LEGEND

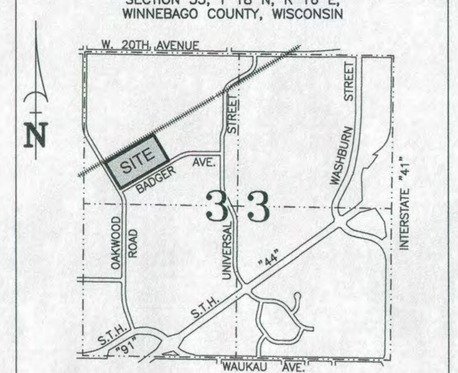
■ 1" x 18" IRON PIPE SET	—T— UNDERGROUND TELEPHONE
□ 1" IRON PIPE FOUND	—FIBER— UNDERGROUND FIBEROPTIC
○ 3/4" REBAR FOUND	—G— UNDERGROUND GAS
◪ 2" IRON PIPE FOUND	—CATV— UNDERGROUND CABLE TV
△ 1-1/4" REBAR FOUND	—X— EXIST. FENCE LINE
◉ 5/8" REBAR FOUND	SIGN
UTILITY MANHOLE	GAS VALVE
● GUARD POST, UNLESS NOTED	POWER POLE
CONCRETE PAVEMENT	CLEAN OUT
BITUMINOUS PAVEMENT	LIGHT POLE
—OH— OVERHEAD POWER LINES	AIR CONDITIONER
—E— UNDERGROUND ELECTRIC	TELEPHONE PEDESTAL
	ELECTRIC PEDESTAL
	TELEPHONE MANHOLE
	CABLE PEDESTAL
	EXIST. HYDRANT
	WATER VALVE
	WATER STOP BOX
	EXIST STORM MANHOLE
	STORM INLET
	YARD DRAIN
	EXIST SANITARY MANHOLE
	EXIST. SAN. SEWER
	EXIST. STO. SEWER
	EXIST. WATER MAIN
00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT	

BEARINGS ARE REFERENCED TO MATCH CERTIFIED SURVEY MAP NO. 4074.

SCALE 1 INCH = 50 FEET
0 25 50 100

N

LOCATION MAP
SECTION 33, T 18 N, R 16 E,
WINNEBAGO COUNTY, WISCONSIN



NOT TO SCALE

PARCEL IXX LEGAL DESCRIPTION PER TITLE COMMITMENT FILE NO.: NCS-928154-MAD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT DATE SEPTEMBER 24, 2018:

PARCEL IXX-A:
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.

PARCEL IXX-B:
TOGETHER WITH INTEREST IN PARTY WALL ESTABLISHED IN PARTY WALL AGREEMENT RECORDED MAY 2, 2007 AS DOCUMENT NO. 1433355.

TAX PARCEL NO. 1329100101

PROPERTY ADDRESS: 2690 BADGER AVENUE, OSHKOSH, WI

GROSS LAND AREA: 504,483 SQ.FT. (11.581 ACRES)

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY (PARCEL IXX) PER SCHEDULE B, PART II EXCEPTIONS OF TITLE COMMITMENT FILE NO.: NCS-928154-MAD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT DATE SEPTEMBER 24, 2018:

EXCEPTION 198 RIGHTS AND EASEMENTS, IF ANY, IN AND TO THE SPUR TRACKS UPON OR APPURTENANT TO THE SUBJECT PREMISES. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 199 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 200 CROSS ACCESS/EASEMENT AGREEMENT RECORDED OCTOBER 20, 1998 AS DOCUMENT NO. 1030673. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 201 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 202 PARTY WALL AGREEMENT RECORDED MAY 2, 2007 AS DOCUMENT NO. 1433355. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 203 SURVEY PREPARED BY MARTENSON & EISELE, INC., AS DRAWING NO. 1-0541-005, DATED FEBRUARY 23, 2017, WHICH DISCLOSED THE FOLLOWING:
A) DETENTION AREA;
B) STORM SEWER;
C) RAILROAD SPUR;
D) UNDERGROUND TELEPHONE;
E) TELEPHONE PEDESTAL;
F) BUILDING SETBACK LINES.
AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 204 MATTERS SHOWN ON ALTA/NSPS LAND TITLE SURVEY BY GARY A. ZAHRINGER OF MARTENSON & EISELE, INC. DATED FEBRUARY 23, 2017 AS DRAWING NO. 1-0541-005:
-RIGHTS OF PROVIDERS IN UTILITY LINES LYING OUTSIDE OF RECORDED EASEMENTS
AFFECTS SURVEYED PROPERTY AS SHOWN.

ALTA/NSPS SURVEYOR'S CERTIFICATION:
TO
OSHKOSH WAREHOUSE, L.L.C., A/K/A OSHKOSH WAREHOUSE L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

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. THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2018.

DATED THIS THE 12TH DAY OF DECEMBER, 2018.

GARY A. ZAHRINGER,
PROFESSIONAL LAND SURVEYOR S-2098

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

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

DRAWN BY	CHECKED	APPROVED
LWL/AMS	MLR	GAZ

NO.	DATE	REVISION

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.

THIS SURVEY IS PREPARED FOR:
NOW LOCATIONS, COMPANY
TYLER LENZ
VICE PRESIDENT OF FINANCE

SCALE	DATE
1" = 50'	Dec 2018

COMPUTER FILE
1-0715-020-19alta.dwg

PARCEL IXX

DRAWING NO.
1-0715-020-19