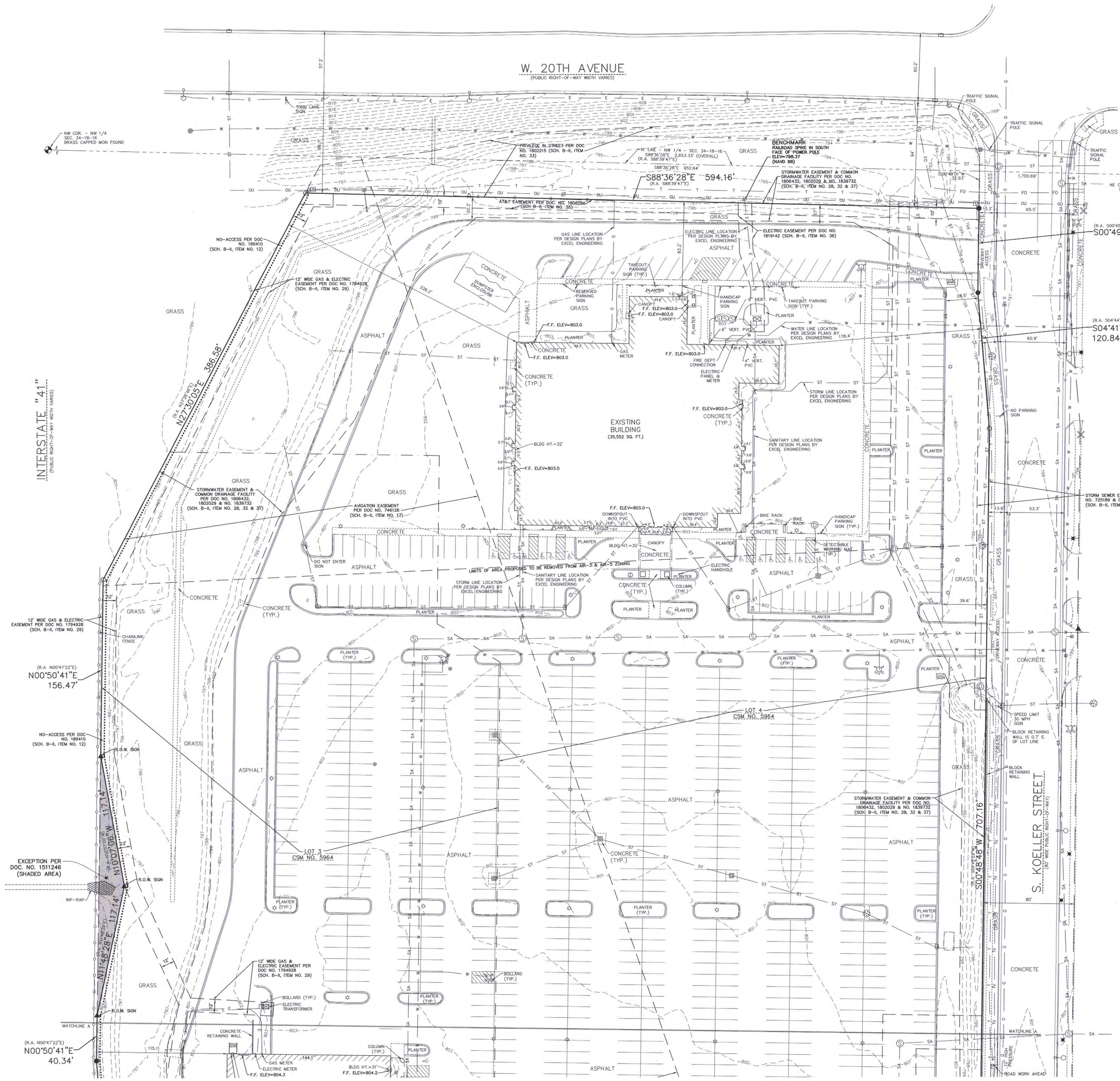
ALTA / NSPS LAND TITLE SURVEY



1" = 40'
SCALE
40' 0 40' 80'
FEET

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) Chicago Title Insurance Company
(ii) BMO Harris Bank N.A., its successors and/or assigns
(iii) Masters Oshkosh, LLC

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, 5, 6(a), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 11 & 14 of Table A thereof. The field work was completed on January 12, 2021.

Ryan Wilgreen, P.L.S. No. S-2647
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Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2102320

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

Date of Plat or Map: 2/8/2021

LANDS DESCRIBED IN COMMITMENT NO. CO-10694, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JANUARY 11, 2021:

Lots 3 and 4 of Certified Survey Map No. 5964, recorded in the Winnebago County Register of Deeds in Volume 1 of Certified Survey Maps on Page 5964, as Document Number 1410416, being Lot 1 of CSM #2147 and part of the Northwest 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin. EXCEPTING those lands conveyed in Warranty Deed recorded as Document No. 1511246.

Tax Key No.: 1334222034
Address: 2041 S. Koeller Street

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The North line of the Northwest 1/4 of Section 34-18-16 has a bearing of South 88°-36'-28" 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 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, trailers or snow.
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 16.430 acres (715,710 sq. ft.) of land, more or less.
8. **Chicago Title Insurance Company, Commitment No. CO-10694, with a commitment date of January 11, 2021 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:**

   #11 Conveyance of Lands for Highway Purposes recorded December 15, 1950 as Document No. 179651. **This document describes lands that now fall within the current right of way of Interstate "41". The limits of these lands are not depicted on this survey.**

   #12 Limitations imposed upon ingress and egress as disclosed in Findings, Determination and Declaration by the State Highway Commission of Wisconsin recorded January 2, 1952 as Document No. 189410. **Per this document Interstate "41" is a controlled access highway. No access along the west side of the subject property is depicted on this survey.**

   #13 Restriction contained in Warranty Deed recorded January 3, 1989 as Document No. 715050. **This item has been vacated by Document No. 1806432 (Item No. 28) and no longer affects the subject property.**

   #14 Restrictions contained in Warranty Deed recorded February 21, 1989 as Document No. 717603. **The restriction in this document has expired.**

   #15 Easement recorded June 30, 1989 as Document No. 725189. **Easement is depicted on this survey.**

   #16 Recitals as shown on that certain map/plat no. 2147 recorded on February 27, 1990, as Document No. 738835. **Easement is depicted on this survey.**

   #17 Avigation Easement recorded June 18, 1990 as Document No. 746126. **Easement is depicted on this survey.**

   #18 Restrictions and Reservations contained in Warranty Deed recorded July 10, 1990 as Document No. 747967. **Easement is depicted on this survey.**

   #19 Recitals as shown on that certain map/plat no. 2260 recorded on October 19, 1990, as Document No. 754522. **This item has been vacated by Document No. 1806432 (Item No. 28).**

   #20 Reservation of easement and right-of-way disclosed in Warranty Deed recorded October 30, 1990 as Document No. 755161. **This item has been vacated by Document No. 1806432 (Item No. 28) and no longer affects the subject property.**

   #21 Covenants, conditions, restrictions and easements as set forth in Reciprocal Easement and Operation Agreement recorded on October 16, 1995, as Document No. 917441, as amended by Amendment to Reciprocal Easement and Operation Agreement recorded October 3, 2013 as Document No. 1649816. **This item has been vacated by Document No. 1806432 (Item No. 28) and no longer affects the subject property.**

   #22 This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.

   #23 Temporary Limited Easement set forth in Award of Damages recorded February 14, 2002 as Document No. 1169656. **Easement has expired.**

   #24 This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.

   #25 Covenants, conditions, restrictions and easements as set forth in Cross Access Easement Agreement recorded on September 28, 2006, as Document No. 1412546. **This item has been vacated by Document No. 1806432 (Item No. 28) and no longer affects the subject property.**

   #26 This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.

   #27 This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.

   #28 Aviation Plaza Master Developer Agreement dated October 11, 2019 and recorded October 20, 2019 as Document No. 1806432. **Easements are depicted on this survey. This document also contains a general perpetual non-exclusive easement for the use of curb cuts, roadways, driveways, aisles, parking areas, walkways and sidewalks located within the Aviation Plaza Development for the purpose of pedestrian and vehicular ingress, egress and passage to South Koeller Street.**

   #29 Electric Underground and Gas Easement recorded on July 29, 2019 as Document No. 1794928. **Easement is depicted on this survey.**

   #30 Covenants, conditions, restrictions and easements as set forth in the document recorded on October 25, 2019 ass Document No. 1802026. **Affects the subject property but does not contain any easements to depict on this survey.**

   #31 Covenants, conditions, restrictions and easements as set forth in the document recorded on June 12, 2019, as Document No. 1791305, and assigned by Agreement for Assignment of Redevelopment Agreement recorded on October 25, 2019, as Document No. 1802028, as amended by First Amendment to TID No. 37 Development Agreement recorded on October 29, 2019, as Document No. 1802216. **Affects the subject property but does not contain any easements to depict on this survey.**

   #32 Water Drainage, Retention, and Natural Flow Easement Agreement recorded on October 25, 2019, as Document No. 1802029. **Easement is depicted on this survey.**

   #33 Covenants, conditions, restrictions and easements as set forth in the document recorded on October 29, 2019, as Document No. 1802215. **Privilege in Street is depicted on this survey.**

   #34 Covenants, conditions, restrictions and easements as set forth in the document recorded on December 20, 2019, as Document No. 1806432. **This item is the same document as Item No. 28 as shown above.**

   #35 AT&T - Wisconsin Non-Exclusive Easement recorded on January 21, 2020, as Document No. 1808296. **Easement is depicted on this survey.**

   #36 Electric Underground Easement recorded on June 11, 2020, as Document No. 1819142. **Easement is depicted on this survey.**

   #37 Stormwater Management Facility Maintenance Agreement recorded on January 11, 2021, as Document No. 1839732. **Limits of the common drainage facilities are depicted 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. 7(b)(2), no other areas to depict exterior dimensions of buildings at ground level have been specified by the client as part of this survey.
11. In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is situated at the Southwest corner of the intersection of S. Koeller Street and W. 20th Avenue.
12. The contours shown on this survey are intended to satisfy the requirements of ALTA Table A, Item No. 5 and are not intended to be used for design purposes.
13. At the time of the survey fieldwork, there was approximately 4" of snow and areas of stockpiled snow covering portions of the subject property. As a result of the snow cover, Excel makes no guarantee that all improvements and utilities have been shown on this survey.

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PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
2041 S. KOELLER STREET • OSHKOSH, WI 54902

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE JAN. 26, 2021
REVISIONS
FEB. 4, 2021

JOB NUMBER
2102320

SHEET NUMBER
AL-1

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