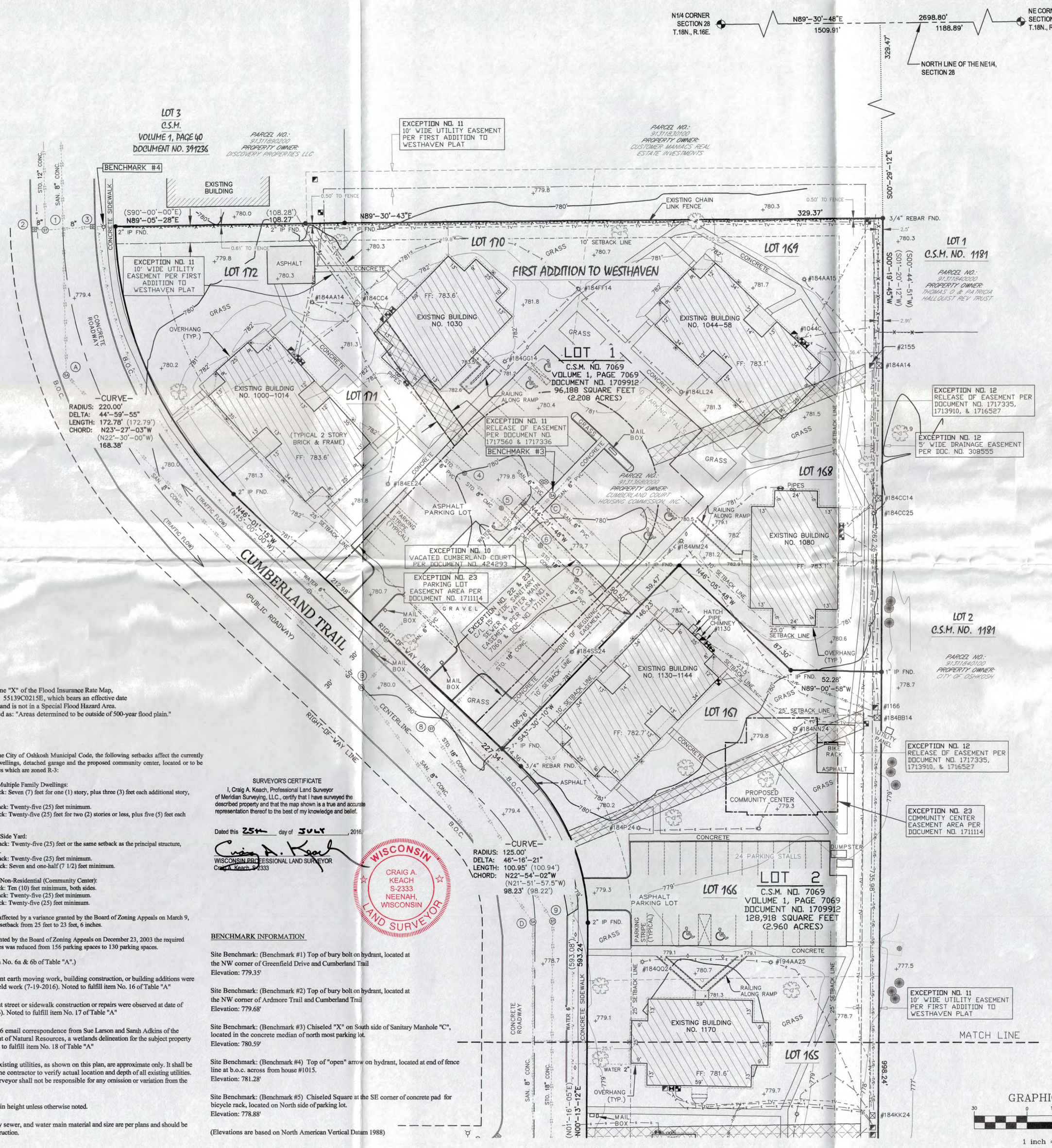
# ALTA/NSPS LAND TITLE SURVEY

All of Lots One (1) and Two (2) of Winnebago County Certified Survey Map No. 7069 Recorded in Volume 1 Page 7069 of Winnebago County Certified Survey Maps as Document No. 1709912 and being located in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter, Section Twenty-Eight (28), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin.




## -LEGEND-

- = COUNTY MONUMENT FOUND
- = PIPE FOUND (TYPE NOTED)
- = WATER VALVE
- = FIRE HYDRANT
- = GAS METER
- = STORM MANHOLE
- = STORM INLET (ROUND)
- = STORM INLET (SQUARE)
- = SANITARY SEWER
- = LIGHT POLE
- = EXISTING POWER POLE
- = ELECTRIC TRANSFORMER
- = TELEPHONE PEDESTAL
- = CABLE BOX
- = ELECTRIC METER
- = TRAFFIC SIGN
- = METAL POST
- = DOWNSPOUT
- = HANDICAP PARKING
- -W- = WATER MAIN
- -ST- = STORM SEWER
- -SS- = SANITARY SEWER
- -OPL- = OVERHEAD ELECTRIC
- -G- = BURIED GAS
- -E- = BURIED ELECTRIC
- -TV- = BURIED CABLE TV
- -T- = BURIED TELEPHONE
- B.O.C. = BACK OF CURB
- FF = FIRST FLOOR ELEVATION
- = EXISTING PINE TREE
- = EXISTING TREE

| | | | |
|---|---|---|---|
| 1 | STORM MANHOLE RIM: 779.02' INVERT: 773.42' | 12 | CATCH BASIN RIM: 777.25' INVERT: 774.00' | A | SANITARY MANHOLE RIM: 779.13' INVERT: 766.44 |
| 2 | CATCH BASIN RIM: 778.80' INVERT: 774.49' | 13 | CATCH BASIN RIM: 777.38' INVERT: 774.63 | B | SANITARY MANHOLE RIM: 780.00' INVERT: 767.05' |
| 3 | CATCH BASIN RIM: 778.79' INVERT: 775.09' | 14 | STORM MANHOLE RIM: 777.58' INVERT: 773.07' S INVERT: 773.72' SE INVERT: 773.74' W | C | SANITARY MANHOLE RIM: 780.61' INVERT: 769.63' SW INVERT: 770.51' NE INVERT: 771.88' NW INVERT: 770.71' SE |
| 4 | CATCH BASIN RIM: 776.97' NW INVERT: 776.54' SE | 15 | CATCH BASIN RIM: 777.44' INVERT: 774.51' | D | SANITARY MANHOLE RIM: 778.63' INVERT: 767.68' |
| 5 | CATCH BASIN RIM: 779.39' INVERT: 775.89' | 16 | CATCH BASIN RIM: 777.36' INVERT: 774.66' | E | SANITARY MANHOLE RIM: 777.84' INVERT: 768.34' |
| 6 | CATCH BASIN RIM: 779.43' INVERT: 775.56' | 17 | STORM MANHOLE RIM: 777.70' INVERT: 772.82' S INVERT: 772.83' NE INVERT: 772.95' NW | F | SANITARY MANHOLE RIM: 777.91' INVERT: 768.97' |
| 7 | CATCH BASIN RIM: 779.12' INVERT: 775.88' S INVERT: 774.48' SE | 18 | CATCH BASIN RIM: 777.48' INVERT: 774.81' E INVERT: 773.46' SW | G | SANITARY MANHOLE RIM: 778.30' INVERT: 769.9' |
| 8 | STORM MANHOLE RIM: 779.52' INVERT: 774.03' | 19 | CATCH BASIN RIM: 777.34' INVERT: 773.77' | H | SANITARY MANHOLE RIM: 779.20' INVERT: 768.65' |
| 9 | STORM MANHOLE RIM: 778.48' INVERT: 773.92' | 20 | CATCH BASIN RIM: 777.64' INVERT: 774.64' | | |
| 10 | STORM MANHOLE RIM: 777.71' INVERT: 773.27' S INVERT: 773.46' NE INVERT: 773.46' NW INVERT: 773.46' SW | 21 | CATCH BASIN RIM: 777.67' INVERT: 774.47' NW INVERT: 774.41' NE | | |
| 11 | CATCH BASIN RIM: 777.45' INVERT: 774.62' SW INVERT: 775.23' E | 22 | CATCH BASIN RIM: 778.30' INVERT: 775.05' | | |
| | | 23 | STORM MANHOLE RIM: 779.04' INVERT: 772.00' | | |

## CERTIFICATION

The undersigned, being a Professional Land Surveyor of the State of Wisconsin certifies to:

NEF Assignment Corporation, as nominee, its beneficiaries, successors and/or assigns, National Equity Fund, Inc.; Cumberland Court Master Development, LLC; Cumberland Redevelopment, Phase 1, LLC, Cumberland Redevelopment, Phase 2, LLC; First American Title Insurance Company; Cumberland Court Housing Commission, Inc., The Housing Authority of the City of Oshkosh, Wisconsin; Federal Home Loan Bank-Chicago; Bank First National, construction lender; appraiser, equity investor, lenders, title company, and others with an interest in the property.

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, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 10b, 11, 12, 13, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on July 19, 2016.

The survey was made on the ground on July 19, 2016 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

**Except as shown on the survey,** there are no visible easements or rights of way of which the undersigned has been advised.

**Except as shown on the survey,** there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated July 13, 2016, issued by **First American Title Insurance Company** with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

The subject property has access to and from a duly dedicated and accepted public street, known as Cumberland Trail.

**Except as shown on the survey,** the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

The record description of the subject property forms a mathematically closed figure.

The subject property lies within flood zone **X** as identified on **FIRM MAP PANEL NO. 55139C0215E with an effective date of March 17, 2003** and except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of Wisconsin, Winnebago County, City of Oshkosh or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dated this the 25th day of July 2016

Craig A. Keach, Wisconsin Professional Land Surveyor S-2333

WISCONSIN CRAIG A. KEACH S-2333 NEENAH, WISCONSIN LAND SURVEYOR

FLOOD NOTE:
This property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 55139C0215E, which bears an effective date of MARCH 17, 2003 and is not in a Special Flood Hazard Area. Zone "X" is designated as: "Areas determined to be outside of 500-year flood plain."

SURVEY NOTES:

-Per Section 30-20 of the City of Oshkosh Municipal Code, the following setbacks affect the currently existing multi-family dwellings, detached garage and the proposed community center, located or to be located, on the Properties which are zoned R-3:

Principal Structure/Multiple Family Dwellings:
(b) Side Yard Setback: Seven (7) feet for one (1) story, plus three (3) feet each additional story, both sides.
(c) Front Yard Setback: Twenty-five (25) feet minimum.
(d) Rear Yard Setback: Twenty-five (25) feet for two (2) stories or less, plus five (5) feet each additional story.

Detached Garage in Side Yard:
(ii) Front Yard Setback: Twenty-five (25) feet or the same setback as the principal structure, whichever is greater.
(iii) Rear Yard Setback: Twenty-five (25) feet minimum.
(iv) Side Yard Setback: Seven and one-half (7 1/2) feet minimum.

Principal Structure/Non-Residential (Community Center):
(b) Side Yard Setback: Ten (10) feet minimum, both sides.
(c) Front Yard Setback: Twenty-five (25) feet minimum.
(d) Rear Yard Setback: Twenty-five (25) feet minimum.

Lot 2 setbacks are also affected by a variance granted by the Board of Zoning Appeals on March 9, 2016 for a reduced rear-setback from 25 feet to 23 feet, 6 inches.

Also, Per a variance granted by the Board of Zoning Appeals on December 23, 2003 the required parking for the Properties was reduced from 156 parking spaces to 130 parking spaces.

(Noted to full fill item No. 6a & 6b of Table "A".)

-No evidence of current earth moving work, building construction, or building additions were observed at date of field work (7-19-2016). Noted to fulfill item No. 16 of Table "A"

-No evidence of recent street or sidewalk construction or repairs were observed at date of field work (7-19-2016). Noted to fulfill item No. 17 of Table "A"

-Per February 15, 2016 email correspondence from Sue Larson and Sarah Adkins of the Wisconsin Department of Natural Resources, a wetlands delineation for the subject property is not required. Noted to fulfill item No. 18 of Table "A"

-The location of the existing utilities, as shown on this plan, are approximate only. It shall be the responsibility of the contractor to verify actual location and depth of all existing utilities. The owner and the surveyor shall not be responsible for any omission or variation from the location shown.

-All buildings are 20' in height unless otherwise noted.

-Storm sewer, sanitary sewer, and water main material and size are per plans and should be verified prior to construction.

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 25th day of JULY 2016.

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

WISCONSIN CRAIG A. KEACH S-2333 NEENAH, WISCONSIN LAND SURVEYOR

BENCHMARK INFORMATION

Site Benchmark: (Benchmark #1) Top of bury bolt on hydrant, located at the NW corner of Greenfield Drive and Cumberland Trail
Elevation: 779.35'

Site Benchmark: (Benchmark #2) Top of bury bolt on hydrant, located at the NW corner of Ardmore Trail and Cumberland Trail
Elevation: 779.68'

Site Benchmark: (Benchmark #3) Chiseled "X" on South side of Sanitary Manhole "C", located in the concrete median of north most parking lot.
Elevation: 780.59'

Site Benchmark: (Benchmark #4) Top of "open" arrow on hydrant, located at end of fence line at b.o.c. across from house #1015.
Elevation: 781.28'

Site Benchmark: (Benchmark #5) Chiseled Square at the SE corner of concrete pad for bicycle rack, located on North side of parking lot.
Elevation: 778.88'

(Elevations are based on North American Vertical Datum 1988)

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, THE NORTH LINE OF THE NE1/4, SECTION 28, T.18N., R.16E., WHICH BEARS: N89°-30'-48"E

CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511 OPERATED 24 HOURS A DAY 365 DAYS A YEAR
WARNING
CALL BEFORE YOU DIG
48 HOURS BEFORE YOU DIG

SURVEYED FOR:
HOUSING AUTHORITY OF THE CITY OF OSHKOSH, WISCONSIN
600 MERRITT AVENUE
OSHKOSH, WI 54903

PROPERTY ADDRESS:
1000-1014, 1030, 1044-1058, 1080, 1130-1144, 1170, 1200, 1220, 1240 CUMBERLAND TRAIL
OSHKOSH, WI 54903

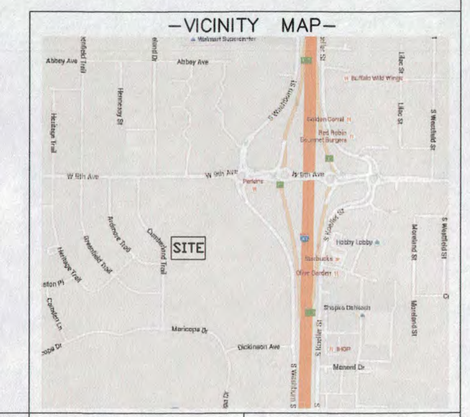
PROPERTY OWNER:
CUMBERLAND COURT HOUSING COMMISSION INC.
P.O. BOX 397
OSHKOSH, WI 54903-0397

DEED:
DOCUMENT NO.: 844161

ZONED:
R-3, MULTIPLE DWELLINGS

PARCEL NO.:
91313680000

-VICINITY MAP-




MERIDIAN SURVEYING, LLC
N8774 Firelane 1, Menasha, WI 54952
Office: 920-993-0881 Fax: 920-273-6037

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 7-20-16 | Added Revised Title Report | J.B. |
| 2 | 5-06-16 | Resurvey | J.D. |
| 1 | 9-03-15 | Preliminary Survey | J.D. |

DRAWN BY: J.D.
CHECKED BY: C.A.K.
JOB NO.: 8484
FIELD WORK DATE: 7/19/16
FIELD BOOK: M-32, PG. 70-73
SHEET 1 OF 2