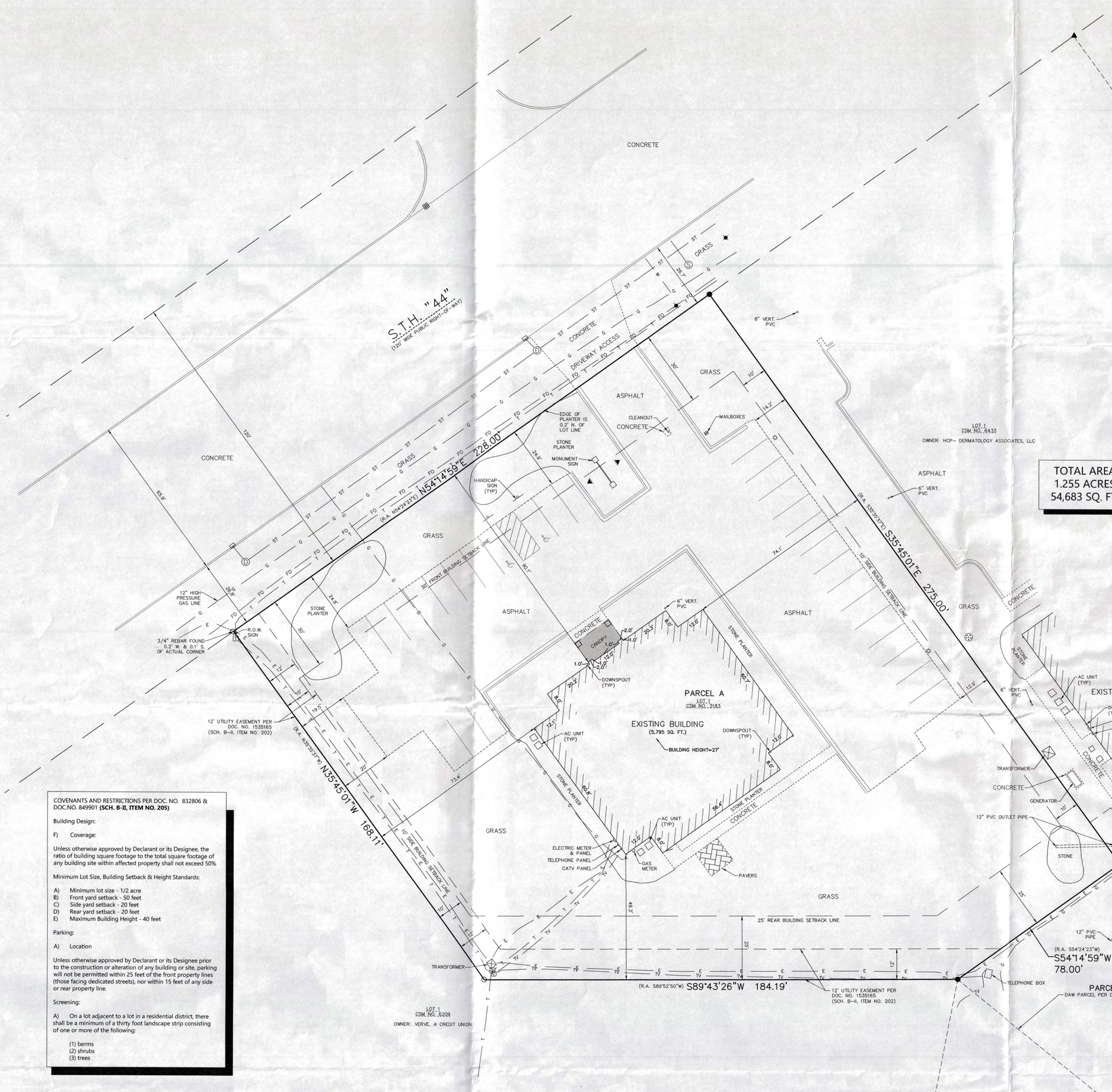
ALTA / NSPS
LAND TITLE SURVEY



TOTAL AREA
1.255 ACRES
54,683 SQ. FT.

COVENANTS AND RESTRICTIONS PER DOC NO. 832806 & DOC.NO. 849901 **(SCH. B-II, ITEM NO. 205)**

Building Design:

F) Coverage:

Unless otherwise approved by Declarant or its Designee, the ratio of building square footage to the total square footage of any building site within affected property shall not exceed 50%

Minimum Lot Size, Building Setback & Height Standards:

A) Minimum lot size - 1/2 acre
B) Front yard setback - 50 feet
C) Side yard setback - 20 feet
D) Rear yard setback - 20 feet
E) Maximum Building Height - 40 feet

Parking:

A) Location

Unless otherwise approved by Declarant or its Designee prior to the construction or alteration of any building or site, parking will not be permitted within 25 feet of the front property lines (those facing dedicated streets), nor within 15 feet of any side or rear property line.

Screening:

A) On a lot adjacent to a lot in a residential district, there shall be a minimum of a thirty foot landscape strip consisting of one or more of the following:

(1) berms
(2) shrubs
(3) trees

PARCEL B
DOCUMENT NO. 1551160 GRANTS PARCEL "A" A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AN AREA DESIGNATED AS THE DAW PARCEL FOR THE DRAINAGE OF SURFACE WATER AND THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF AN OUTLET PIPE. THE OUTLET PIPE AND DAW PARCEL DESCRIBED IN THIS DOCUMENT HAVE BEEN DEPICTED ON THIS SURVEY. THE STORM WATER DRAINAGE EASEMENT ON LOT 2 OF CERTIFIED SURVEY MAP NO. 6433 HAS BEEN DEPICTED ON THIS SURVEY.

CURRENT ZONING: BP - Business Park

Building Setbacks:

Front: 30 feet
Side: 10 feet
Rear: 25 feet

Maximum Building Height: 45 feet

The current Zoning Classification, Setbacks and Bulk Requirements have been listed per a City of Oshkosh Zoning Questionnaire dated November 14, 2019.

LEGEND:

WATER SERVICE VALVE	ST	EXISTING STORM SEWER AND MANHOLE
EXISTING ROUND CATCH BASIN	SA	EXISTING SANITARY SEWER AND MANHOLE
EXISTING SQUARE CATCH BASIN	W	EXISTING WATER LINE
EXISTING CURB INLET	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
TELEPHONE PEDESTAL	E	EXISTING UNDERGROUND ELECTRIC CABLE
ELECTRIC TRANSFORMER	T	EXISTING UNDERGROUND TELEPHONE CABLE
CABLE TV PEDESTAL	G	EXISTING UNDERGROUND GAS LINE
EXISTING LIGHT POLE	TV	EXISTING UNDERGROUND TELEVISION CABLE
EXISTING SIGN		EXISTING CURB AND GUTTER
HANDICAP PARKING STALL		PROPERTY LINE
FLOOD LIGHT		RIGHT–OF–WAY LINE
3/4" REBAR SET		ADJACENT PROPERTY LINE
3/4" REBAR FOUND		

1"= 20' SCALE — 20' 0 20' 40' FEET

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Knight Barry Title, Inc.
2. First American Title Insurance Company
3. CRH Properties, LLC, a Wisconsin limited liability company, ISAOA
4. Johnson Bank, its successors and/or assigns
5. Oshkosh Office Park Associates, LLC, a 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 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 13, 16, 17, 18 & 19 of Table A thereof. The field work was completed on November 5, 2019.

Date of Plat or Map: 12/2/19

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1964980

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR

LANDS DESCRIBED IN COMMITMENT FILE NO. 1072809, PREPARED BY KNIGHT BARRY TITLE, INC. WITH A COMMITMENT DATE OF NOVEMBER 8, 2019, LAST REVISED NOVEMBER 18, 2019;

PARCEL A:
Lot One (1) according to Certified Survey Map No. 3183 filed in Volume 1 of Certified Survey Maps on Page 3183 as Document No. 907337; being part of the Northwest 1/4 and the Southwest 1/4 of Southeast 1/4 of Section 33, Township 18 North, Range 16 East, in the Thirteenth Ward, in the City of Oshkosh, Winnebago County, Wisconsin.

PARCEL B:
Non-exclusive easement for the benefit of Parcel A created by Storm Water Facilities Easement Agreement recorded September 23, 2010 as Document No. 1551160 for drainage purposes as provided for therein.

Property Address: 2375 State Road 44, Oshkosh, WI 54904
Tax Key Number: 913-2940-0600

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The West line of the Southeast 1/4 of Section 33-18-16 has a bearing of North 00°-41'-04" East.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel per Digger's Hotline Ticket #20194413693 with a start date of November 4, 2019 have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55139C0330E with an effective date of March 17, 2003, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
7. The property described hereon contains 1.255 acres (54,683 sq. ft.) of land, more or less.
8. **Knight Barry Title, Inc., Commitment File No. 1072809, with a commitment date of November 8, 2019 last revised November 18, 2019 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
   201. Intentionally Deleted
   202. Utility Easement and other matters contained in the instrument recorded March 26, 2010 as Document No. 1535165. **Easement is depicted on this survey.**
   203. Intentionally Deleted
   204. Intentionally Deleted
   205. Covenants and Restrictions Regarding City of Oshkosh Universal Business Park and other matters contained in the instrument recorded May 4, 1993 as Document No. 832806. **Restrictions affecting the subject property have been noted on this survey.**

   Revised Covenants and Restrictions recorded on September 21, 1993 as Document No. 849901. **Restrictions affecting the subject property have been noted on this survey.**
9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 27 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 29 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 10(a) and Item No. 10(b), no party walls exist on the subject property. No other division walls were designated by the client or client's representative. Excel Engineering did not survey any specific walls designated by the client as part of ALTA / NSPS "Table A", Item No. 10(a) and 10(b).
12. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Winnebago County GIS Website on the sheet issue date of this survey.
13. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
14. In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Oshkosh or the current Title Commitment.
15. In regards to ALTA/NSPS "Table A", Item No. 18, no wetland flagging was observed on the subject property during the course of the survey fieldwork.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
2375 STATE ROAD 44 • OSHKOSH, WI 54904

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE NOV. 6, 2019
REVISIONS
NOV. 8, 2019
NOV. 14, 2019
NOV. 18, 2019

JOB NUMBER
1964980

SHEET NUMBER
AL

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