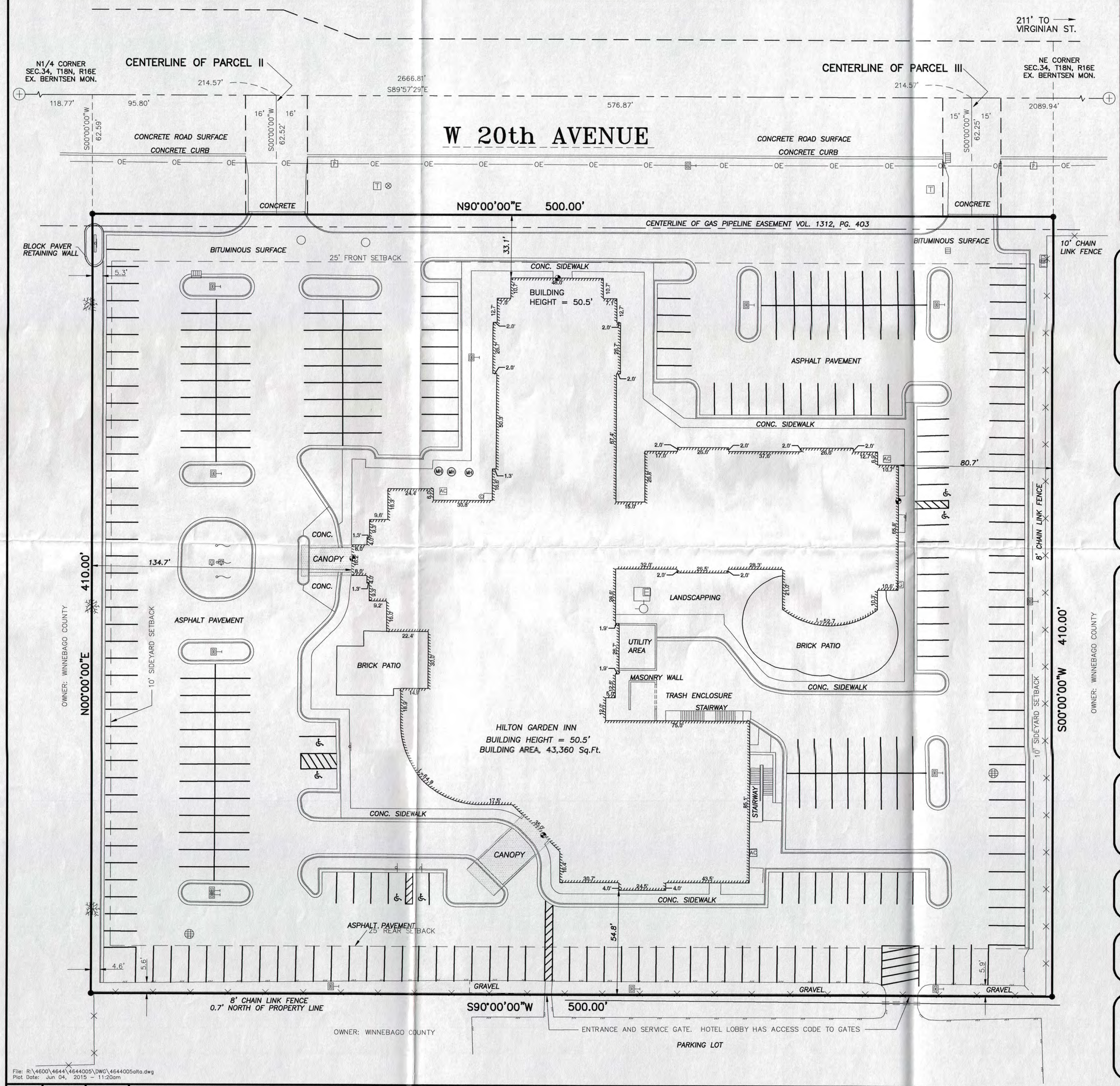
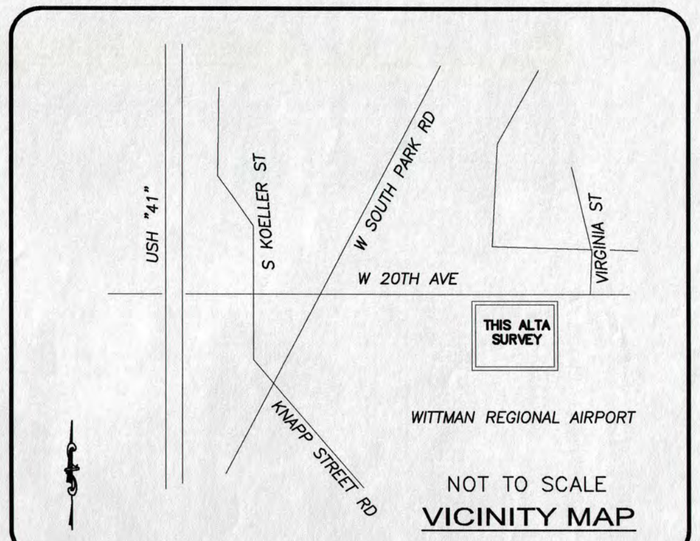



File: R:\4600\4644\4644005\DWG\4644005alta.dwg
Plot Date: Jun 04, 2015 - 11:20am

## LEGEND

- OPEN GRATE INLET
- DECIDUOUS TREE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- MANHOLE CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- HANDICAP PARKING
- EDGE OF ASPHALT
- POWER POLE
- CURB OPENING (for drainage)
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- SECTION CORNER
- EXISTING 1"ø IRON PIPE




NOT TO SCALE
VICINITY MAP

SCALE: 1"=30'
0' 15' 30' 60'

Bearings are referenced to the north line of the Northeast 1/4 of Section 34, T18N, R16E.
Recorded to bear S89°57'29"E.

## FLOOD INFORMATION

Subject property is located in Zone X (area determined to be outside the 0.2% annual chance floodplain) and is not located in a Special Flood Hazard Area, pursuant to the NFIP (National Flood Insurance Program) FIRM (Flood Insurance Rate Map) for the City of Oshkosh, Wi.,
Panel 330 of 365, MAP NO. 55139C0330E.
FIRM effective date: March 17, 2003.

## UTILITY INFORMATION

Utilities shown on this map are based on visible observation May 19, 2015. Utility line locations should be verified prior to any digging. This site does contain buried utilities not identified on this map.

## ZONING INFORMATION

ZONE: C-2, General Commercial District and the property is located within Winnebago County's Air-2 and Air-3 Airport Overlay Districts.
Lot Requirements
Minimum Lot Size: None specified
Minimum Lot Width: None specified

Setbacks
Principal
Structure
Front: 25 Feet
Rear: 25 Feet, 5 foot parking minimum and landscaped buffer
Side: 10 Feet
Maximum Building Height
45 feet, measured to the average height between eaves and ridge

Please contact City of Oshkosh for further explanation and expectable uses. Zoning and setback information provided by the City of Oshkosh, (920) 236-5058.

## NOTES

No observable evidence of earth moving work, building construction or building additions.

No changes in street right-of-waylines either computed or proposed.

No evidence of recent street or sidewalk construction or repairs.

## GROSS LAND AREA

The gross land area is 250,000 sq. ft. or 4.70 acres of land more or less.

## PARKING

There are 289 regular and 6 handi-capped parking stalls marked on this site.

THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES TITLE COMMITMENT NO. NCS-717378-MAD, EFFECTIVE DATE OF APRIL 30, 2015 AT 7:30 A.M.

TAX ID NO. 1323010007

PROPERTY ADDRESS: 1355 W. 20th Ave., Oshkosh, WI

## SCHEDULE B, SECTION TWO

9. Right of Way Contract recorded November 12, 1949, Volume 623 of Misc., Page 505, as Document No. 168644.
Affects site, general in nature cannot be plotted.

10. Conveyance of Rights In Land by Public utility recorded August 2, 1962, Volume 1014 of Records, Page 135, as Document No. 301002.
May affect site, text is difficult to read and mapping cannot be read.

11. Subordination of Easement recorded August 2, 1962, Volume 1014 of records, Page 139, as Document No. 301004.
May affect site, cannot read document.

12. Pipe line Easement dated July 22, 1971, recorded Volume 1312, page 403.
Applies and effects the subject property, and is shown.

13. Groundwater Use Restriction recorded January 13, 2000, as Document No. 1083945.
Affects site, general in nature cannot be plotted.

Exceptions 1-8 and 14-17 are not survey related.

## LEGAL DESCRIPTION

EXHIBIT "A"
A leasehold estate in the following described premises pursuant to a lease by and between Winnebago County as lessor and Beechwood Plaza Hotel of Oshkosh, LLC as lessee a ground lease recorded on March 16, 2001 as Document No. 1121830.

Parcel I:
Part of the Northwest 1/4 of the Northeast 1/4 of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows: Commencing at the North 1/4 corner of said Section 34; thence S89°57'29" East, along the North line of the Northeast 1/4, 118.77 feet; thence South 00°00'00" West, 62.59 feet to the place of beginning; thence North 90°00'00" East, 500.00 feet; thence South 00°00'00" West, 410.00 feet; thence South 90°00'00" West, 500.00 feet; thence North 00°00'00" East, 410.00 feet to the place of beginning.
AND
Parcel II:
Ingress and Egress Easement more particularly described as follows: A 32.00 foot wide ingress-egress easement located in the Northwest 1/4 of the Northeast 1/4, Section 34, Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, lying 16.00 feet on each side of following described centerline; commencing at the North 1/4 corner of said Section 34; thence South 89°57'29" East, along the North line of the Northeast 1/4, 214.57 feet to the point of beginning of said centerline; thence South 00°00'00" West, 62.52 feet to the point of ending of said centerline.
AND
Parcel III:
Ingress and Egress Easement more particularly described as follows: A 30.00 foot wide ingress-egress easement located in the Northwest 1/4 of the Northeast 1/4, Section 34, Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, lying 15.00 feet on each side of following described centerline; commencing at the North 1/4 corner of said Section 34; thence South 89°57'29" East, along the North line of the Northeast 1/4, 576.87 feet to the point of beginning of said centerline; thence South 00°00'00" West, 62.25 feet to the point of ending of said centerline.

The property described hereon is the same as the property described in First American Title Insurance Company National Commercial Services Title Commitment No. NCS-717378-MAD. Having an effective date of April 30, 2015 at 7:30 a.m.

## SURVEYORS CERTIFICATE

To Beechwood Plaza Hotel of Oshkosh, LLC, Societe Generale, First American Title Insurance Company National Commercial Services, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard detail Requirements for ALTA/ACSM 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, 11(a), 16, 18 and 21 of Table A thereof.

The field work was completed on May 19, 2015.

Date of Plat or Map: June 4, 2015

Dennis E. Reim
Professional Land Surveyor No. 1590

Date: 06/04/2015

WISCONSIN DENNIS E. REIM S-1590 Green Bay, Wis. LAND SURVEYOR

OWNER: WINNEBAGO COUNTY

| NO. | DATE | APPROV. | REVISION | NO. | DATE | APPROV. | REVISION |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

DRAWN DER
CHECKED
SURVEYED BP

# ALTA/ ACSM LAND TITLE SURVEY

BEECHWOOD PLAZA HOTEL OF OSHKOSH, LLC
Prepared for: BEECHWOOD DEVELOPMENT, LLC
DE FOREST, WI

DATE 06/04/2015
FILE 4644005alta
JOB NO. 4644005


Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releeinc.com FAX:(920) 662-9141


SHEET NO. 1 OF 1