters to depict on this survey.**
  - #19 Terms and conditions of Reciprocal Access and Parking Easement Agreement recorded October 12, 2012 as Document No. 1617962. **This document affects the subject property and contains a general easement for access over, across and through the subject property and the adjacent property. This document also contains a parking easement on the adjacent property for the benefit of the subject property. No specific width or location of easements to depict on this survey.**
- 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).

CURRENT ZONING: Suburban Mixed-Use District (SMU)

Zoning classification has been listed per the City of Oshkosh Zoning Map obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a).



VICINITY MAP  
NOT TO SCALE



## NOTES:

- 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. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings per Ticket No. 2024514888 have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. 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.
- 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.
- The surveyed property is the same property described in Title Commitment No. W-401260, Revision A, prepared by Fidelity National Title Insurance Company.
- No gaps, strips, gores or overlaps exist within any portion of the subject property.