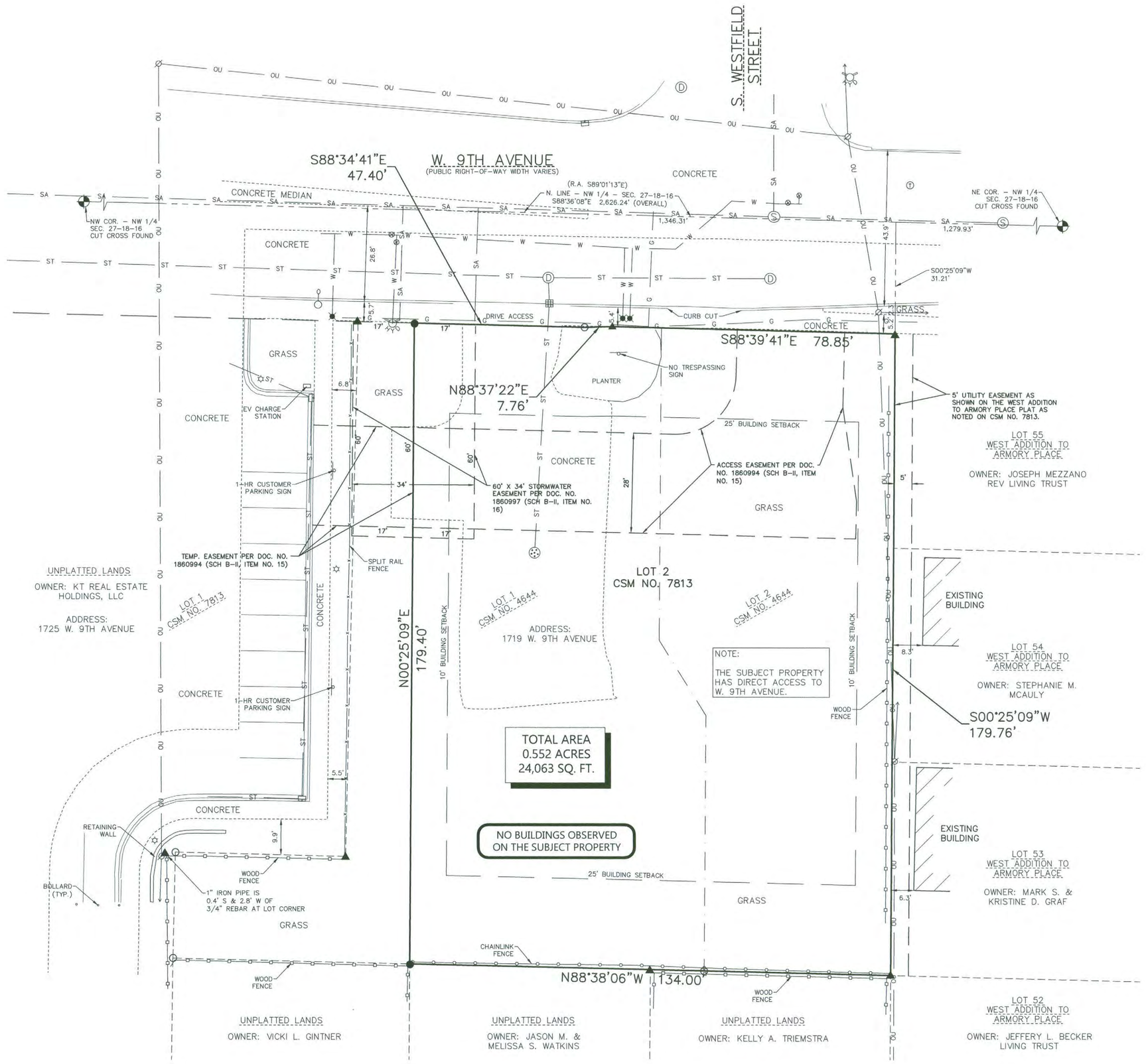

LEGEND:

WATER VALVE IN BOX	EXISTING STORM SEWER AND MANHOLE
WATER SERVICE VALVE	EXISTING SANITARY SEWER AND MANHOLE
TELEPHONE MANHOLE	EXISTING WATER LINE AND HYDRANT
EXISTING ROUND CATCH BASIN	EXISTING OVERHEAD UTILITY LINE
EXISTING SQUARE CATCH BASIN	EXISTING UNDERGROUND GAS LINE
EXISTING CURB INLET	EXISTING CURB AND GUTTER
UTILITY POLE WITH GUY WIRE	PROPERTY LINE
STREET LIGHT	RIGHT-OF-WAY LINE
EXISTING LIGHT POLE	ADJACENT PROPERTY LINE
EXISTING SIGN	EXISTING CHAINLINK FENCE
3/4" REBAR FOUND	EXISTING WOOD FENCE
1" IRON PIPE FOUND	EXISTING SPLIT RAIL FENCE
3/4" REBAR SET	
MONUMENT 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.

VICINITY MAP
NOT TO SCALE

CURRENT ZONING: SMU-Suburban Mixed-Use w/ Planned Development Overlay

Building Setbacks:
Front: 25 feet
Side: 10 feet
Rear: 25 feet

Maximum Building Height: 45 feet

The current zoning classification was provided by the City of Oshkosh in a zoning letter dated June 4, 2021. The current Zoning Setbacks and Maximum Building Height have been listed per the City of Oshkosh Zoning Code. Zoning information shown hereon was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b).

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. First American Title Insurance Company
2. Guggenheim Development Services, LLC, a Delaware limited liability company
3. JL Oshkosh 1465, LLC, a Delaware limited liability company
4. Southside Bank, a Texas state charter bank and each successor and/or assign that is a successor in ownership of the Indebtedness
5. MP Development 7, LLC, a Wisconsin limited liability 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, 3, 4, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 18, 19, 20, 21(a), 21(b) & 21(c) of Table A thereof. The field work was completed on February 2, 2021.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2040740

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

Date of Plat or Map: 8/24/21

LANDS DESCRIBED IN COMMITMENT NO. NCS-1049027-MKE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF AUGUST 2, 2021:

LOT 2 OF CERTIFIED SURVEY MAP NO. 7813, RECORDED AUGUST 23, 2021, AS DOCUMENT NO. 1860968; BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4644, RECORDED IN VOLUME 1, PAGE 4644, AS DOCUMENT NO. 1107392, FILED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; ALL IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The North line of the Northwest 1/4 of Section 27-18-16 has a bearing of South 88°-36'-08" East.
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. 55139C0215E 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 0.552 acres (24,063 sq. ft.) of land, more or less.
8. **First American Title Insurance Company, Commitment No. NCS-1049027-MKE, with a commitment date of August 2, 2021 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:**

   #10 Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises laying within vacated alley, pursant to Section 66.1005(2) (a) Wisconsin Statues.

   #13 Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made Excel Engineering, Inc. on March 26, 2021, last revised on August 24, 2021 designated Job No. 2040740:
   a. Utilities located on the Land without the apparent benefit of an easement. **Visible evidence of utilities have been depicted on this survey.**
   b. Effect, if any, due to location of fences which do not lie entirely on the lot lies. **Fences have been depicted on this survey.**

   #14 Terms and restrictions set forth in Deed Restriction between Kwik Trip, Inc. and MP Development 7 LLC dated August 17, 2021 and recorded August 24, 2021 as Document No. 1860996. **This item affects the subject property but does not contain any easements to depict on this survey.**

   #15 Declaration of Access Easement by and between KT Real Estate Holdings LLC an MP Development 7 LLC dated August 20, 2021 and recorded August 24, 2021 as Document No. 1860994. **Easement is depicted on this survey.**

   #16 Stormwater Easement Agreement by and between KT Real Estate Holdings LLC and MP Development 7 LLC dated August 20, 2021 and recorded August 24, 2021 as Document No. 1860997. **Easement is depicted 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 0 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 0 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Winnebago County GIS Website on the sheet issue date of this survey.
12. In regards to ALTA/NSPS "Table A", Item No. 14, the intersection of W. 9th Street and S. Westfield Street is directly North of the subject property.
13. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
14. In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Oshkosh or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
15. In regards to ALTA/NSPS "Table A", Item No. 18, no wetland flagging was observed on the subject property during the course of the survey fieldwork.
16. In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
17. In regards to ALTA/NSPS "Table A", Item No. 21(a), a vicinity map showing major street intersections is depicted on this survey.
18. In regards to ALTA/NSPS "Table A", Item No. 21(b), a topographic survey has been provided.
19. In regards to ALTA/NSPS "Table A", Item No. 21(c), this survey meets the requirements of Section E.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
1719 W. 9TH AVENUE • OSHKOSH, WI 54902

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE MAR. 26, 2021
REVISIONS
JUNE 16, 2021
AUG 24, 2021

JOB NUMBER
2040740

SHEET NUMBER
AL

2021 © EXCEL ENGINEERING, INC.