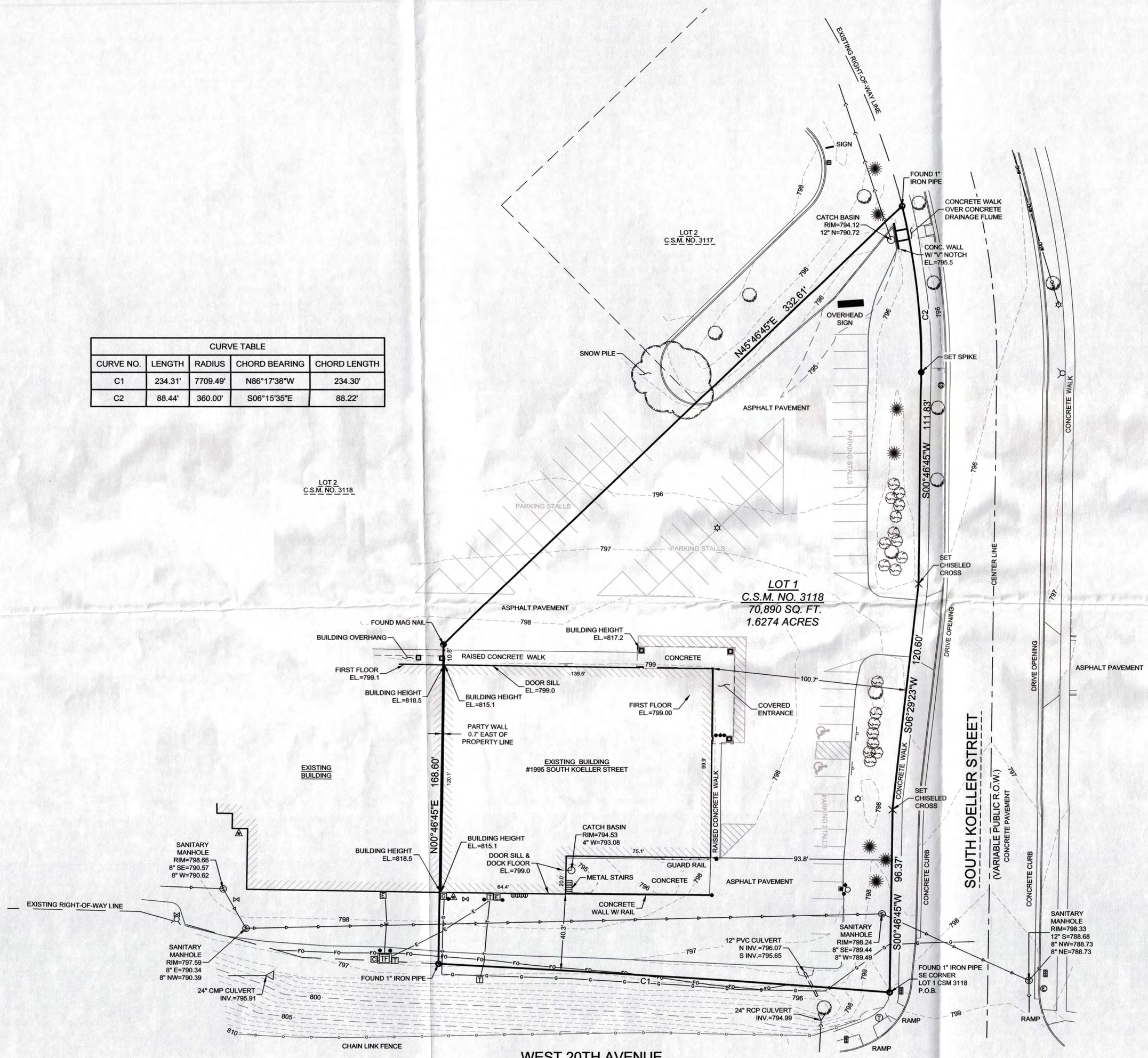
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	234.31'	7709.49'	N86°17'38"W	234.30'
C2	88.44'	360.00'	S06°15'35"E	88.22'



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Bearings referenced to the west line of Lot 1 of Certified Survey Map No. 3118. The west line has a bearing of N00°46'45"E.

LEGAL DESCRIPTION:

AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY DEED AND EASEMENT REPORT NO. F-353882 DATED JANUARY 29, 2018.

Lot 1 according to Certified Survey Map No. 3118 filed in Volume 1 of Certified Survey Maps on Page 3118 as Document No. 899758; being a part of the South West 1/4 of the South West 1/4 of Section 27 -T18N -R16E, in the Thirteenth Ward, in the City of Oshkosh, Winnebago County, Wisconsin.

Parcel No. 91307440804
Address per tax roll: 1995 S. Koeller St., Oshkosh, WI 54902

GENERAL NOTES

1. Survey prepared for: ALDI, Inc.
2. Field work completed on FEBRUARY 21, 2018.
3. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
4. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
5. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55139C0330E dated MARCH 17, 2003. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
6. Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: First Floor of building per Mead & Hunt Inc. Mall Site Koeller Street Oshkosh plans dated March 31, 1995, Elevation = 799.00.
7. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20180700832 with a clear date of FEBRUARY 15, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
8. Per Operation Easement Agreement recorded April 13, 1995 as Document No. 902136, a non-exclusive perpetual easement is granted for ingress and egress for pedestrians and for the passage and parking of vehicles over and across all parking and driveway areas. Also an Access Easement over and across all driveway areas to provide access to South Koeller Street.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED _____
JOHN P. KONOPACKI,
PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX	MAG NAIL	
WATER VALVE	CABLE TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL.	=CENTERLINE
LIGHT POLE	DUMPSTER	CONC.	=CONCRETE
TRAFFIC SIGNAL	HANDICAP STALL	EL.	=ELEVATION
UTILITY POLE	SPOT ELEVATION	EXT.	=EXISTING
GUY WIRE		INV.	=INVERT
SANITARY SEWER		MON.	=MONUMENT
STORM SEWER		P.O.B.	=POINT OF BEGINNING
W WATER MAIN		P.O.C.	=POINT OF COMMENCEMENT
FO FIBER OPTIC LINE		R.O.W	=RIGHT OF WAY
T TELEPHONE LINE		SEC.	=SECTION
E ELECTRIC LINE		SQ. FT.	=SQUARE FEET
OHW OVERHEAD WIRES		W/	=WITH
CATV CABLE TELEVISION		(R)	=RECORDED AS
G GAS MAIN		(D)	=DEEDED AS
WET WETLANDS			
TREE LINE			
NO ACCESS			

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

1995 SOUTH KOELLER STREET

LOT 1 OF C.S.M. NO. 3118, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SEC. 27, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS

PEG JOB No. 1206.00
PEG PM
DATE 02/27/18
SCALE 1"=30'

SHEET 1 of 1

© COPYRIGHT 2018

SURVEY

DRAFTED: ST DESIGNED: REVIEWED: JPK

www.pinnacle-engr.com