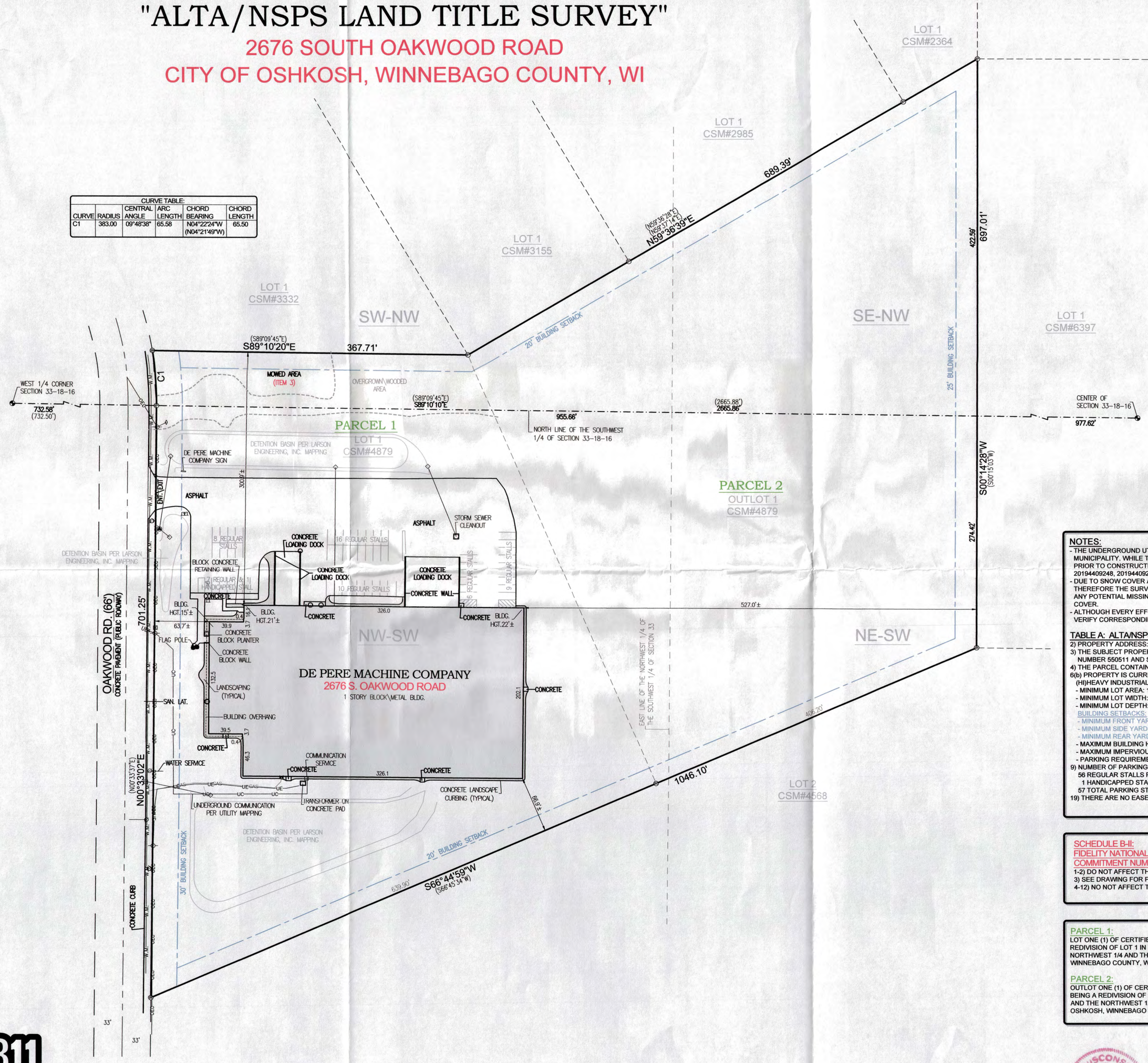
"ALTA/NSPS LAND TITLE SURVEY"

2676 SOUTH OAKWOOD ROAD
CITY OF OSHKOSH, WINNEBAGO COUNTY, WI



LEGEND:
- = HARRISON/BERNTSEN MONUMENT FOUND
- = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1" I.D. ROUND IRON PIPE FOUND
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = HOLDING TANK
- = STORM MANHOLE
- = STORM CATCH BASIN
- = CULVERT
- = WATER VALVE
- = CURB STOP
- = FIRE HYDRANT
- = UTILITY/LIGHT POLE
- = UTILITY POLE
- = GROUND LIGHT
- = DOWN GUY
- = GAS VALVE
- = GAS METER/SERVICE
- = ELECTRICAL PEDESTAL
- = COMMUNICATION PEDESTAL
- = SIGN
- = BOLLARD
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OC = OVERHEAD COMMUNICATIONS
- OEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- FO = UNDERGROUND FIBER OPTICS
- UE = UNDERGROUND ELECTRICAL
- UC = UNDERGROUND COMMUNICATIONS
- UEC = UNDERGROUND ELECTRICAL & COMMUNICATIONS

N

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH BEARS S89°10'10"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

60 0 60 90 120

Scale: 1" = 60'

NOTES:
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS, ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 20194409243, 20194409248, 20194409265 AND 20194409268 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.
- DUE TO SNOW COVER AND PILES OF SNOW, LOCATING OF UTILITIES, EDGE OF PAVEMENT AND OTHER ITEMS AT OR NEAR GROUND LEVEL IS DIFFICULT, THEREFORE THE SURVEY DATA MAY NOT BE ACCURATE WITH RESPECT TO THOSE ITEMS. WE RECOMMEND THE CLIENT PERFORM A SITE VISIT TO IDENTIFY ANY POTENTIAL MISSING INFORMATION. IF NEEDED ADDITIONAL SURVEY WORK CAN BE PERFORMED TO LOCATE INFORMATION MISSED DUE TO SNOW COVER.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS

2) PROPERTY ADDRESS: 2676 SOUTH OAKWOOD ROAD
3) THE SUBJECT PROPERTY IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING FOR THE CITY OF OSHKOSH, COMMUNITY NUMBER 550511 AND SHOWN ON PANEL NUMBER 55139C0330E, EFFECTIVE DATE: MARCH 17, 2003 AND IS NOT LOCATED IN THE FLOODPLAIN.
4) THE PARCEL CONTAINS 635,162 SQUARE FEET (14.5813 ACRES) OF LAND MORE OR LESS.
6(b) PROPERTY IS CURRENTLY ZONED (HI) HEAVY INDUSTRIAL UNDER THE CITY OF OSHKOSH ZONING ORDINANCE SECTION 30-62.
(HI)HEAVY INDUSTRIAL ZONING REQUIREMENTS:
- MINIMUM LOT AREA: 1 ACRE
- MINIMUM LOT WIDTH: 150 FEET
- MINIMUM LOT DEPTH: 100 FEET

BUILDING SETBACKS:
- MINIMUM FRONT YARD SETBACK: 30 FEET
- MINIMUM SIDE YARD SETBACK: 20 FEET
- MINIMUM REAR YARD SETBACK: 25 FEET

- MAXIMUM BUILDING HEIGHT: 60 FEET (PRINCIPAL) 45 FEET (ACCESSORY)
- MAXIMUM IMPERVIOUS SURFACE RATIO: 70%
- PARKING REQUIREMENTS: SEE SECTION 30-80 OF THE CITY CODE FOR DETAILS ONE STALL FOR EVERY EMPLOYEE BASED ON LARGEST SHIFT

9) NUMBER OF PARKING STALLS:
56 REGULAR STALLS PRESENT
1 HANDICAPPED STALLS PRESENT
57 TOTAL PARKING STALLS PRESENT
19) THERE ARE NO EASEMENTS EXCEPT THOSE LISTED IN TITLE COMMITMENT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SCHEDULE B-II:
FIDELITY NATIONAL TITLE INSURANCE COMPANY-K & M TITLE, LLC.
COMMITMENT NUMBER: 46759, DATED: OCTOBER 9, 2019.
1-2) DO NOT AFFECT THE GROUND SURVEY
3) SEE DRAWING FOR POSSIBLE ENCROACHMENT
4-12) NO NOT AFFECT THE GROUND SURVEY

PARCEL 1:
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 4879 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4879 AS DOCUMENT NO. 1151975; BEING A REDIVISION OF LOT 1 IN CERTIFIED SURVEY MAP NO. 4568, LOCATED IN PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH IN RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL 2:
OUTLOT ONE (1) OF CERTIFIED SURVEY MAP NO. 4879 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4879 AS DOCUMENT NO. 1151975; SAID MAP BEING A REDIVISION OF LOT 1 IN CERTIFIED SURVEY MAP NO. 4568, LOCATED IN PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 33, TOWNSHIP 18 NORTH IN RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

WISCONSIN ROBERT F REIDER S-1251 APPLETON, WIS. LAND SURVEYOR

TO: SIGNATURE BANK, ITS SUCCESSORS AND/OR ASSIGNS, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND K & M TITLE, LLC.

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 1,2, 3, 4, 6(B), 7(A), 7(C), 8, 9, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2019.

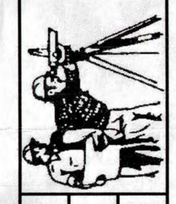
DATE OF PLAT OR MAP: 11-21-2019

ROBERT F. REIDER, PLS 1251

811 Know what's below. Call before you dig.

REVISIONS	DATE	INT.

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673



DESIGNED	DRAWN	CHECKED
	RDD	RFR

SIGNATURE BANK
ATTENTION: BRADLEY KRANICH/VICE PRESIDENT COMMERCIAL LENDING
9450 W. BRYN MAWR AVENUE, SUITE 300
ROSEMONT, IL 60018

PROJECT: 2676 S. OAKWOOD RD., CITY OF OSHKOSH, WISCONSIN

SCALE	DATE	PROJECT NO.
1" = 60'	11-21-2019	C1910.25

SHEET NO.