

ALTA/NSPS LAND TITLE SURVEY

All of Lot 1 of Certified Survey Map No. 1190 and Part of the Northeast 1/4 of the Northeast 1/4, in the Thirteenth Ward, Section 28, Township 18 North, Range 16 East,

> Old Republic National Title Insurance Company by Schmitt Title, LLC le B - II

Commitment No. 722050309 - Notes to Sche

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	(CEPTIONS e Policy will not insure against loss or damage re following Exceptions unless cleared to the s
2-4, 9	,10, & 12 = Non-Survey Related items and
1)	Any defect, lien, encumbrance, adverse of disclosed between the Commitment Date
	(No observed burden, survey relat
5)	Rights or claims of parties in possession r
	(No observed burden, survey relat
6)	Any encroachment, encumbrance, violation land survey of the land.
	(No observed burden, survey relat
7)	Easements, claims of easements or encu

- (No observed burden, survey related, to the subject parcels)
- 8) Any claim of adverse possession or prescriptive easement. (No observed burden, survey related, to the subject parcels)
- (No observed burden, survey related, to the subject parcels)

Old Republic National Title Insurance Company by Schmitt Title, LLC Commitment No. 722050308 - Notes to Schedule B - II

- II. EXCEPTIONS
- following Exceptions unless cleared to the satisfaction of the Company:

2-4, & 9-12 = Non-Survey Related items and cannot be shown on a map.

- 1) (No observed burden, survey related, to the subject parcel) 5) Rights or claims of parties in possession not shown by the public records. (No observed burden, survey related, to the subject parcel) land survey of the land. (No observed burden, survey related, to the subject parcels) Easements, claims of easements or encumbrances not shown by the public records.
- (No observed burden, survey related, to the subject parcels) Any claim of adverse possession or prescriptive easement. (No observed burden, survey related, to the subject parcels)

Legal Description (Per Commitment File No.: 722050308 & 722050309, both with a commitment date of May 24, 2022)

The Land referred to herein below is situated in the County of Winnebago, State of WI, and is described as follows: **Parcel From #722050308**

Lot One (1) of CERTIFIED SURVEY MAP NO. 1190 filed in Volume 1 of Survey Maps on Page 1190 as Document No. 601572, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin

Parcel 1 - #722050309

No Zoning Letter was provided or obtained by Davel Engineering &

(Subject Site mapped in Multiple Zones per FIRM Map No. 55139C0215E

- Subject parcels are Mapped as "Zone X": Area determined to be outside

There is no evidence of recent earth moving work, building construction, or

There are no plottable offsite easements provided within Schedule B of the

Existing utilities shown are indicated in accordance with available records

and field measurements. However, lacking excavation, the exact location of

underground features cannot be accurately, completely, and reliably

depicted. In addition, in some jurisdictions, 811 or other similar utility locate

requests from surveyors may be ignored or result in an incomplete response.

of all utilities, including sewer & water from the the property owners of the

respective utilities. All utility the property owners shall be notified by the

contractor 72 hours prior to excavation. Contact Digger's Hotline

The contractor shall be responsible for obtaining exact locations & elevations

W. 9th Ave (public roadway) is adjacent to Subject site as mapped.

building additions observed while performing fieldwork for this survey.

There are no proposed street changes per conversation with the City.

Title Commitment or found while researching the parcel.

(1-800-242-8511) for exact utility locations.

The North One Hundred Eighty-three (183) feet of the East Eighty (80) feet, front and rear, of the West Four Hundred Ten (410) feet, front and rear, of the Northeast 1/4 of the Northeast 1/4 of Section Twenty-eight (28), Township Eighteen (18) North, of Range Sixteen (16) East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to Winnebago County for roadway purposes by Warranty Deed recorded in Volume 1301 on Page 142 as Document No. 405670.

Parcel 2 - #722050309

The East One Hundred Sixty-five (165) feet of the West Four Hundred Ninety-five (495) feet of the Northeast 1/4 of the Northeast 1/4 of Section Twenty-eight (28), Township Eighteen (18) North, of Range Sixteen (16) East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom the three (3) following described tracts of land:

1. The North One Hundred Eighty-three (183) feet of the East Eighty (80) feet, front and rear, of the West Four Hundred Ten (410) feet, front and rear, of said Northeast 1/4 of the Northeast 1/4. 2. That portion thereof heretofore conveyed to Winnebago County for roadway purposes by Warranty Deed recorded in Volume 1299 on Page 163 as Document No. 404956. 3. Commencing at the Northeast corner of said Section 28; thence S. 89°-51'-21" W. 852.50 feet along the North line of the Northeast 1/4 of said Section 28; thence S. 00°-45'-15" W. 388.98 feet, to the true point of beginning; thence N. 89°-12'-09" W. 165.25 feet; thence S. 00°-44'-15" W. 942.24 feet; thence N. 89°-49'-09"E, 165 feet; thence N. 00°-45'-15" E. 939.43 feet to the true point of beginning.

Surveyor's Certificate

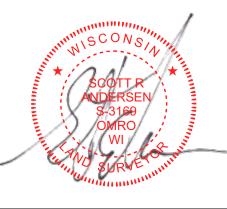
I, Scott R. Andersen, Professional land surveyor, hereby certify that in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code, and under the direction and control of Bozeman Capital Group, LLC, the prospective property owners, that this survey is correct to the best of my knowledge and belief, that this survey is the same property as described in Title Commitment for Title Insurance File No. 722050308 & 722050309, and that this land is All of Lot 1 of Certified Survey Map No. 1190 and Part of the Northeast 1/4 of the Northeast 1/4, in the Thirteenth Ward, Section 28, Township 18 North, Range 16 East, in the City of Oshkosh, Winnebago County, Wisconsin, containing 76,122 Square Feet (1.7475 Acres) of land described as follows:

Commencing at the North 1/4 corner of Section 28, Township 18 North, Range 16 East; thence S89°27'19"E along the north line of the Northeast 1/4 of said Section 28, 1598.49 feet; thence S01°25'26"W, 37.73 feet to the Northwest corner of Lot 1 of Certified Survey Map No. 1190 and to the south right of way of W. 9th Ave. and to the point of beginning of the Exterior boundary of the parcels as described in Title Commitment No. 722050308 and 722050309; thence S86°08'18"E along the north line of said Lot 1 and the south line of said right of way, 82.81 feet; thence S87°30'47"E along said south right of way, 165.19 feet to the west line of Lot 1 of Certified Survey Map No. 2082; thence S01°29'11"W along said west line and extension thereof, 340.88 feet; thence N88°30'46"W, 164.79 feet to the east line of Lot 2 of Certified Survey Map No. 1190; thence N01°25'26"E along said east line, 108.69 feet to the south line of Lot 1 of Certified Survey Map No. 1190; thence N89°27'19"W along said south line, 82.75 feet to the west line of said Lot 1; thence N01°25'26"E along said west line, 239.87 feet to the point of beginning. Parcels included within described exterior boundary are subject to all easements and restrictions of record.

To: The 6th Ward, LLC, a Wisconsin limited liability company; Bozeman Capital Group, LLC, Wisconsin limited liability company; Old Republic National Title Insurance Company - Schmitt Title, LLC, 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 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(b), 7(a), 7(b)(1), 8, 11(b), 16, 17, 18 of Table A thereof.

In addition, this is to hereby to certify that this map or plat is in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code.



Unplatted Lands

Electric Pedestal

Air Conditioner

Electric Transformer

Telephone Pedestal

@ 1.50lbs/LF SFT

ÌÒ.

85.17

12.2

11 1'

Lot 1 CSM 2082

<u>Unplatted</u> Lands

General Notes:

Zoning Information

Environmental Inc.

Floodplain Information

with and effective date of March 17, 2003.

the 0.2% annual chance floodplain.

in the City of Oshkosh, Winnebago County, Wisconsin

esulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the satisfaction of the Company:

nd cannot be shown on a map

claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is and the date on which all of the Schedule B, Part I - Requirements are met. ted, to the subject parcels)

not shown by the public records.

ated, to the subject parcels)

ion or adverse circumstance affecting the Title that would be disclosed by an accurate and complete

ted, to the subject parcels) umbrances not shown by the public records.

11) Public or private rights in that part of the insured premises which may be laid out or used for highway purposes or rights of way.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

Any encroachment, encumbrance, violation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete

Note to the client, insurer, and lender – With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Uct 19, 2022 — U8:5/ AM J:\Projects\/316boz\dwg\C	AVEL ENGINE ENVIRONMENT Civil Engineers and Lar Civil Engineers and Lar 1164 Province Terrace, Mena Ph: 920-991-1866 Fax: 9 www.davel.pro
	ALTA / NSPS Land Title Survey
	2107, 2115 & 2125 W. 9th Ave. City of Oshkosh, Winnebago County, Wl For: Bozeman Capital Group, LLC
	Date: 10/19/2022 Filename: 7316ALTA.dwg Author: SRA Last Saved by: scott Page 1 of 1

RING & L, INC. Surveyors ^{a, WI 54952} 441-0804