ALTA / NSPS LAND TITLE SURVEY

LEGEND:

WATER VALVE IN BOX	EXISTING WATER LINE AND HYDRANT
EXISTING ROUND CATCH BASIN	EXISTING UNDERGROUND ELECTRIC CABLE
EXISTING CURB INLET	EXISTING UNDERGROUND GAS LINE
EXISTING STORM MANHOLE	EXISTING CURB AND GUTTER
EXISTING SANITARY MANHOLE	PROPERTY LINE
TELEPHONE PEDESTAL	RIGHT-OF-WAY LINE
ELECTRIC PEDESTAL	ADJACENT PROPERTY LINE
ELECTRIC TRANSFORMER	EXISTING CHAINLINK FENCE
CABLE TV PEDESTAL	EXISTING WOOD FENCE
EXISTING LIGHT POLE	
EXISTING SIGN	
HANDICAP PARKING STALL	
3/4" REBAR FOUND	
1" IRON PIPE FOUND	

1"= 20' SCALE — 20' 0 20' 40' FEET

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Knight Barry Title, Inc.
2. Villa St. Theresa, Inc., a Wisconsin nonstock corporation
3. First American Title Insurance Company
4. FW Glynn Park, LLC

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, 3, 4, 7(a), 8, 9 & 11 of Table A thereof. The field work was completed on August 10, 2020.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2041900

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR

Date of Plat or Map: 10/7/2020

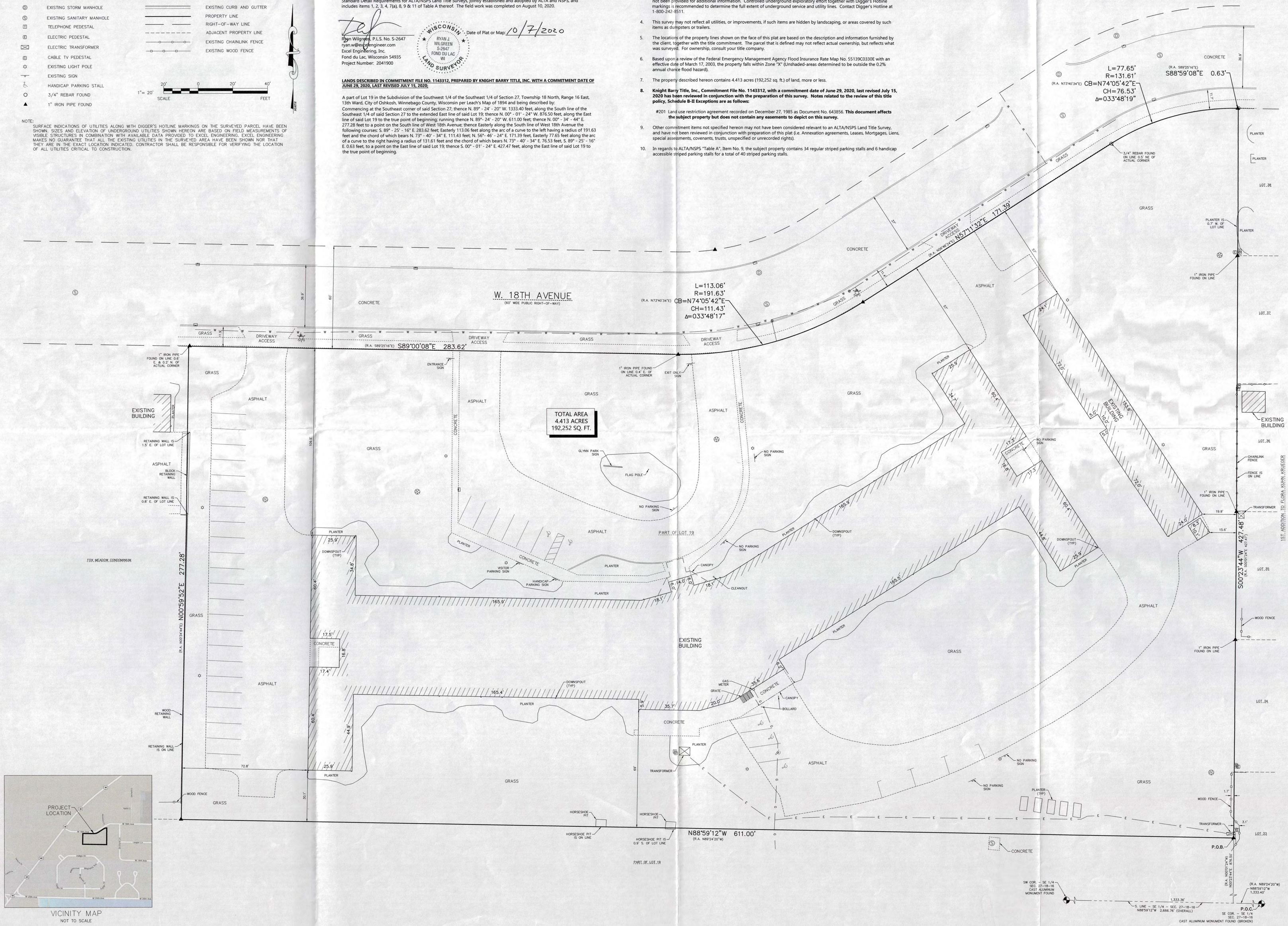
LANDS DESCRIBED IN COMMITMENT FILE NO. 1143312, PREPARED BY KNIGHT BARRY TITLE, INC. WITH A COMMITMENT DATE OF JUNE 29, 2020, LAST REVISED JULY 15, 2020;

A part of Lot 19 in the Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 18 North, Range 16 East, 13th Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894 and being described by:
Commencing at the Southeast corner of said Section 27; thence N. 89° - 24' - 20" W. 1333.40 feet, along the South line of the Southeast 1/4 of said Section 27 to the extended East line of said Lot 19; thence N. 00° - 01' - 24" W. 876.50 feet, along the East line of said Lot 19 to the true point of beginning; running thence N. 89° - 24' - 20" W. 611.00 feet; thence N. 00° - 34' - 44" E. 277.28 feet to a point on the South line of West 18th Avenue; thence Easterly along the South line of West 18th Avenue the following courses: S. 89° - 25' - 16" E. 283.62 feet; Easterly 113.06 feet along the arc of a curve to the left having a radius of 191.63 feet and the chord of which bears N. 73° - 40' - 34" E. 111.43 feet; N. 56° - 46' - 24" E. 171.39 feet, Easterly 77.65 feet along the arc of a curve to the right having a radius of 131.61 feet and the chord of which bears N. 73° - 40' - 34" E. 76.53 feet, S. 89° - 25' - 16" E. 0.63 feet, to a point on the East line of said Lot 19; thence S. 00° - 01' - 24" E. 427.47 feet, along the East line of said Lot 19 to the true point of beginning.

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The South line of the Southeast 1/4 of Section 27-18-16 has a bearing of North 88°-59'-12" West.
2. 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. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. 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.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
5. 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.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55139C0330E with an effective date of March 17, 2003, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
7. The property described hereon contains 4.413 acres (192,252 sq. ft.) of land, more or less.
8. **Knight Barry Title, Inc., Commitment File No. 1143312, with a commitment date of June 29, 2020, last revised July 15, 2020 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**

   #201 Land use restriction agreement recorded on December 27, 1985 as Document No. 643856. **This document affects the subject property but does not contain any easements to depict on this survey.**
9. 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).
10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 34 regular striped parking stalls and 6 handicap accessible striped parking stalls for a total of 40 striped parking stalls.



VICINITY MAP
NOT TO SCALE

EXCEL
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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
1255 W. 18TH AVENUE • OSHKOSH, WI 54902

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE AUG. 18, 2020
REVISIONS
OCT. 7, 2020

JOB NUMBER
2041900

SHEET NUMBER
AL

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