

NORTH REFERENCED TO THE WISCONSIN COUNTY  
COORDINATE REFERENCE SYSTEM (WISCRS),  
WINNEBAGO COUNTY, NAD 83 (1991) THE NORTH  
LINE OF THE NW 1/4 OF SECTION 34 TOWN 18  
NORTH, RANGE 16 EAST, BEARING N88°36'28"W.

SURVEYOR'S CERTIFICATE:

To: Associated Bank and First American Title Insurance Company,;

This is to certify that this map or plat and the survey on which it is based were made in  
accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title  
Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 2021, and includes  
Items 1, 2, 3, 4, 6(a)(b), 7(a)(b1)(c), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The field  
work was completed on 08/03/22.

Dated this 1st day of September, 2022.

*Erik A. Gustafson*  
Erik A. Gustafson, Professional Land Surveyor, S-2329



# ALTA/NSPS LAND TITLE SURVEY

BEING LOT 2, OF CERTIFIED SURVEY MAP No. 2147, AS RECORDED WITHIN VOLUME 1,  
ON PAGE 2147, OF CERTIFIED SURVEY MAPS OF THE WINNEBAGO COUNTY REGISTRY  
AS DOCUMENT No. 738835, AND BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF  
SECTION 34, TOWNSHIP 18 NORTH, RANGE 16 EAST, SITUATED IN THE CITY OF  
OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

NOTE:  
\*PER FLOOD INSURANCE RATE MAP, MAP NUMBER 55139C0330E, EFFECTIVE DATE MARCH 17, 2003, THE SUBJECT PARCEL IS  
DETERMINED TO BE WITHIN ZONE "X", DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
\*NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.  
\*THE SUBJECT PARCEL CONTAINS (24) TOTAL PARKING STALLS, INCLUDING (1) HANDICAPPED STALL.  
\*NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF  
CONDUCTING THE FIELD WORK.  
\*NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CITY OF OSHKOSH  
AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING  
THE FIELD WORK.  
\*NO FIELD DELINEATION OF WETLANDS WAS CONDUCTED ON THE SUBJECT PARCEL.

LEGAL DESCRIPTION PROVIDED PER FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER NCS-1128642-MKE, DATED MAY 06, 2022  
PROPERTY ADDRESS: 1765 WEST 20TH AVENUE, OSHKOSH, WI 54902-6101  
PARCEL IDENTIFICATION NUMBER: 91323100100

DESCRIPTION:

LOT 2, OF CERTIFIED SURVEY MAP NO. 2147, RECORDED FEBRUARY 27, 1990, IN THE  
OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN, IN  
VOLUME 1, OF CERTIFIED SURVEY MAPS, ON PAGE 2147, AS DOCUMENT NO. 738835;  
BEING A PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 16  
EAST, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.  
CONTAINING 56,003 SQUARE FEET / 1.286 ACRES OF LAND, MORE OR LESS.

TITLE COMMITMENT FILE No. NCS-1128642-MKE  
SCHEDULE B-II EXCEPTIONS

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS  
BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF  
PERSONS IN POSSESSION OF THE LAND. (AS SHOWN ON THE FACE OF THE PLAT, IF ANY  
OBSERVED)
2. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC  
RECORDS. (AS SHOWN ON THE FACE OF PLAT, IF ANY OBSERVED OR KNOWN)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE  
AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN  
AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND  
SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. (AS SHOWN ON THE FACE  
OF THE PLAT, IF ANY)
- 4-8. NOT SURVEY RELATED.
9. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS,  
CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED  
SURVEY MAP No. 2147, RECORDED FEBRUARY 27, 1990, IN VOLUME 1, OF CERTIFIED SURVEY MAPS,  
ON PAGE 2147, AS DOCUMENT No. 738835, REFERENCED IN THE LEGAL DESCRIPTION CONTAINED  
HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AS SHOWN ON THE FACE  
OF THE PLAT, IF ANY)
10. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE  
OF THE AGREEMENT FOR A COMMON DRIVEWAY EASEMENT, RECORDED ON AUGUST 3, 2000, AS  
DOCUMENT No. 1102320. (AFFECTS SUBJECT PARCEL AND PARCEL SOUTH OF AND ADJOINING THE  
SUBJECT PARCEL. AS SHOWN ON THE FACE OF THE PLAT)
11. PRIVATE UTILITY EASEMENT AGREEMENT (EAST) RECORDED ON MAY 8, 2019, AS DOCUMENT No.  
1788759. (AFFECTS SUBJECT PARCEL AND PARCEL EAST OF AND ADJOINING THE  
SUBJECT PARCEL. AS SHOWN ON THE FACE OF THE PLAT. THE EASEMENT AREA INCLUDES THE  
LOCATION OF THE UTILITY LINES SITUATED ON THE SUBJECT PARCEL THAT EXIST FOR THE  
BENEFIT OF THE ADJOINING PARCEL TO THE EAST OF THE SUBJECT PARCEL.)
12. PRIVATE UTILITY EASEMENT AGREEMENT, RECORDED ON MAY 8, 2019, AS DOCUMENT No. 1788760.  
(AFFECTS SUBJECT PARCEL AND PARCEL SOUTH OF AND ADJOINING THE  
SUBJECT PARCEL. AS SHOWN ON THE FACE OF THE PLAT. THE EASEMENT AREA INCLUDES THE  
LOCATION OF THE UTILITY LINES SITUATED ON THE SUBJECT PARCEL THAT EXIST FOR THE  
BENEFIT OF THE ADJOINING PARCEL TO THE SOUTH OF THE SUBJECT PARCEL.)
- 13-17. NOT SURVEY RELATED.

## LEGEND

- = BENCH MARK
- ▲ = CONTROL POINT
- ⊗ = CHISELED MARK FOUND
- ✕ = CUT CROSS SET
- = FOUND REBAR  
OR MONUMENTATION AS NOTED
- = 1-1/4" O.D.x24" LONG.  
IRON PIPE SET,  
WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- △ = FOUND MAG/PK
- ▲ = SET MAG NAIL
- (R.A.) = RECORDED AS
- ⊗ = FIRE HYDRANT
- BDR = SOIL BORING
- 970.90 = SPOT ELEVATION
- ⊗ = BUSH, SHRUB
- = BOULDER
- WMO = WINDMILL
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- COMB = COMBINED SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- BES = BUREAU OF ELEC. SERV. CI. MIL.
- STM = STEAM LINE
- C = COMMUNICATION CONDUIT
- (P) IN LIFESTYLE INDICATES, DRAWN PER  
EXISTING PLANS AND ARE APPROXIMATE
- ⊙ = PULLBOX
- ⊙M = MANHOLE TYPE NOTED
- ⊙S = SANITARY SEWER MANHOLE
- ⊙ST = STORM SEWER MANHOLE
- ⊙T = TELEPHONE MANHOLE
- ⊙E = ELECTRIC MANHOLE
- ⊙W = WATER MANHOLE
- ⊙ = UTILITY METER
- ⊙ = SPRINKLER
- ⊙GUY = GUY WIRE POLE
- ⊙ = LIGHT POLE
- ⊙ = PEDESTAL
- ⊙ = POWER POLE
- ⊙X = POWER/LIGHT POLE
- ⊙ = TRAFFIC SIGNAL
- ⊙ = CURB STOP
- ⊙ = INLET
- ⊙ = CURB INLET
- ⊙ = GAS VALVE
- ⊙X = LIGHT POLE WITH MAST
- ⊙ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊙ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊙ = TREE STUMP
- ⊙ = CLEANOUT
- ⊙FLAG = FLAG POLE
- ⊙WELL = WELL
- ⊙MWELL = MONITORING WELL
- ⊙ = SIGN ON POST
- ⊙ = PARKING METER
- ⊙ = UTILITY CONTROL BOX
- ⊙VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- P.O.B. = POINT OF BEGINNING

kapurinc.com

PROJECT:

ASSOCIATED  
BANK

LOCATION:

1765 W. 20TH AVENUE,  
OSHKOSH, WI

CLIENT:

RINKA CHUNG  
ARCHITECTURE INC. /  
ASSOCIATED  
BANK

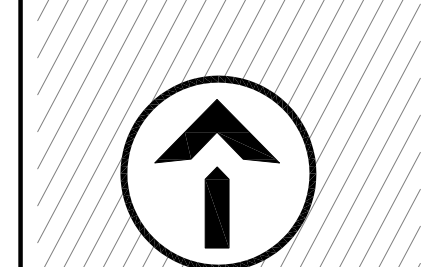
RELEASE:

INITIAL

REVISIONS:

#	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
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#	#	#
#	#	#
#	#	#

NORTH ARROW:



SCALE: 1" = 20'

0 10 20 30 40

SEAL:

SHEET:

ALTANSPS  
LAND TITLE  
SURVEY

PROJECT MANAGER: T.P.  
PROJECT NUMBER: 19.0079.01  
DATE: 09/01/2022

SHEET NUMBER:

1 OF 1