

ALTA/NSPS LAND TITLE SURVEY

Lot 1, Certified Survey Map No. 3159, Part of the North 1/2 of the SW 1/4 of Section 27,
Township 18 North, Range 16 East, City of Oshkosh (13th Ward), Winnebago County, Wisconsin

LOCATION MAP

SW 1/4 SEC 27, T 18 N, R 16 E,
CITY OF OSHKOSH
WINNEBAGO COUNTY, WI



LEGEND

— CATV — CATV —	Underground Cable TV	○	Sanitary MH / Tank / Base
— FO — FO —	Underground Fiber Optic	⊗	Storm Manhole
— OH — OH —	Overhead Utility Lines	⊕	Inlet
— San — San —	Sanitary Sewer (Pipe Size)	⊙	Utility Valve
— S — S —	Storm Sewer (Pipe Size)	⊗	Utility Meter
— E — E —	Underground Electric	⊙	Utility Pole
— G — G —	Underground Gas Line	⊗	Light Pole / Signal
— T — T —	Underground Telephone	⊙	Guy Wire
— W — W —	Water Main (Pipe Size)	⊗	Electric Pedestal
— F — F —	Fence - Steel	⊙	Electric Transformer
— Treeline —	Treeline	⊗	Electric Manhole
		⊙	Air Conditioner
		⊗	Telephone Manhole
		⊙	CATV Pedestal
		⊗	Sign
		⊙	Post / Guard Post
		⊗	Deciduous Tree
		⊙	Coniferous Tree
		⊗	Bush / Hedge
		⊙	Benchmark
		⊗	Asphalt Pavement
		⊙	Concrete Pavement
		⊗	Gravel
		⊙	3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
		⊗	3/4" Rebar Found
		⊙	1" Iron Pipe Found
		⊗	Chiseled "X" Found
		⊙	Government Corner
		⊗	Recorded As

First American Title Insurance Company National Commercial Services
File No. NCS-1245950-MKE - Notes to Schedule B - II

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1, 4-8, and 14-16 = Non-survey related items or cannot be shown on a map.

- Easements, claims of easements or encumbrances that are not shown by the Public Records.
(Possible prescriptive Easement for Overhead Utility Lines - Mapped Lines and Poles)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
(Possible prescriptive Easement for Overhead Utility Lines - Mapped Lines and Poles)
- 20' Sanitary Sewer Easement and 10' Easement for Gas, Electric and Telephone as provided for or delineated on Certified Survey Map No. 3159 recorded on May 24, 1995 in Volume 1 of Certified Survey Map on page 3159 as Document No. 905346 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
(Utility and Sanitary Easement - Mapped)
- Sewer Easement to City of Oshkosh, a municipal corporation, its successors and assigns, dated March 22, 1985, recorded/ filed April 26, 1985 as Document No. 629223.
(Sanitary and Water main Easement - Mapped)
- Agreement to Dedicate Sanitary Sewer between Patrick E. Coyle, Michael E. Coyle and Florian Guski and Rex Radio and Television, Inc., an Ohio corporation, dated July 21, 1995 and recorded July 31, 1995 as Document No. 910773.
(20ft Sanitary Easement - Mapped)
- Drainage Easement Agreement between Patrick E. Coyle, Michael E. Coyle and Florian Guski and Rex Radio and Television, Inc., an Ohio corporation, dated July 21, 1995 and recorded July 31, 1995 as Document No. 910774.
(15ft Storm Sewer Easement - Mapped)
- Sewer Easement to City of Oshkosh, a municipal corporation, its successors and assigns, dated October 23, 1995, recorded/ filed October 26, 1995 as Document No. 918312.
(20ft Sanitary Easement - Mapped)

Legal Description

(Per Commitment File No.: NCS-1245950-MKE with an commitment date of December 30, 2024)

The Land referred to herein below is situated in the County of Winnebago, State of Wisconsin, and is described as follows:

Lot 1 of CERTIFIED SURVEY MAP NO. 3159 recorded in the office of the register of Deeds for Winnebago County, Wisconsin on May 24, 1995, in Volume 1 of Certified Survey Maps, Page 3159, as Document No. 905346 and as amended by Affidavit of Corrections dated January 2, 1996 and recorded as Document No. 923707 in the Office of the Register of Deeds for Winnebago County, Wisconsin on January 4, 1996, Said Certified Survey Map being a part of the North 1/2 of the Southwest 1/4 of Section 27, Township 18 North, Range 16 East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

APN: 91307440402

Property Address: 1700 S. Koeller St. Oshkosh, WI 54902 (for informational purposes only)

Surveyor's Certificate

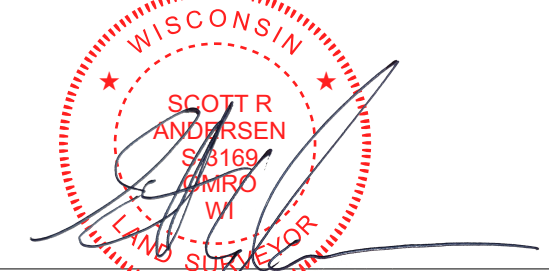
To: MP Properties Acquisition, LLC, a Wisconsin limited liability company, and First American Title Insurance Company National Commercial Services.

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(b), 7(a), 7(b), 8, 11(b), 16, 17, and 18 of Table A thereof.

In addition, this is to hereby to certify that this map or plat is in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code.

The fieldwork was completed on Feb 24th 2025

Date of Plat or Map: March 24th, 2025



Scott R. Andersen
Professional Land Surveyor No. S-3169
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Bearings are referenced to the
Winnebago County coordinate system

Storm water
Ponding Area

