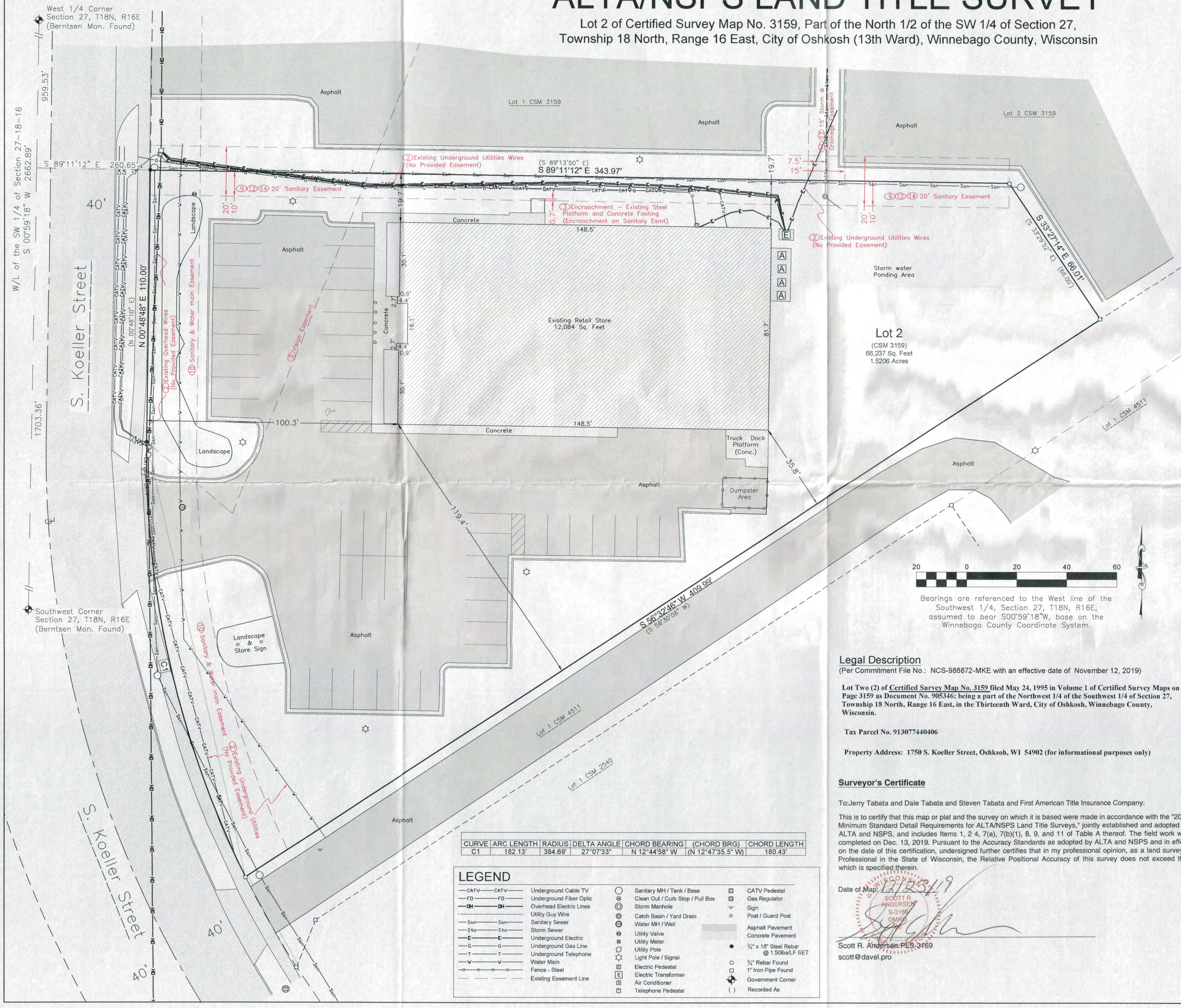
ALTA/NSPS LAND TITLE SURVEY

Lot 2 of 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



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	(CHORD BRG)	CHORD LENGTH
C1	182.13'	384.69'	27°07'33"	N 12°44'58" W	(N 12°47'35.5" W)	180.43'

LEGEND

CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal		
FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator		
OH	Overhead Electric Lines	Storm Manhole	Sign		
	Utility Guy Wire	Catch Basin / Yard Drain	Post / Guard Post		
San	Sanitary Sewer	Water MH / Well	Asphalt Pavement		
Sto	Storm Sewer	Utility Valve	Concrete Pavement		
E	Underground Electric	Utility Meter			
G	Underground Gas Line	Utility Pole	¾" x 18" Steel Rebar @ 1.50lbs/LF SET		
T	Underground Telephone	Light Pole / Signal			
W	Water Main	Electric Pedestal	¾" Rebar Found		
	Fence - Steel	Electric Transformer	1" Iron Pipe Found		
	Existing Easement Line	Air Conditioner	Government Corner		
		Telephone Pedestal	( ) Recorded As		

LOCATION MAP

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

20 0 20 40 60

Bearings are referenced to the West line of the Southwest 1/4, Section 27, T18N, R16E, assumed to bear S00°59'18"W, base on the Winnebago County Coordinate System.

Legal Description

(Per Commitment File No.: NCS-988872-MKE with an effective date of November 12, 2019)

Lot Two (2) of Certified Survey Map No. 3159 filed May 24, 1995 in Volume 1 of Certified Survey Maps on Page 3159 as Document No. 905346; being a part of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 North, Range 16 East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

Tax Parcel No. 913077440406

Property Address: 1750 S. Koeller Street, Oshkosh, WI 54902 (for informational purposes only)

Surveyor's Certificate

To:Jerry Tabata and Dale Tabata and Steven Tabata 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 "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2 4, 7(a), 7(b)(1), 8, 9, and 11 of Table A thereof. The field work was completed on Dec. 13, 2019. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor Professional in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Map: 12/13/19

WISCONSIN SCOTT R ANDERSEN S-3169 OMRE

Scott R. Andersen PLS-3169
scott@davel.pro

General Notes:

1. Parcels are currently Zoned: SMU-PD Suburban Mixed Use Zoning District (Per City Zoning Map)
   Zoning Setback (nonresidential):
   Front Yard: 25 Feet (Principal Building); 60 Feet & 5 atleast 5 feet behind Principal (Accessory Building)
   Side Yard: 10 Feet (Principal & Accessory Buildings)
   Rear Yard: 25 Feet (Principal & Accessory Buildings)
   Height: 45 Feet (Principal & Accessory Buildings)
2. Total land area is 66,237 Square Feet (1.5206 Acres)
3. Parking Stalls
   Regular 44 Stalls
   Disabled 1 Stalls
   Total 45 Stalls
4. There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.
5. This ALTA survey was performed during winter conditions. Utility and ground features shown on this map are indicated based on what was observed at the time. Utility markings and existing features may have been covered by snow and/or ice and may not be shown on this map. Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 811.

First AmericanTitle Insurance Company
File No. NCS-988872-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:

4, 6-8, and 15-18 = **items that cannot be shown on a map.**

1) Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the land.
(No Observed Burden to Subject Parcel)

2) Easements, claims of easements or encumbrances that are not shown by the Public Records.
(No easement provided for utility pole and underground Utility lines along the west line and north line of Subject Parcel - Mapped and Labeled)

3) 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.
(Existing Steel platform encroaches on the sanitary easement along the north line of the Subject Parcel - Mapped and Labeled)

5) Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
(No Observed Burden to Subject Parcel)

9) Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3159 recorded May 24, 1995 as Document No. 905346 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
(Affects Subject Parcel as Mapped and Labeled)

10) Sewer Easement to City of Oshkosh, a municipal corporation, dated March 22, 1985, recorded/filed April 26, 1985 as Document No. 629223.
(Affects Subject Parcel as Mapped and Labeled)

11) Covenants, conditions and restrictions as set forth in Quit Claim Deed recorded July 31, 1995 as Document No. 910769.
(Affects Subject Parcel as Mapped and Labeled)

12) Agreement to Dedicate Sanitary Sewer upon the terms, conditions, easements and provisions contained therein:
Dated: July 21, 1995
Parties: Patrick E. Coyle, Michael E. Coyle and Florian Guski and Rex Radio and Television, Inc., an Ohio corporation
Recorded: July 31, 1995
Instrument No.: 910773
(Affects Subject Parcel as Mapped and Labeled)

13) Drainage Easement Agreement upon the terms, conditions, easements and provisions contained therein:
Dated: July 21, 1995
Parties: Patrick E. Coyle, Michael E. Coyle and Florian Guski and Rex Radio and Television, Inc., an Ohio corporation
Recorded: July 31, 1995
Instrument No.: 910774
(Affects Subject Parcel as Mapped and Labeled)

14) Sewer Easement to City of Oshkosh, a municipal corporation, dated October 23, 1995, recorded/filed October 26, 1995 as Document No. 918312.
(Affects Subject Parcel as Mapped and Labeled)

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Dec. 23, 2019 – 03:07 PM J:\Projects\5956cif\dwg\Carlson\5956ALTA.dwg

ALTA / NSPS Land Title Survey
(1750 S. Koeller St.)

DOLLAR TREE
City of Oshkosh, Winnebago County, WI
For: CFI San Diego

Date: 12/16/2019
Filename: 5956ALTA.dwg
Author: SRA
Last Saved by: scott
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