ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 444,113 SQ. FT. - 10.20 ACRES

LOT 1
C.S.M. 2672

PH OSHKOSH LLC
PARCEL 1308500600
ZONED SMU-PD

WARRANTY DEED
(DOC. NO. 581967)

SHOPKO
SPE REAL ESTATE LLC
PARCEL 1308500100
ZONED SMU-PD

LOT 6 KITTY E. SUBDIVISION

MENARD DRIVE

PUBLIC RIGHT OF WAY

ACCESS STOP

S88°51'16"E 398.03'

BUILDING SETBACK LINE

#1508 S. KOELLER ST.

#1510 S. KOELLER ST.

#1512 S. KOELLER ST.

#1520 S. KOELLER ST.

#1522 S. KOELLER ST.

#1530 S. KOELLER ST.

#1550 S. KOELLER ST.

MENU BOARD

WILDLIFE SIGN

10' WIDE NATURAL GAS TRANSMISSION LINE EASEMENT
(DOC. NO. 607707)

12' WIDE WISCONSIN PUBLIC SERVICE CORPORATION UTILITY EASEMENT
(DOC. NO. 1685175)

MICHIGAN WISCONSIN PIPE LINE COMPANY RIGHT OF WAY GRANT (VOL. 623 PGS. 537-538 DOC. NO. 168860) & PARTIAL RELEASE OF EASEMENT (DOC. NO. 568246)

AWARD OF DAMAGES
(DOC. NO. 1628885)

AMENDED AWARD OF DAMAGES
(DOC. NO. 1657155)

MCDONALDS CORPORATION
PARCEL 1308500500
ZONED SMU-PD

PARCEL 1
C.S.M. 919

N00°41'00"E 319.28'

EASEMENT AGREEMENT
(DOC. NO. 565656)

200' RESTRICTION EASEMENT AGREEMENT (DOC. NO. 565656)

S89°19'00"E 186.96'

S88°51'16"E 374.75'

CONTROLLED ACCESS HIGHWAY (VOL. 678 PGS. 593-596 DOC. NO. 189410)

U.S.H. 41

KOELLER STREET
(EAST FRONTAGE ROAD)
PUBLIC RIGHT OF WAY VARIES

SOUTH KOELLER STREET
PUBLIC RIGHT OF WAY

N00°41'00"E 482.88'

SW1/4-NW1/4

EAST CAPITOL REALTY LLC
PARCEL 1327233000
ZONED SMU-PD

WISCONSIN PUBLIC SERVICE CORPORATION TRANSMISSION LINE EASEMENT
(DOC. NO. 541908)

BIKE RACK

BUILDING
5,154 SQ.FT.
#1564 S. KOELLER ST.

ROOF PEAK HEIGHT 23.3'

WISCONSIN PUBLIC SERVICE CORPORATION TRANSMISSION LINE EASEMENT
(VOL 1054 PGS. 270-271
DOC. NO. 315550)

TRANSMISSION TOWER

1" IRON PIPE FOUND S25°27'09"W 0.61' OF ACTUAL PROPERTY CORNER

W1/4 COR. SEC. 27 T18N R16E

P.O.B.

S89°00'49"E 237.00'

SW COR. SEC. 27 T18N R16E

S00°45'24"W 2662.26'

EXISTING BILLBOARD EASEMENT WITH AN UNOBSTRUCTED VIEW" RESTRICTION (DOC. NO. 547786) (DOC. NO. 888105) AN AREA CONSISTING OF 300'X80' WITH THIS RESTRICTION

SIGN HEIGHT = 57'

LOT 1
C.S.M. 2996

PATRICK INVESTMENTS LLC
PARCEL 1307440500
ZONED SMU-PD

LOT 2
C.S.M. 2996

BUILDING SETBACK LINE

S89°00'49"E 725.02'

NW1/4-SW1/4

BUILDING
BROADSTONE WGR WISCONSIN LLC
PARCEL 1307440404
ZONED SMU-PD

3/4" IRON PIPE FOUND S08°30'32"W 1.43' OF ACTUAL PROPERTY CORNER

E-W1/4 LINE

FIRSTSTAR BANK WISCONSIN
PARCEL 1307440400
ZONED SMU-PD

CITY OF OSHKOSH
PARCEL 1327234000
ZONED IPD

"RETENTION BASIN"

CENTERLINE GAS MAIN

APPROXIMATE TOP OF BANK

N300°43'12"W 355.46'

BUILDING SETBACK LINE

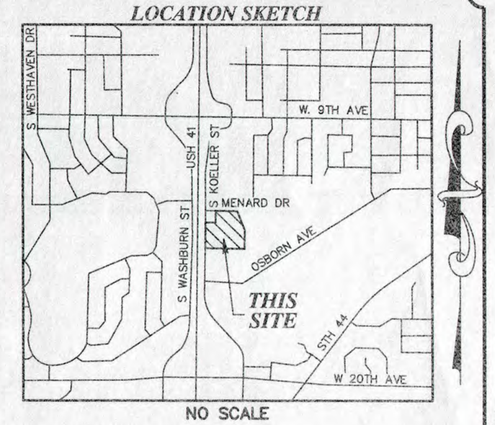
WISCONSIN PUBLIC SERVICE CORPORATION TRANSMISSION LINE EASEMENT (DOC. NO. 355425) AND EASEMENT ASSIGNMENT (DOC. NO. 1115349)

75' MICHIGAN WISCONSIN PIPE LINE COMPANY RIGHT OF WAY (VOL. 623 PGS. 537-538 DOC. NO. 168860) & PARTIAL RELEASE OF EASEMENT (DOC. NO. 568246)

SCALE: 1" = 40'

BASIS OF BEARINGS: IS THE E-W 1/4 LINE OF SECTION 27 WHICH IS ASSUMED TO BEAR S89°00'49"E.

LOCATION SKETCH



NO SCALE

LEGEND

- MONUMENT FND.
- PK NAIL FND.
- 3/4" IRON ROD FND.
- 3/4" IRON PIPE FND.
- 1" IRON PIPE FND.
- CHISELED "X" IN CONCRETE FND
- GUARD POST
- LIGHT POST
- POWER POLE
- GUY WIRE
- UTILITY POLE
- HANDICAP SIGN
- HANDICAP PARKING STALL
- SIGN
- STOP SIGN
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- FIBER OPTIC POST
- FIBER MANHOLE
- GAS VALVE
- GAS METER
- GAS SIGN
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PANEL
- FIRE HYDRANT
- WATER BOX
- WALL FIRE HYDRANT
- CATCH BASIN
- STORM SEWER DRAIN
- SQUARE STORM DRAIN
- CATCH BASIN WITH GRAVEL
- STORM SEWER MANHOLE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- GREASE MANHOLE
- MANHOLE ORIGIN UNKNOWN
- ACCESS COVER
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- CHAINLINK FENCE
- ( ) PREVIOUS SURVEY OR RECORD INFO.
- INDICATES NO PARKING
- CONCRETE SURFACE
- GRAVEL SURFACE

WISCONSIN
JAMES R. GROTHMAN
PORTAGE
WISCONSIN
LAND SURVEYOR

Date: December 19, 2017

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothmn.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

DATE	REVISION	BY

East Capitol Realty, LLC

1508 S. Koeller Street
Oshkosh, WI
(Shops at Market Fair)

SCALE: 1" = 40'	FILE NO: 1217-705
DATE: December 19, 2017	PROJECT NO: 817-440
DWN. BY: A. Mast	DRAWING NO: 1217-705
CHKD.BY: J. GROTHMAN	SHEET 1 OF 2