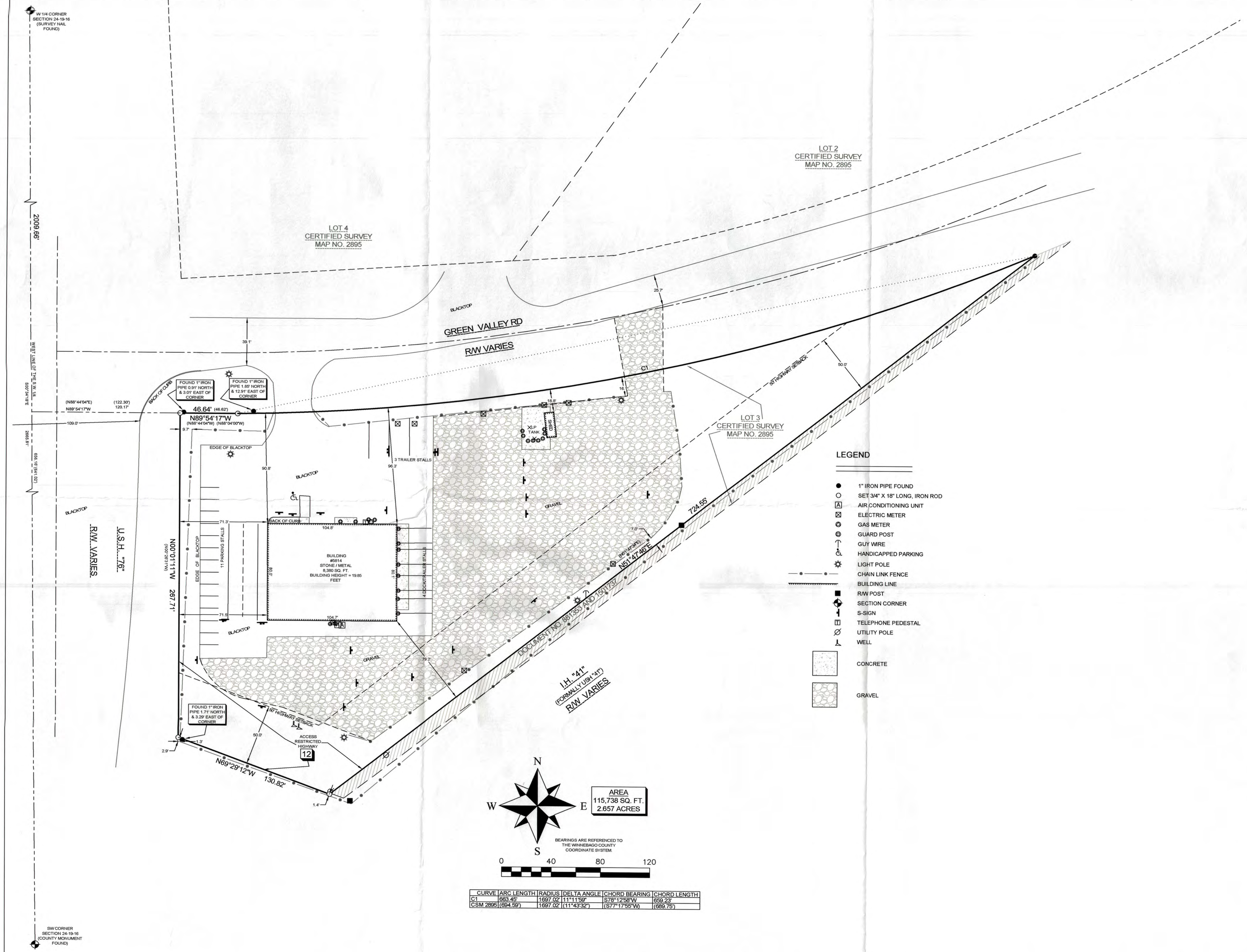
ALTA/NSPS LAND TITLE SURVEY



LEGEND

- 1" IRON PIPE FOUND
- SET 3/4" X 18" LONG, IRON ROD
- AIR CONDITIONING UNIT
- ELECTRIC METER
- GAS METER
- GUARD POST
- GUY WIRE
- HANDICAPPED PARKING
- LIGHT POLE
- CHAIN LINK FENCE
- BUILDING LINE
- R/W POST
- SECTION CORNER
- S-SIGN
- TELEPHONE PEDESTAL
- UTILITY POLE
- WELL
- CONCRETE
- GRAVEL

VICINITY MAP
(NOT TO SCALE)

AREA
115,738 SQ. FT.
2.657 ACRES

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM.

0 40 80 120

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	683.45'	1697.02'	11°11'56"	S78°12'58"W	659.22'
CSM 2895	(684.59')	1697.02'	(11°43'32")	(S77°17'55"W)	(689.75')

TITLE COMMITMENT NUMBER: NCS-933813-INDY
EFFECTIVE DATE: October 31, 2018
SCHEDULE B - SECTION II

1. (NOT SURVEY RELATED)
2. (NOT SURVEY RELATED)
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including discrepancies, conflicts in boundary lines, shortage 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. (NONE APPARENT)
4. (NOT SURVEY RELATED)
5. (NOT SURVEY RELATED)
6. (NOT SURVEY RELATED)
7. (NOT SURVEY RELATED)
8. (NOT SURVEY RELATED)
9. (NOT SURVEY RELATED)
10. (NOT SURVEY RELATED)
11. Conveyance of Access Rights as contained in Deed Recorded: April 3, 1959 Volume/Jacket/Reel: 902 Page/Image: 539 As Document No.: 264065. (NOT SHOWN - NO LONGER AFFECTS)
12. Limitations imposed upon ingress to and egress from the subject premises to U. S. Highway No. 41, (including ramps and connection roads on the right of way thereof), as set forth in a Finding, Determination and Declaration recorded in the office of the Register of Deeds on January 2, 1952, in Volume/Jacket/Reel 678, on Page/Image 593, as Document No. 189410, wherein said highway/road is designated as a controlled-access highway/road under the provisions of Section 84.25 of the Wisconsin Statutes. (AFFECTS - SHOWN, CONTROLLED ACCESS FROM HIGHWAYS)
13. (NOT SURVEY RELATED)
14. (NOT SURVEY RELATED)

PARKING STALLS -
11 REGULAR STALLS
7 TRAILER STALLS
18 TOTAL

FLOOD ZONE DESIGNATION -
ZONE X - AREAS OF MINIMAL FLOODING
MAP NUMBER 55139C0225E
UNINCORPORATED AREA (550537) AND OSHKOSH, CITY OF (550511)
EFFECTIVE DATE MARCH 17, 2003

NOTES:
-NO DIVISIONS OR PARTY WALLS ON SITE
-NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
-NO CHANGE IN STREET RIGHT-OF-WAY LINES OR STREET AND SIDEWALK CONSTRUCTION.
-NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
-NO WETLANDS DELINEATED
-NO RUBBISH FILLS, SLOUGHS, SPRINGS, FILLED IN WELLS OR CISTERNS AND SEEP HOLES VIABLE.
-NO EVIDENCE OF CEMETERIES

ZONING -
B-3 GENERAL BUSINESS DISTRICT EXTRA-TERRITORIAL ZONE PRESENT: EXTR_C_OSH(C_NEE)

B-3 BASIC DISTRICT STANDARDS. THE BASIC LOT STANDARDS IN THIS DISTRICT SHALL BE AS FOLLOWS:

(SEWERED)
FRONTAGE: MINIMUM 75 FEET
WIDTH: MINIMUM 85 FEET
AREA: MINIMUM 15,000 SQUARE FEET

(UNSEWERED)
FRONTAGE: MINIMUM 100 FEET
WIDTH: MINIMUM 100 FEET
AREA: MINIMUM 30,000 SQUARE FEET
BUILDING HEIGHT: MAXIMUM 35 FEET

YARDS

(SEWERED)
STREET: MINIMUM 30 FEET
REAR: MINIMUM 25 FEET
SIDE: MINIMUM 7 FEET 1 SIDE
MINIMUM 10 FEET EITHER SIDE
SHORE: MINIMUM 75 FEET

(UNSEWERED)

STREET: MINIMUM 50 FEET
REAR: MINIMUM 50 FEET
SIDE: MINIMUM 7 FEET 1 SIDE
MINIMUM 10 FEET EITHER SIDE
SHORE: MINIMUM 75 FEET

WISCONSIN
CHRISTIAN A. HAUSFELD
2492
APPLETON
WI
LAND SURVEYOR

PRECISION LAND SURVEYING, LLC
1024 W. TAYLOR ST. APPLETON, WI 54914
461 N. WASHBURN ST. OSHKOSH, WI 54904
(920) 205-4895

SURVEY FOR

J-HAWK II LIMITED
4547 LAKE SHORE DR.
WACO, TEXAS 76710-1844

SURVEY OF

LOT THREE (3), CERTIFIED SURVEY MAP NO. 2895 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, IN VOLUME 1, ON PAGE 2895, AS DOCUMENT NO. 873589, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 16 EAST, IN THE TOWN OF VINLAND, WINNEBAGO COUNTY, WISCONSIN.

LESS AND EXCEPTING LANDS CONVEYED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED JULY 12, 1994 AS DOCUMENT NO. 881353 AND BY INSTRUMENT RECORDED APRIL 15, 2009 AS DOCUMENT NO. 1501737, WINNEBAGO COUNTY REGISTRY.

APN: 026-0519

SURVEYOR'S CERTIFICATE:
TO: MDSO HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPAN, SOUTH CENTRAL INDUSTRIAL PROPERTIES XVI, LP, 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 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, 6(b), 7,(A), 7(B),7(C), 8, 9,11 (A), 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/19/2019.

CHRISTIAN A. HAUSFELD PLS 2492 DATED: 2/22/2019

PRECISION LAND SURVEYING, LLC 461 N. WASHBURN ST. OSHKOSH, WI 54904 (920) 205-4895		
DRAWN BY CAH	DATE 2/22/2019	
APPROVED CAH	DATE 2/22/2019	
SCALE 1" = 40'	SHEET 1 OF 1	PROJECT NO. 9077