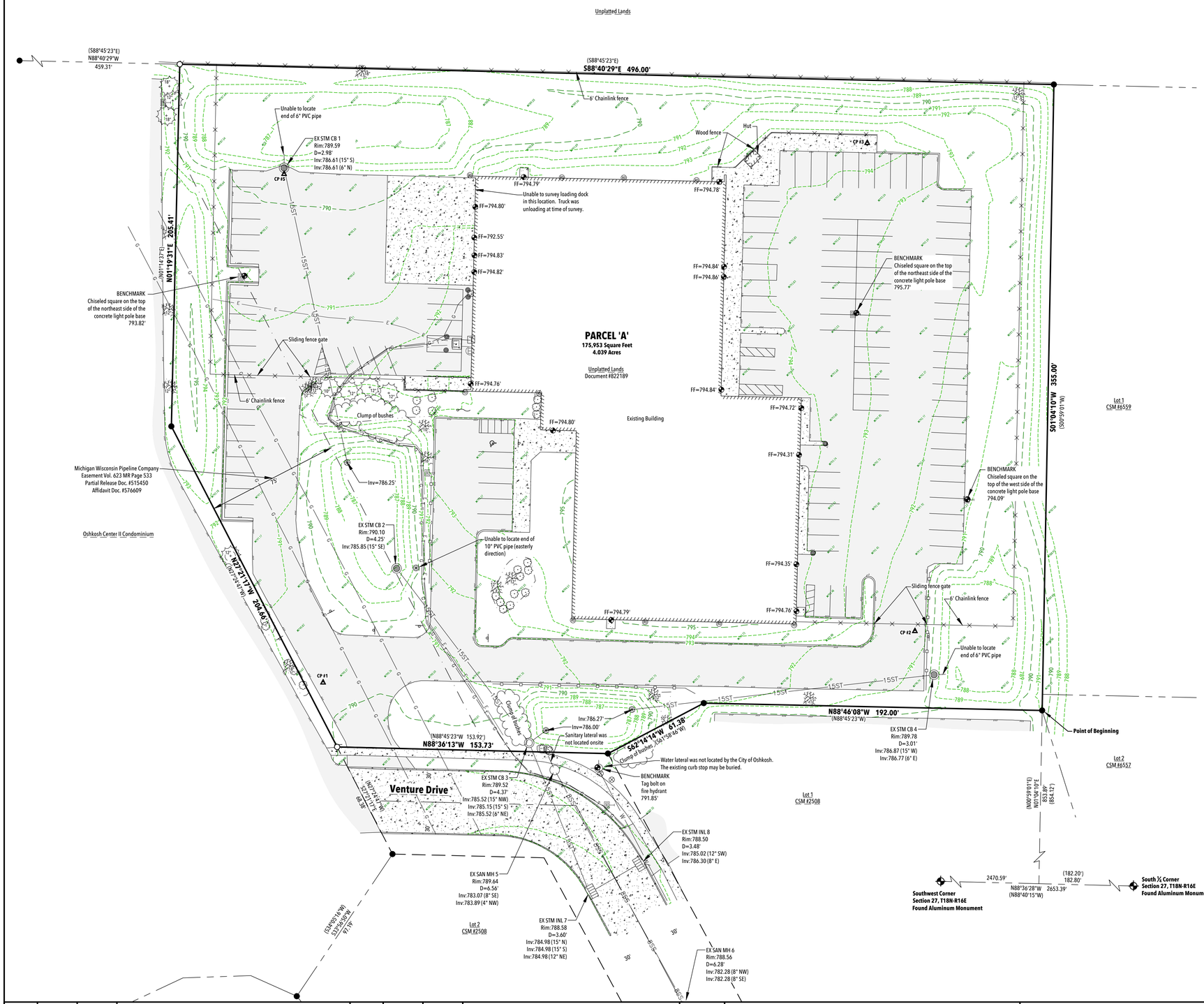

LEGEND

- Existing 1" Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- County Monument
- (N45°01'02"E) Previously recorded bearing or distance
- Roof Drains
- Daylighted Pipe Location
- Storm Catchbasin
- Inlet Manhole
- Sanitary Manhole
- Sign
- Bollard
- Light Pole
- Electric Transformer
- Electric Meter
- Telephone Pedestal
- Benchmark
- Control Point
- Asphalt Surface
- Concrete Surface
- W — Watermain Line
- 8SS — Sanitary Sewer Line
- 15ST — Storm Sewer Line
- G — Underground Gas Main Line
- E — Underground Electric Line
- T — Underground Telephone Line
- Shrub/Brush Line
- Fence Line
- Guard Rail
- Hand Rail
- 782 — Contour Line
- 782.43 Spot Elevation
- Deciduous Tree (size noted)
- Coniferous Tree (size noted)
- Bush

N
W E
S

SCALE: 1" = 30'

0' 15' 30' 60'

Bearings are referenced to the Winnebago County Coordinate System. The south line of the Southwest ¼ of Section 27, T18N-R16E bears N88°36'28"W.

Point Table

Point #	Northing	Easting	Elevation	Description
1	466221.462	783278.732	790.37	PK Nail
2	466250.625	783614.479	791.21	PK Nail
3	466527.397	783587.432	794.70	Cross in Conc.
5	466509.856	783256.604	789.63	PK Nail

VERTICAL DATUM

Elevations are based on the North American Vertical Datum of 1988 (NAVD88).

HORIZONTAL DATUM

Bearings are referenced to the Winnebago County Coordinate System.

FLOOD INFORMATION:

Subject property is located in Zone X, pursuant to the NFIP (National Flood Insurance Program) FIRM (Flood Insurance Rate Map) for Winnebago County, Wisconsin, Map Number 55139C0330E. FIRM effective date: March 17, 2003.

UTILITY INFORMATION:

UTILITIES NOTIFIED: City of Oshkosh, ANR Pipeline Co., AT&T Distribution, Charter Communications, Time Warner Cable, and Wisconsin Public Service Corp.

Utilities shown on this map are based on locates from:
Digger's Hotline Ticket Numbers 20235009001 and 20235009003 with a call date of 12/14/2023 and visible observation.

This survey represents the underground utilities that participated with the request and were marked on the date of survey. Additional utilities may exist, but were non-responsive to the marking request.

Diggers Hotline = 1-800-242-8511

LEGAL DESCRIPTION:

Part of the Southeast ¼ of the Southwest ¼, Section 27, Township 18 North, Range 16 East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the South ¼ corner of said Section 27; thence N88°36'28"W, 182.80 feet on the south line of said Southwest ¼; thence N01°04'10"E, 853.89 feet on the southerly extension of the west line of Lot 1, Volume 1 of Certified Survey Maps, Page 6559, Map Number 6559, Document Number 1579279 (CSM #6559) to the northeast corner of Lot 1, Volume 1 of Certified Survey Maps, Page 2508, Map Number 2508, Document Number 795387 (CSM #2508), the POINT OF BEGINNING; thence N88°46'08"W, 192.00 feet on the north line of said Lot 1, CSM #2508; thence S62°14'14"W, 61.38 feet on said north line to the north right of way of Venture Drive; thence N88°36'13"W, 153.73 feet on said north right of way to the east line of Oshkosh Center II Condominium, Document Number 1771405; thence N27°21'17"W, 204.66 feet on said east line; thence N01°19'31"E, 205.41 feet on said east line to the northeast corner thereof; thence S88°40'29"E, 496.00 feet on the north line of lands described in Document Number 822189 to the northeast corner thereof; thence S01°04'10"W, 355.00 feet on the west line of said Lot 1, CSM #6559 to the Point of Beginning.

Said parcel contains 175,953 Square Feet (4.039 Acres) of land more or less. Subject to any and easements and restrictions of record.

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that under my direction and control the within described property was surveyed in accordance with Chapter A-E 7 of the Wisconsin Administrative Code on 12/23/2023, and to the best of my knowledge and belief the within map is a true representation thereof.

Date: January 12, 2024

Troy E. Hewitt, PLS #2831

WISCONSIN TROY E. HEWITT S-2831 GREEN BAY WI LAND SURVEYOR

R:\5300\5397\5397002\dwg\5397002_TOPO.dwg

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN Troy Hewitt

CHECKED Bryan Pfeffer

TOPOGRAPHIC AND BOUNDARY SURVEY

Prepared for: EXP

DATE 1/11/2024

FILE 5397002_TOPO.dwg

JOB NO. 5397002

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 1