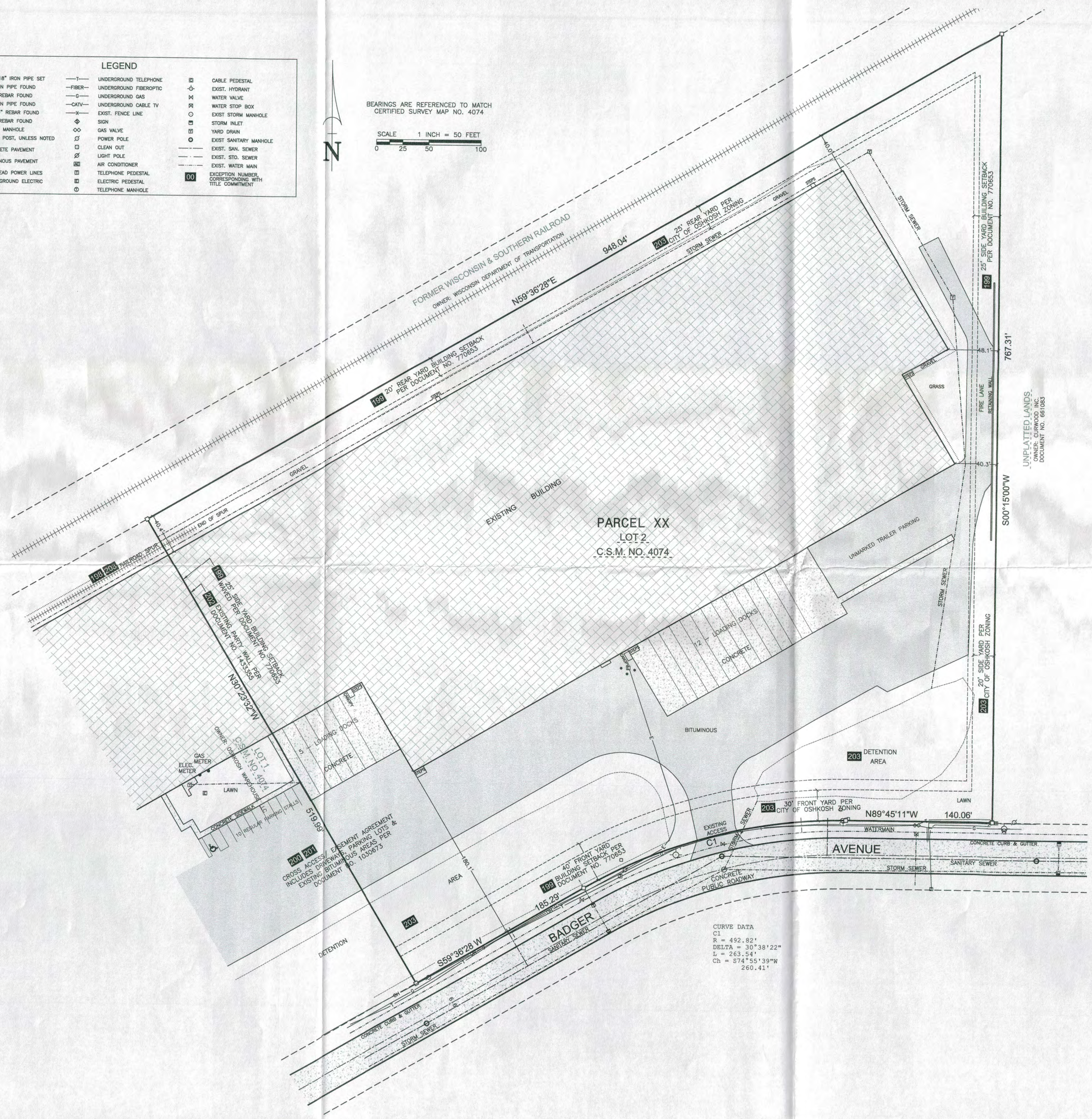
LEGEND

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

BEARINGS ARE REFERENCED TO MATCH CERTIFIED SURVEY MAP NO. 4074

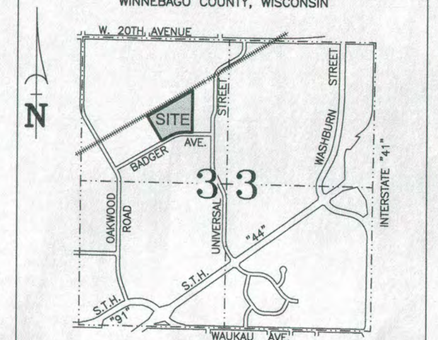
SCALE 1 INCH = 50 FEET
0 25 50 100



CURVE DATA
C1
R = 492.82'
DELTA = 30°38'22"
L = 263.54'
Ch = S74°55'39"W
260.41'

LOCATION MAP

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



NOT TO SCALE

PARCEL XX 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:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 4074, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4074, AS DOCUMENT NO. 1028036; BEING PART OF LOT ONE (1) AND ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3415, LOCATED IN THE NORTHWEST 1/4 OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE SIXTEEN (16) EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

TAX PARCEL NO. 1329100100

PROPERTY ADDRESS: 2560 BADGER AVENUE, OSHKOSH, WI

GROSS LAND AREA: 436,883 SQ.FT. (10.029 ACRES)

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY (PARCEL XX) 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/CURWOOD WAREHOUSE, L.L.C. A/K/A OSHKOSH/CURWOOD WAREHOUSE, LLC
A/K/A OSHKOSH/CURWOOD 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

GARY A. ZAHRINGER,
PROFESSIONAL LAND SURVEYOR S-2098

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

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NO.	DRAWN BY / DATE	CHECKED	APPROVED
	LWL/AMS	MLR	GAZ
	REVISION		

ALTA/NSPS LAND TITLE SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 4074, LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

THIS SURVEY IS PREPARED FOR:
WOW LOGISTICS COMPANY
TYLER LENZ
VICE PRESIDENT OF FINANCE

SCALE	DATE
1" = 50'	Dec 2018

COMPUTER FILE
1-0715-020-20alta.dwg

PARCEL XX

DRAWING NO.
1-0715-020-20