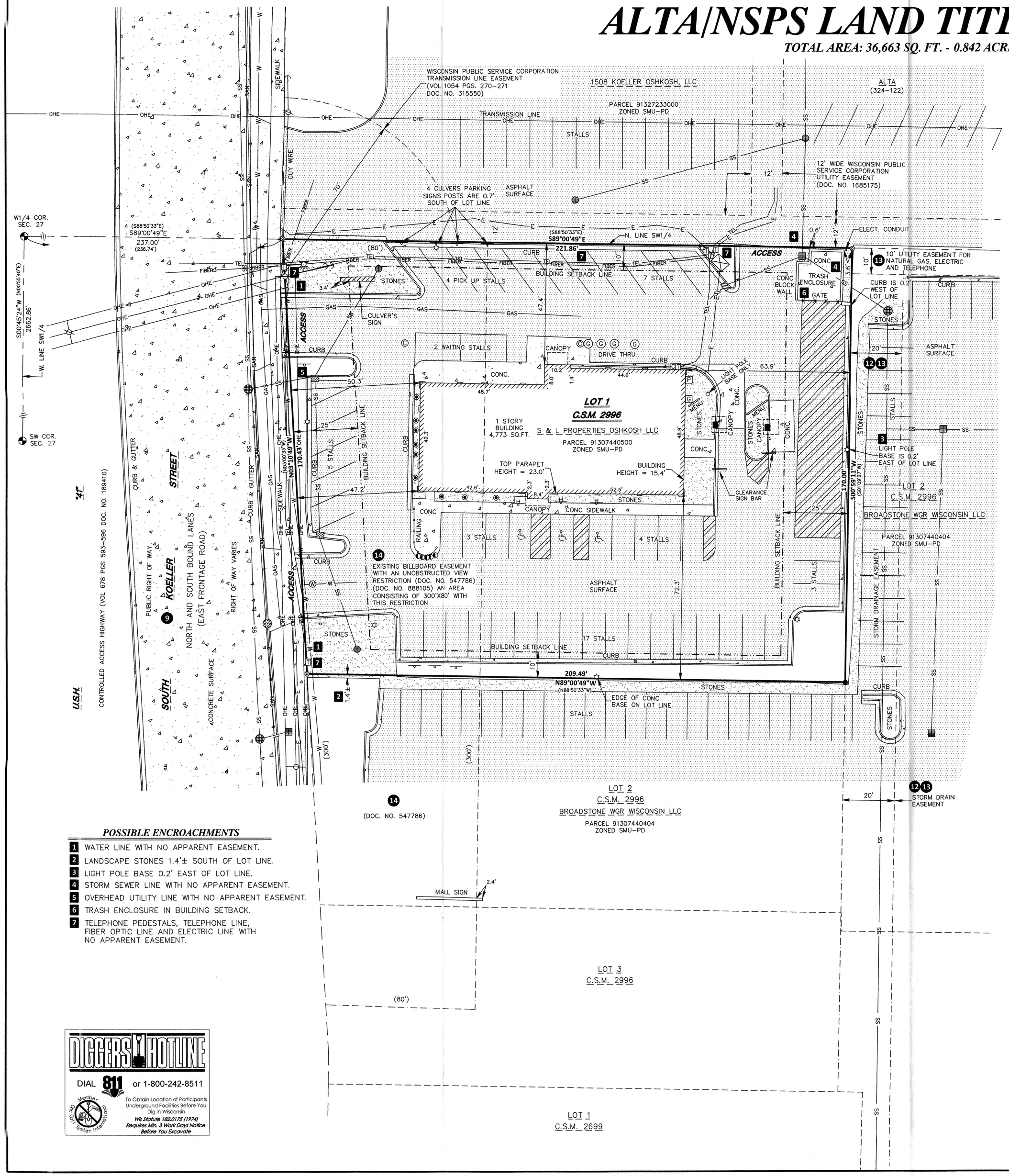
# ALTA/NSPS LAND TITLE SURVEY

**TOTAL AREA: 36,663 SQ. FT. - 0.842 ACRES**




## POSSIBLE ENCROACHMENTS

1. WATER LINE WITH NO APPARENT EASEMENT.
2. LANDSCAPE STONES 1.4'± SOUTH OF LOT LINE.
3. LIGHT POLE BASE 0.2' EAST OF LOT LINE.
4. STORM SEWER LINE WITH NO APPARENT EASEMENT.
5. OVERHEAD UTILITY LINE WITH NO APPARENT EASEMENT.
6. TRASH ENCLOSURE IN BUILDING SETBACK.
7. TELEPHONE PEDESTALS, TELEPHONE LINE, FIBER OPTIC LINE AND ELECTRIC LINE WITH NO APPARENT EASEMENT.

DIGGERS HOTLINE
DIAL 811 or 1-800-242-8511
To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
Wis Statute 182.0175 (1974) Requires Min. 3 Work Days Notice Before You Excavate

## LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT

(COMMITMENT NO. NCS-1051460A-MAD – SCHEDULE B – PART II)

9. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES. (DOES NOT AFFECT PROPERTY, AS PLOTTED)
10. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 1607 RECORDED ON OCTOBER 15, 1986 IN VOLUME 1 OF CERTIFIED SURVEY MAP, PAGE 1607 AS DOCUMENT NO. 664302 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AFFECTS PROPERTY, BLANKET IN NATURE)
11. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 2230 RECORDED ON AUGUST 17, 1990 IN VOLUME 1 OF CERTIFIED SURVEY MAP, PAGE 2230 AS DOCUMENT NO. 750472 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AFFECTS PROPERTY, BLANKET IN NATURE)
12. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 2714 RECORDED ON MAY 13, 1993 IN VOLUME 1 OF CERTIFIED SURVEY MAP, PAGE 2714 AS DOCUMENT NO. 834028 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AFFECTS PROPERTY, AS PLOTTED)
13. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 2996 RECORDED ON AUGUST 24, 1994, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 2996, AS DOCUMENT NO. 884868, REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AFFECTS PROPERTY, AS PLOTTED)
14. EASEMENT TO MENARD, INC., DATED AND RECORDED APRIL 02, 1980 AS DOCUMENT NO. 547786. (AFFECTS PROPERTY, AS PLOTTED)
15. CITY OF OSHKOSH STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT BETWEEN CITY OF OSHKOSH AND PATRICK INVESTMENTS, LLC, THEIR SUCCESSORS AND ASSIGNS RECORDED ON AUGUST 19, 2016 AS DOCUMENT NO. 1720860. (AFFECTS PROPERTY, BLANKET IN NATURE)

## FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55139C0215E WITH A DATE OF IDENTIFICATION OF MARCH 17, 2003 FOR COMMUNITY NO. 550511 IN WINNEBAGO COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

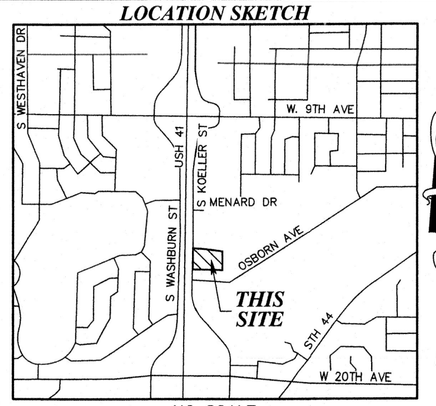
## ACCESS STATEMENT

ACCESS TO AND FROM SUBJECT PROPERTY "DIRECT" AND "INDIRECT" TO SOUTH KOELLER STREET AND "INDIRECT" TO MENARD DRIVE, PUBLIC RIGHT OF WAYS AS SHOWN.

**SCALE: 1" : 20'**

**BASIS OF BEARINGS:** IS THE WEST LINE OF THE SW1/4 OF SECTION 27 WHICH IS ASSUMED TO BEAR S00°45'24"W.

## LOCATION SKETCH




NO SCALE

## ZONING INFORMATION

SOURCE OF ZONING INFORMATION: PER JEFF NAU, CITY OF OSHKOSH PRINCIPAL PLANNER, PHONE NO. 920-236-5122 AND CITY OF OSHKOSH ZONING REPORT DATED 9/16/2025.

CURRENT ZONING CLASSIFICATION IS SMU-PD SURBURBAN MIXED USE WITH PLANNED DEVELOPMENT OVERLAY AND ALLOWS FOR CURRENT USE.

BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 25 FEET

BUILDING HEIGHT RESTRICTIONS: 45 FEET

FLOOR SPACE RESTRICTIONS: NONE

GROSS FLOOR AREA = THE ENTIRE FLOOR AREA OF THE BUILDING INTERIOR.

PARKING:
REGULAR PARKING SPACES = 39
HANDICAP PARKING SPACES = 3
"PICK UP" PARKING SPACES = 4
WAITING PARKING SPACES = 2
TOTAL PARKING SPACES = 48

CURRENT PARKING REQUIREMENT IS:
ONE SPACE PER 300 SQ.FT. OF GROSS FLOOR MINIMUM AREA.
1.25 SPACES PER 300 SQ.FT. OF GROSS FLOOR MAXIMUM AREA.

***NOTE*** THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, PER STEVE GOHDE ASSISTANT DIRECTOR OF PUBLIC WORKS, CITY OF OSHKOSH. PHONE NO. 920-236-5065

***NOTE*** THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

***NOTE*** THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE AND UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. UNDERGROUND UTILITIES WERE NOT MARKED BY A 811 UTILITY LOCATE AT TIME OF SURVEY.

***NOTE*** THE UTILITIES SHOWN HEREON WERE THOSE MARKED AT THE TIME OF SURVEY.

***NOTE*** THE ADJACENT LAND INFORMATION SHOWN HEREON WAS ACQUIRED FROM COUNTY LAND RECORDS AT THE TIME OF SURVEY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

***NOTE*** ZONING REPORT OR LETTER WAS PROVIDED BY CLIENT AT TIME OF SURVEY. DATED 9/16/2025.

## LEGEND

- BRASS CAP IN CONCRETE FND.
- 3/4" IRON ROD FND.
- 1" IRON PIPE FND.
- GUARD POST
- POST
- LIGHT POST
- POWER POLE
- GUY WIRE
- INTERCOM
- HANDICAP SIGN
- HANDICAP PARKING STALL
- SIGN
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- ELECTRIC BOX
- ELECTRIC PANEL
- FIRE HYDRANT
- WATER BOX
- CATCH BASIN
- SQUARE STORM DRAIN
- STORM SEWER MANHOLE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- GREASE MANHOLE
- SAN — SANITARY SEWER LINE
- SS — STORM SEWER LINE
- W — WATER LINE
- OHE — OVERHEAD UTILITY LINE
- GAS — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- TEL — UNDERGROUND TELEPHONE LINE
- FIBER — UNDERGROUND FIBER OPTIC LINE
- ( ) PREVIOUS SURVEY OR RECORD INFO.
- INDICATES NO PARKING
- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE

## CLIENT/OWNER

S & L PROPERTIES OSHKOSH LLC
2651 KIRKING COURT
PORTAGE, WI 53901

## SURVEYOR


SCOTT P. HEWITT
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
e-mail: surveying@grothman.com

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


### SURVEYOR'S CERTIFICATE

**To: S & L Properties Oshkosh LLC, a Wisconsin limited liability company**
**MUFG Bank, LTD., as Administrative Agent, its successors and assigns**
**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 2021 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), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, 19 and 20** of **Table A** thereof. The field work was completed on **October 1, 2025.**

**Date of Plat or Map: October 14, 2025**

By: Scott P. Hewitt

**SCOTT P. HEWITT**
**Professional Land Surveyor No. 2229**
Date: October 14, 2025
*G & A File: 925-536*

WISCONSIN SCOTT P. HEWITT S-2229 PORTAGE WISCONSIN LAND SURVEYOR

The property described and shown hereon is the same property described in **First American Title Insurance Company, Commitment No. NCS-1051460A-MAD** dated **August 6, 2025.**

### LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 2996 recorded in the office of the Register of Deeds for Winnebago County, Wisconsin on August 24, 1994, in Volume 1 of Certified Survey Maps, page 2996, as Document No. 884868, said Certified Survey Map being all of Lot 1, Certified Survey Map No. 1607, all of Lot 1, Certified Survey Map No. 2230, all of Lot 1, Certified Survey Map No. 2714, a part of the Northwest ¼ of the Southwest ¼ of Section 27, Township 18 North, Range 16 East, 13th Ward, City of Oshkosh, Winnebago County, Wisconsin.

| DATE | REVISION | BY |
|---|---|---|
| | | |
| | | |
| | | |

CULVER'S

1580 SOUTH KOELLER STREET
OSHKOSH, WI 54902

| | |
|---|---|
| SCALE: 1" = 20' | FILE NO: 925-536 |
| DATE: 10/14/2025 | PROJECT NO: 925-536 |
| DWN. BY: T. KASPER | DRAWING NO: 925-536 |
| CHKD.BY: S. HEWITT | SHEET 1 OF 1 |