LEGEND

■ 1" x 18" IRON PIPE SET	—T— UNDERGROUND TELEPHONE	⊠ CABLE PEDESTAL
□ 1" IRON PIPE FOUND	—FIBER— UNDERGROUND FIBEROPTIC	⊹ EXIST. HYDRANT
○ 3/4" RCD FOUND	—G— UNDERGROUND GAS	⋈ WATER VALVE
◪ 2" IRON PIPE FOUND	—CATV— UNDERGROUND CABLE TV	⊠ WATER STOP BOX
⊗ CHISELED "X" FOUND	—X— EXIST. FENCE LINE	○ EXIST STORM MANHOLE
⊹ GOVERNMENT CORNER	◈ SIGN	⊟ STORM INLET
◎ UTILITY MANHOLE	◇◇ GAS VALVE	⊡ YARD DRAIN
● GUARD POST, UNLESS NOTED	⌀ POWER POLE	○ EXIST SANITARY MANHOLE
CONCRETE PAVEMENT	⊡ GUY	—·—·— EXIST. SAN. SEWER
BITUMINOUS PAVEMENT	⌀ LIGHT POLE	—·—·— EXIST. STO. SEWER
—OH— OVERHEAD POWER LINES	⊞ TELEPHONE PEDESTAL	—·—·— EXIST. WATER MAIN
—E— UNDERGROUND ELECTRIC	⊞ ELECTRIC PEDESTAL	00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT

N

BEARINGS ARE ORIENTATED TO THE MATCH CERTIFIED SURVEY MAP 4074 BEARINGS

SCALE 1 INCH = 60 FEET

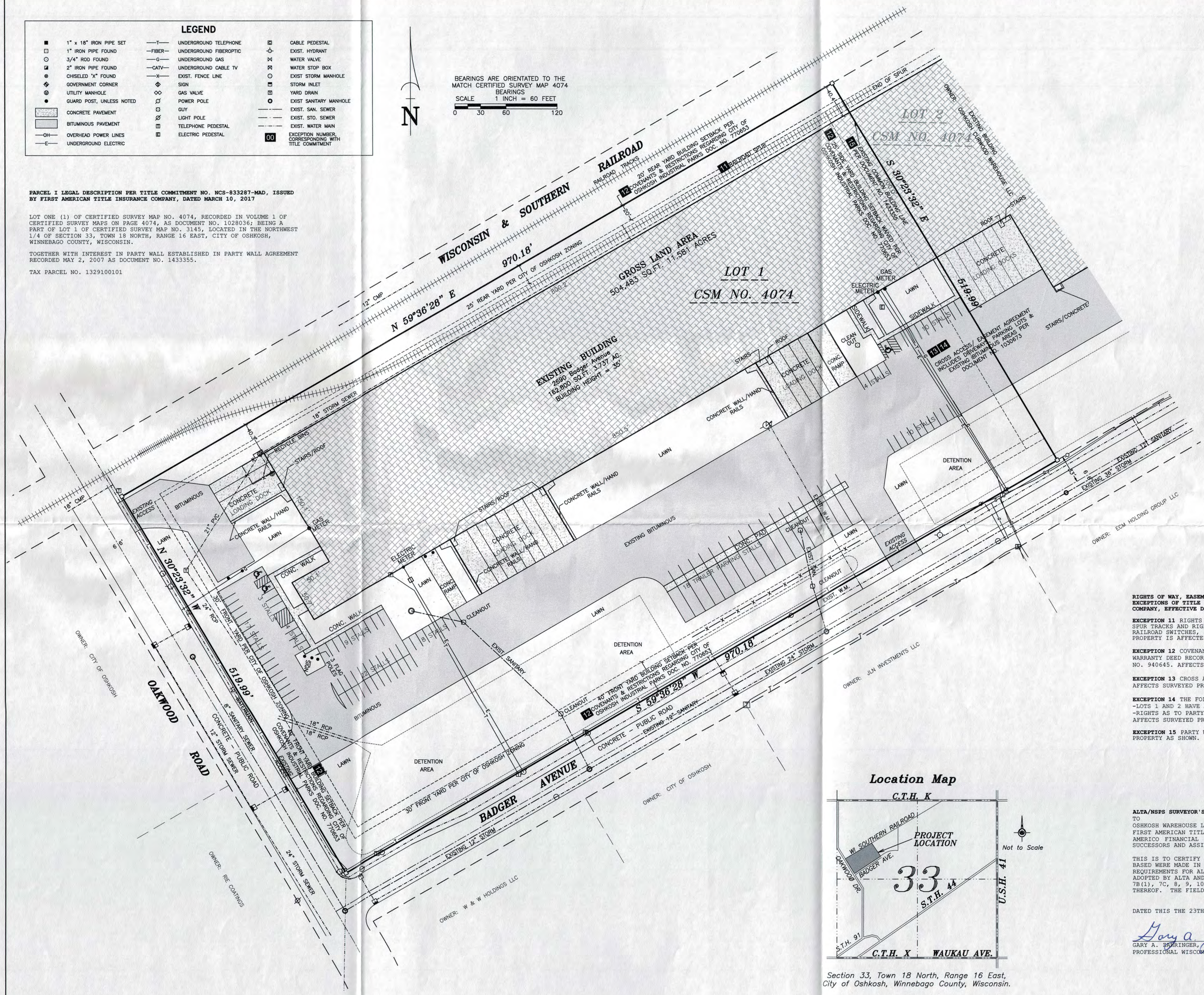
0 30 60 120

PARCEL I LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-833287-MAD, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 10, 2017

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 4074, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4074, AS DOCUMENT NO. 1028036; BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3145, LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWN 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

TOGETHER WITH INTEREST IN PARTY WALL ESTABLISHED IN PARTY WALL AGREEMENT RECORDED MAY 2, 2007 AS DOCUMENT NO. 1433355.

TAX PARCEL NO. 1329100101



Location Map

Section 33, Town 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

ITEMS OF TABLE A:

ITEM 1 - MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AS SHOWN ON THIS DRAWING.

ITEM 2 - PROPERTY ADDRESS: 2690 BADGER AVENUE, OSHKOSH, WI

ITEM 3 - SURVEYED PROPERTY IS LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP FOR WINNEBAGO COUNTY, WISCONSIN AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 55139C0330E, DATED MARCH 17, 2003.

ITEM 4 - GROSS LAND AREA = 504,483 SQ.FT. 11.581 ACRES

ITEM 6(A) (B) - THE ZONING DESIGNATION FOR THE SURVEYED PROPERTY IS HI; HEAVY INDUSTRIAL DISTRICT. THE SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS FOR THIS ZONING DISTRICT ARE AS FOLLOWS:
THE SETBACK REQUIREMENTS PER SECTION 30-62 OF THE OSHKOSH ZONING CODE:
- MINIMUM FRONT YARD- THIRTY (30) FEET FOR PRINCIPAL BUILDINGS, AND THIRTY (30) FEET FOR PARKING; EXCLUDES DRIVEWAY ENTRANCES.
- MINIMUM SIDE YARD- TWENTY (20) FEET
- MINIMUM REAR YARD- TWENTY-FIVE (25) FEET

THE MAXIMUM BUILDING HEIGHT FOR THIS ZONING DESIGNATION IS SIXTY (60) FEET.
PARKING REQUIREMENTS: AT LEAST ONE (1) OFF-STREET PARKING SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.
SOURCE: ZONING REPORT PREPARED BY JEFFERY L. NAU, ASSOCIATE PLANNER, CITY OF OSHKOSH, DATED FEBRUARY 14, 2017.
BUILDING SETBACK REQUIREMENTS PER COVENANTS AND RESTRICTIONS REGARDING CITY OF OSHKOSH INDUSTRIAL PARKS, RECORDED AS DOCUMENT NO. 770653,
FRONT: FORTY (40) FEET MINIMUM
SIDE: TWENTY-FIVE (25) FEET MINIMUM. IF TWO ADJOINING SITES ARE OWNED BY THE GRANTEE AND IN THE IMPROVEMENT OF SUCH SITES A BUILDING SHALL BE ERECTED ON THESE COMBINED SITES, THEN THE SIDE YARD REQUIREMENTS ON THE INTERIOR LOTS ARE WAIVED.
REAR: TWENTY (20) FEET MINIMUM.

ITEM 7(A) (B1) (C) - EXTERIOR DIMENSIONS OF BUILDING, SQUARE FOOTAGE AND MEASURED HEIGHTS OF ALL BUILLINGS AT GROUND LEVEL, AS SHOWN ON THIS DRAWING.

ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, AS SHOWN ON THIS DRAWING.

ITEM 9 - SURVEYED PROPERTY HAS 105 REGULAR PARKING STALLS, 3 HANDICAP STALLS, 18 TRAILER STALLS, AS SHOWN ON THIS DRAWING

ITEM 10(A) - SURVEYED PROPERTY CONTAINS A DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, AS SHOWN ON THIS DRAWING.

ITEM 11 - ALL OBSERVABLE EVIDENCE FOR THE LOCATIONS OF THE WATER, SEWER, GAS, CABLE TELEVISION, AND ELECTRIC LINES AND MAINS AS SHOWN ON THIS DRAWING ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND/OR MAPPING FROM RESPECTIVE UTILITY COMPANY. THEREFORE, THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. DIGGERS HOTLINE MUST BE CONTACTED PRIOR TO CONSTRUCTION.

ITEM 13 - NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, ARE AS SHOWN ON THIS DRAWING.

ITEM 16 - ALL OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY ARE SHOWN ON THIS DRAWING.

ITEM 17 - AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, ARE AS SHOWN ON THIS DRAWING.

ITEM 18 - AS OF THE DATE OF THIS SURVEY, THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19 - SURVEYED PROPERTY IS NOT AFFECTED BY ANY OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN RECORDED DOCUMENTS.

ITEM 21 (A) - THE ZONING DESIGNATION FOR THE SURVEYED PROPERTY IS HI; HEAVY INDUSTRIAL DISTRICT. PARKING REQUIREMENTS WERE NOT PROVIDED IN ZONING REPORT.
SOURCE: ZONING REPORT PREPARED BY JEFFERY L. NAU, ASSOCIATE PLANNER, CITY OF OSHKOSH, DATED FEBRUARY 14, 2017.
PARKING REQUIREMENTS: PER ARTICLE III CHAPTER 30 PAGE 335 OSHKOSH ZONING CODE: AT LEAST ONE (1) OFF-STREET PARKING SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT.

PARKING REQUIREMENTS REQUIREMENTS PER COVENANTS AND RESTRICTIONS REGARDING CITY OF OSHKOSH INDUSTRIAL PARKS, RECORDED AS DOCUMENT NO. 770653, A MINIMUM PARKING RATIO OF TWO (2) SPACES FOR EACH THREE (3) EMPLOYEES SHALL BE REQUIRED ON THE MAXIMUM EMPLOYMENT LABOR SHIFT.

ITEM 21 (B) - SURVEYED PROPERTY IS NOT IN FLOOD PLAIN.

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B-SECTION TWO EXCEPTIONS OF TITLE COMMITMENT NO.: NCS-833287-MAD, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE MARCH 10, 2017:

EXCEPTION 11 RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES. THERE ARE NO RAILROAD SWITCHES, SIDETRACKS OR RIGHT OF WAYS THAT AFFECT THE SURVEYED PROPERTY. SURVEYED PROPERTY IS AFFECTED BY A SPUR TRACK AS SHOWN.

EXCEPTION 12 COVENANTS, CONDITIONS, RESTRICTIONS, SETBACK LINES AND EASEMENTS CONTAINED IN WARRANTY DEED RECORDED JUNE 3, 1991 AS DOCUMENT NO. 770653 AND INCLUDED BY REFERENCE IN DOCUMENT NO. 940645. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 13 CROSS ACCESS/EASEMENT AGREEMENT RECORDED OCTOBER 20, 1998 AS DOCUMENT NO. 1030673. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 14 THE FOLLOWING AS DISCLOSED ON CERTIFIED SURVEY MAP NO. 4074:
-LOTS 1 AND 2 HAVE A COMMON DRIVEWAY AND PARKING AREAS TO EXISTING BITUMINOUS PAVEMENT
-RIGHTS AS TO PARTY WALL
AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 15 PARTY WALL AGREEMENT RECORDED MAY 2, 2007 AS DOCUMENT NO. 1433355. AFFECTS SURVEYED PROPERTY AS SHOWN.

ALTA/NSPS SURVEYOR'S CERTIFICATION:
TO
OSHKOSH WAREHOUSE L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY,
FIRST AMERICAN TITLE INSURANCE COMPANY,
AMERICO FINANCIAL LIFE AND ANNUITY LIFE INSURANCE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS:

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, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 10A, 11, 13, 16, 17, 18, 19, 21A, AND 21B OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2017.

DATED THIS THE 23TH DAY OF FEBRUARY, 2017.

GARY A. ZAHRINGER,
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098

WISCONSIN GARY A. ZAHRINGER S-2098 STOCKBRIDGE WIS. REGISTERED LAND SURVEYOR

Martenson & Eisele, Inc.
Planning
Environmental
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Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	CHECKED	APPROVED
L. LUCHT	JFS	GAZ

NO.	DATE	REVISION
1	3/24/2017	Surveyors Cert and Title Commitment Reference

ALTA/NSPS LAND TITLE SURVEY

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 4074, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4074, AS DOCUMENT NO. 1028036; BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3145, LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWN 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
WALKER & DUNLOP
142 EAST CAPITAL DRIVE
HARLAND, WI 53029
C/O CINDY ARMSTRONG

SCALE	DATE
1" = 60'	FEB 2017

COMPUTER FILE
1-0541-005altalot1

DRAWING NO.
1-0541-005