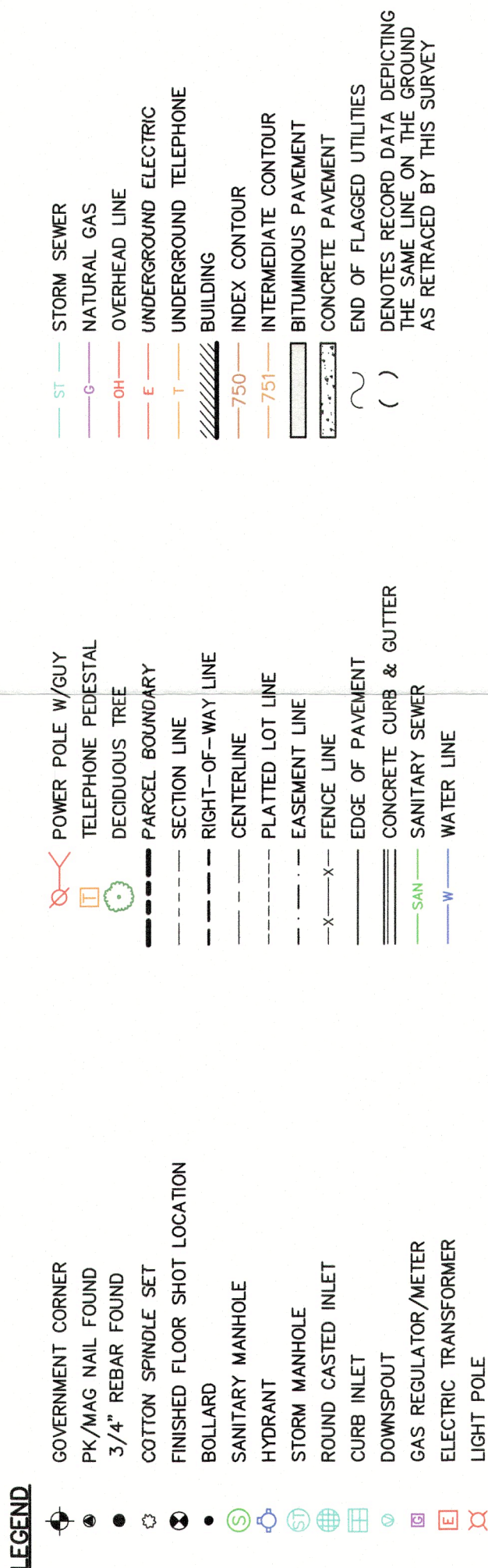


ALTANSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



NOTES

- FIELD WORK PERFORMED ON JULY 08 AND 09, 2019.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCOS), WINNEBAGO COUNTY. THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23—18—16, BEARS S89°55'53"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS DICK, STAMPED Y 93 1934, SET IN CONCRETE AT KNAPP STREET AND 11th STREET, ELEVATION = 765.85'
- CONTOUR INTERVAL IS 0.25 FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No. 3, 20192602461, 20192602531 AND 20192602585, WITH A CLEAR DATE OF JUNE 26, 2019.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
OSHKOSH AREA SCHOOL DISTRICT
AT&T DISTRIBUTION
WISCONSIN PUBLIC SERVICE CORPORATION
UNIVERSITY OF WISCONSIN-OSHKOSH
CITY OF OSHKOSH
CHARTER COMMUNICATIONS
WISCONSIN PUBLIC SERVICE CORPORATION
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED. THE SURVEYOR'S OBSERVATIONS AND RECORDS WILL BE USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ITEM 19 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY LISTED IN THE TITLE REPORT.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(CHICAGO TITLE INSURANCE COMPANY, FILE No.: CCHI902775NT, COMMITMENT DATE: JUNE 6, 2019)

(1) EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, FOR UTILITY PURPOSES, RECORDED ON DECEMBER 10, 2003, AS DOCUMENT No. 1290899.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(12) POSSIBLE ASSESSMENT OF TAXES DUE TO THE FACT THAT THE RECORD TITLE TO THE LAND IS HELD BY A WISCONSIN TELEPHONE COMPANY AND THE TAX ROLLS OF THE COUNTY OF WINNEBAGO FAIL TO DISCLOSE AN ASSESSMENT OF TAXES FOR SAID LAND. BEFORE THIS EXCEPTION CAN BE ELIMINATED, THE COUNTY OF WINNEBAGO MUST DISCLOSE EVIDENCE FROM THE STATE TREASURER THAT THERE ARE NO OUTSTANDING TAXES OR ASSESSMENTS ON THIS LAND AGAINST THE PROPERTY OF SAID ENTITY.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE. THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED).

(CHICAGO TITLE INSURANCE COMPANY, FILE No.: CCHI902775NT, COMMITMENT DATE: JUNE 6, 2019)

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, OF RANGE 16 EAST, IN THE SIXTH WARD, CITY OF OSHKOSH, COUNTY OF WINNEBAGO, WISCONSIN, PER LEACH'S MAP OF 1894, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SAID SECTION 23; THENCE EAST ALONG THE SOUTH LINE IN SAID NORTHWEST 1/4, 821.06 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTHWEST 1/4, 33 FEET TO THE NORTH LINE OF WITZEL AVENUE, AS NOW LOCATED, THE PLACE OF BEGINNING, THE SAME BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED BY THE CITY OF OSHKOSH TO WALD PINNECKER BY A WARRANTY DEED, DATED DECEMBER 9, 1952 AND RECORDED DECEMBER 12, 1952, IN VOLUME 711, AT PAGE 121, AS DOCUMENT No. 198565; THENCE EAST ALONG THE NORTH LINE OF WITZEL AVENUE, AS NOW LOCATED, 218.3 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, BEING ALSO A POINT IN THE WEST LINE OF THAT PARCEL OF LAND KNOWN AS THE "SHOOTING PARK"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 (ALSO KNOWN AS "SHOOTING PARK") A DISTANCE OF 342.65 FEET IN THE SOUTHEASTERLY LINE OF A PUBLIC HIGHWAY NOW CALLED "DEMPEY TRAIL"; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEMPEY TRAIL 222.55 FEET TO A POINT THAT IS 621.06 FEET EAST OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHWEST 1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED BY THE CITY OF OSHKOSH TO WALD PINNECKER BY A WARRANTY DEED, DATED DECEMBER 9, 1952 AND RECORDED DECEMBER 12, 1952, IN VOLUME 711, AT PAGE 121, AS DOCUMENT No. 198565; THENCE NORTH ALONG THE NORTHWEST 1/4 SECTION AND ALONG THE EAST LINE OF SAID PARCEL CONVEYED TO WALD PINNECKER 281.97 FEET TO THE PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 820 WITZEL AVENUE

TAX KEY NUMBER: 0609670000

SURVEYOR'S CERTIFICATE

TO: J) WISCONSIN TELEPHONE COMPANY, A WISCONSIN CORPORATION,

I) CHICAGO 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, 4, 5, 7(c), 7(d)(1), 8, 11, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 09, 2019.

JOHN KREBS, S-1879
PROFESSIONAL LAND SURVEYOR
Email: john.krebs@jadic.com
Website: www.jadic.com

DATE



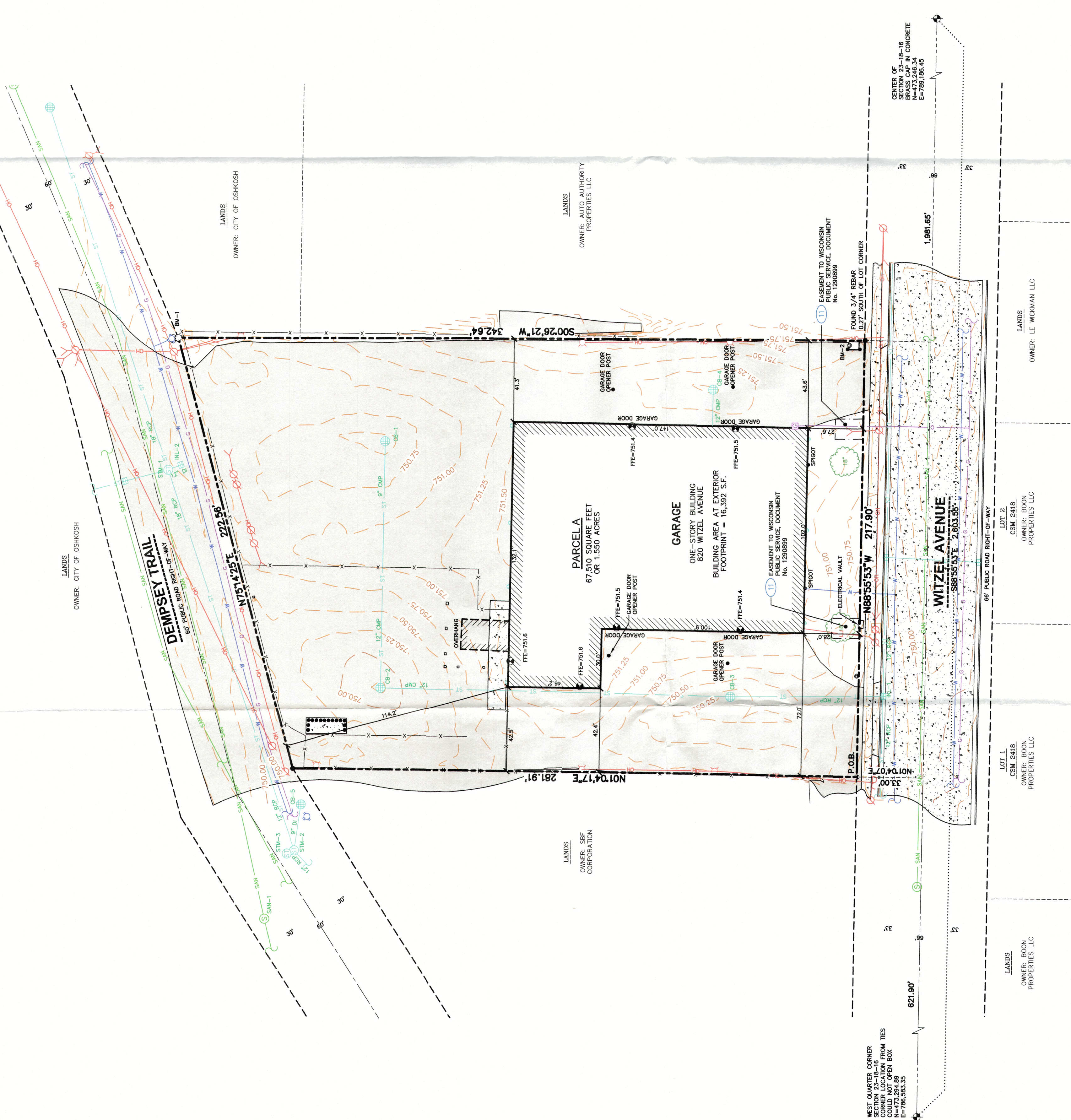
ALTA / NSPS
LAND TITLE
SURVEY

SHEET NUMBER:

1 OF 1

NSP PROJECT NO.

19-0192



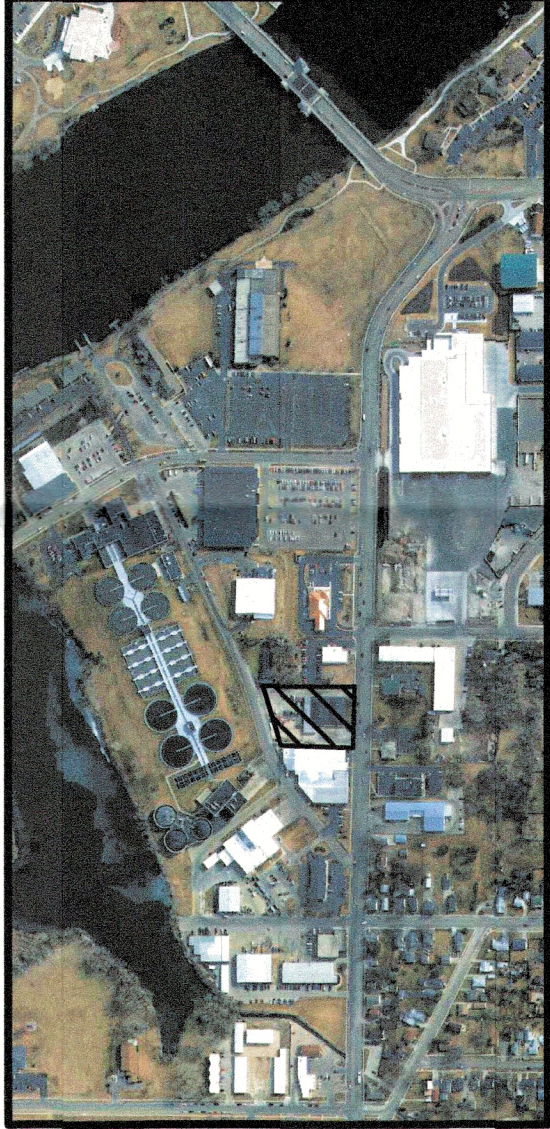
SANITARY SEWER MANHOLES				
STRUCT. ID	R/W	ELEVATION	INVERT	PIPE SIZE PIPE TYPE
SAN-1	749.65	SW	732.35	-- RCP
SAN-2	751.29	SW	731.80	42" RCP
SAN-2	751.29	NE	731.09	42" RCP

BENCHMARKS		DESCRIPTION
BENCH MARK	ELEVATION	
BM-1	752.52	BURY BOLT ON HYDRANT, SOUTHWEST CORNER OF SITE
BM-2	751.69	CUT CROSS IN TRANSFORMER BASE, NORTHEAST CORNER OF SITE

NSP DOES NOT GUARANTEE THAT THE ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

STORM SEWER STRUCTURES				
STRUCT. ID	R/W	ELEVATION	INVERT	PIPE SIZE PIPE TYPE
*CB-1	750.38	W	746.93	9" CMP
*CB-2	749.65	E	746.25	12" CMP
*CB-3	750.11	S	746.40	12" CMP
**NL-1	749.28	N	745.03	12" RCP
*CB-4	750.96	W	744.53	12" RCP
CB-5	749.27	NW	747.32	9" DI
*STM-1	750.38	S	746.91	18" RCP
STM-2	749.89	SE	747.16	12" DI
STM-2	749.89	NE	746.09	12" RCP
*STM-3	750.05	SW	747.14	9" CMP
*STM-3	750.05	NW	746.89	12" RCP

* FULL OF WATER
** FULL OF WATER AND DEBRIS



VICINITY MAP
NOT TO SCALE



TO OBTAIN LOCATION OF ANY/ALL UTILITIES, CONTACT THE CITY OF OSHKOSH, 1111 N. KENOSHA AVE., OSHKOSH, WI 54901. (920) 851-1111. NO DIGGING ALLOWED WITHOUT A PERMIT.

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WWW.DIGGERSHOTLINE.COM

THIS SURVEY WAS 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 SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AS TO THE TYPE AND LOCATION OF UTILITIES SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN NECESSARY INFORMATION TO AVOID DAMAGE THEREOF.