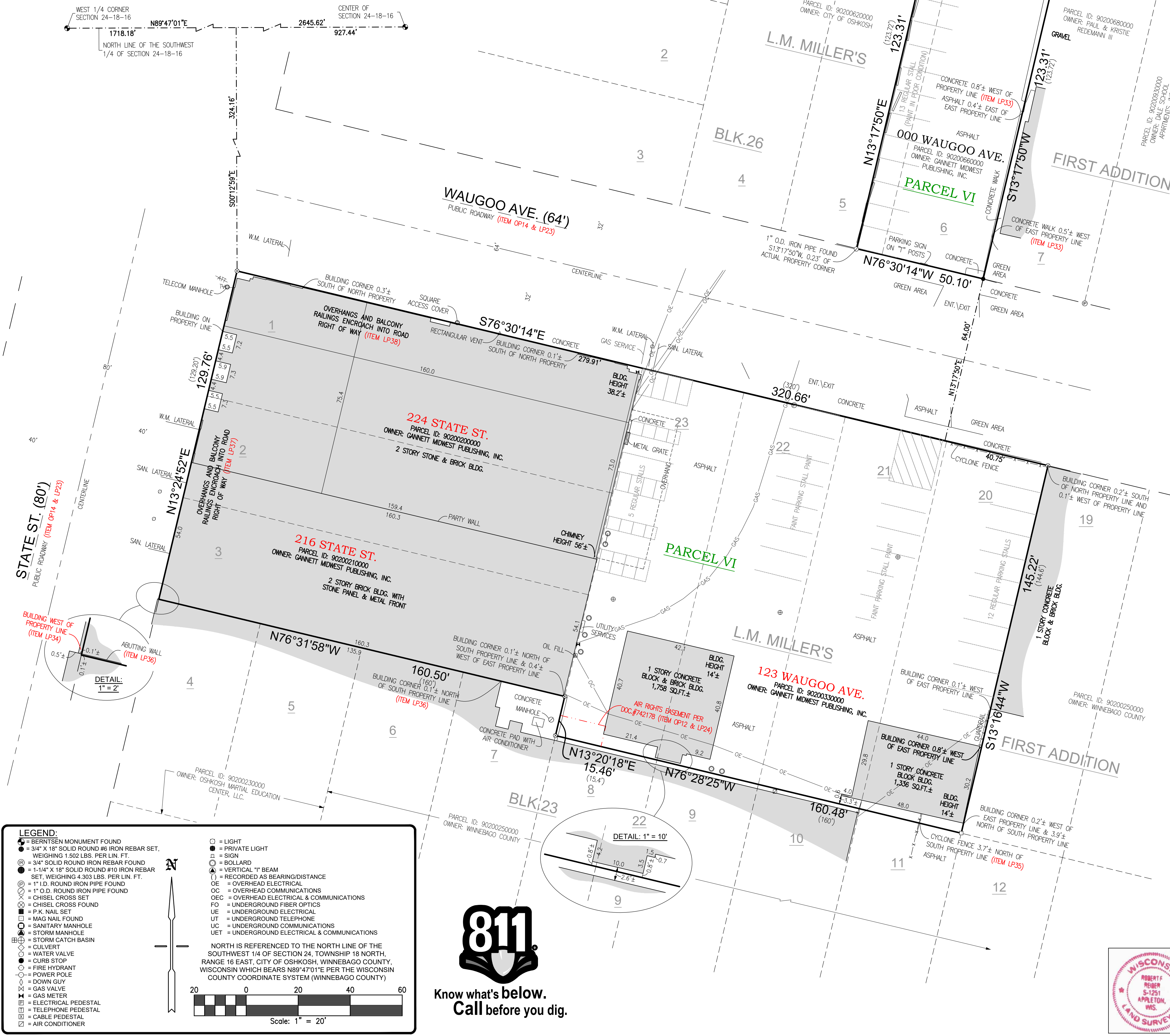
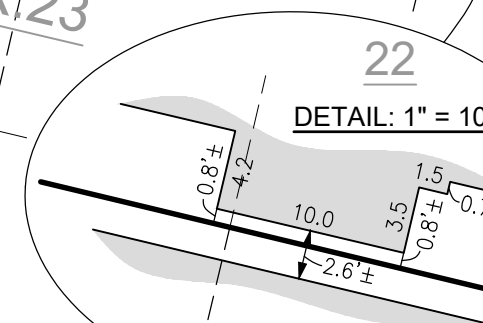
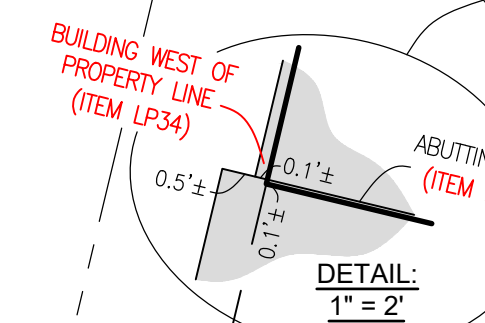


# "ALTA/NSPS LAND TITLE SURVEY"

216 & 224 STATE STREET AND 000 & 123 WAUGOO AVENUE  
CITY OF OSHKOSH, WINNEBAGO COUNTY, WI



STATE ST. (80')  
PUBLIC ROADWAY (ITEM OP14 & LP23)



**LEGEND:**

- BERNSTEIN MONUMENT FOUND
- 3/4" x 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- 3/4" SOLID ROUND IRON REBAR FOUND
- 1-1/4" x 18" SOLID ROUND #10 IRON REBAR SET, WEIGHING 4.303 LBS. PER LIN. FT.
- 1" I.D. ROUND IRON PIPE FOUND
- 1" O.D. ROUND IRON PIPE FOUND
- CHISEL CROSS SET
- CHISEL CROSS FOUND
- P.K. NAIL SET
- MAG NAIL FOUND
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- CULVERT
- WATER VALVE
- CURB STOP
- FIRE HYDRANT
- POWER POLE
- DOWN GUY
- GAS VALVE
- GAS METER
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- AIR CONDITIONER
- LIGHT
- PRIVATE LIGHT
- SIGN
- BOLLARD
- VERTICAL "T" BEAM
- RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OC = OVERHEAD COMMUNICATIONS
- OEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- FO = UNDERGROUND FIBER OPTICS
- UE = UNDERGROUND ELECTRICAL
- UT = UNDERGROUND TELEPHONE
- UC = UNDERGROUND COMMUNICATIONS
- UET = UNDERGROUND ELECTRICAL & COMMUNICATIONS

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH BEARS N89°47'01"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

Scale: 1" = 20'



**NOTES:**

- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 20170804750, 20170804758, 20170804760, 20170804766 AND 20170804768 SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- PROPERTIES HAVE DIRECT ACCESS TO WAUGOO AVENUE AND STATE STREET PUBLIC STREETS.

**DESCRIPTION (PARCEL VI):**  
LOTS ONE (1), TWO (2), THREE (3), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22) AND TWENTY-THREE (23) OF BLOCK TWENTY-THREE (23) AND LOT SIX (6) AND THE EAST TEN AND ONE-TENTH (10.1) FEET OF LOT FIVE (5) OF BLOCK TWENTY-SIX (26) IN L.M. MILLER'S FIRST ADDN., IN THE SECOND WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, PER LEACH'S MAP OF 1894 ADDRESS: 216 STATE STREET, 224 STATE STREET AND 123 WAUGOO AVENUE APN: 902-0020, 902-0021, 902-0033 AND 902-0066

"THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE NO. 2851927 EFFECTIVE APRIL 2, 2017 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO SURVEYOR HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY."

NOTE: ROMAN NUMERAL PARCEL NUMBER IS FROM COMMITMENT NUMBER: 2851927, LENDER'S TITLE POLICY

**SCHEDULE B-II:**  
**FIRST AMERICAN TITLE INSURANCE COMPANY-WISCONSIN TITLE SERVICE COMPANY INC. FILE NO.: 1701A0271, EFFECTIVE DATE: MARCH 30, 2017 (OWNER'S POLICY-OP)**  
**FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 2851927, EFFECTIVE DATE: APRIL 2, 2017 (LENDER'S POLICY-LP)**

OP12) AIR RIGHTS IN DOCUMENT NO. 742178, DOES AFFECT PARCEL VI AS SHOWN. (ITEM LP24)  
OP13) DEED RESTRICTION IN DOCUMENT NO. 1154205 DOES AFFECT PARCEL VI, BUT NOT THE GROUND SURVEY. (ITEM LP25)  
LP17) RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLATS OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY, DOES NOT AFFECT THE SUBJECT PROPERTY AS THERE ARE NONE.  
LP23) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PROPERTY AS PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER AS STREET, HIGHWAY, AND/OR ALLEY PURPOSES AS SHOWN.  
LP33) ENCROACHMENT AND/OR INFINGEMENT TO PARCEL VI BY CONCRETE WALK ON THE EAST PROPERTY LINE, NORTH OF WAUGOO AVE. AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.19 AS SHOWN.  
LP34) ENCROACHMENT AND/OR INFINGEMENT TO PARCEL VI BY BUILDING ON THE WEST PROPERTY LINE, SOUTH OF WAUGOO AVE. AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.19 AS SHOWN.  
LP35) ENCROACHMENT AND/OR INFINGEMENT TO PARCEL VI BY CYCLONE FENCE SOUTH PROPERTY LINE, SOUTH OF WAUGOO AVE. AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.19 AS SHOWN.  
LP36) ENCROACHMENT AND/OR INFINGEMENT TO PARCEL VI BY PARTY WALL ON THE SOUTH PROPERTY LINE, SOUTH OF WAUGOO AVE. AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.19 AS SHOWN.  
LP37) ENCROACHMENT AND/OR INFINGEMENT TO PARCEL VI BY OVERHANGS AND BALCONY RAILINGS TO THE ROAD RIGHT OF WAY ON THE WEST PROPERTY LINE, SOUTH OF WAUGOO AVE. AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.19 AS SHOWN.  
LP38) ENCROACHMENT AND/OR INFINGEMENT TO PARCEL VI BY OVERHANGS AND BALCONY RAILINGS TO THE ROAD RIGHT OF WAY ON THE NORTH PROPERTY LINE, SOUTH OF WAUGOO AVE. AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.19 AS SHOWN.  
- SEE DOCUMENTS FOR ADDITIONAL DETAILS.

**ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS:**

- 3) SUBJECT PROPERTY IS IN ZONE "X" AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0220E, EFFECTIVE DATE: MARCH 17, 2003
- 4) NORTH PARCEL CONTAINS 6,1778 SQUARE FEET (0.1418 ACRES) OF LAND MORE OR LESS. SOUTH PARCEL CONTAINS 44,097 SQUARE FEET (1.0123 ACRES) OF LAND MORE OR LESS.
- 5) PROPERTY IS ZONED (CMU) CENTRAL MIXED USE ZONING DISTRICT (CITY OF OSHKOSH ZONING REQUIREMENTS PER SECTION 30-54 ZONING ORDINANCE):
  - MINIMUM LOT AREA: 1200 SQUARE FEET PER DWELLING UNIT - NONE FOR NON-RESIDENTIAL
  - MAXIMUM IMPERVIOUS SURFACE RATIO: NONE
  - MINIMUM LOT WIDTH: NONE
  - MINIMUM LOT DEPTH: NONE
  - MINIMUM LOT FRONTAGE AT RIGHT-OF-WAY: NONE
- BUILDING SETBACKS:**
  - MINIMUM FRONT YARD SETBACK: NONE
  - MAXIMUM FRONT YARD SETBACK: 5 FEET
  - MINIMUM SIDE YARD SETBACK: NONE OR 5 FEET
  - MINIMUM REAR YARD SETBACK: NONE OR 5 FEET
  - MAXIMUM HEIGHT: BUILDINGS SHALL NOT BE MORE THAN 2 STORIES TALLER THAT THE HEIGHT OF A BUILDING OF SIMILAR USE ON ONE OF THE IMMEDIATELY ADJOINING PROPERTIES. TALLER BUILDING HEIGHTS MAY BE APPROVED BY CONDITIONAL USE PERMIT
- ACCESSORY BUILDING SETBACKS:**
  - MINIMUM FRONT YARD: NONE OR 5 FEET
  - MINIMUM REAR YARD SETBACK: NONE OR 5 FEET
  - MAXIMUM HEIGHT: LESSOR OF 18 FEET OR ONE STORY FOR RESIDENTIAL AND 45 FEET FOR NON-RESIDENTIAL
- 9) PARKING STRIPING: 43 REGULAR PARKING STALLS PRESENT, PAINT IN POOR CONDITION AND THE NUMBER OF STALLS MAY BE INACCURATE.
- 16) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME SURVEY WORK WAS COMPLETED.
- 17) NO STREET CONSTRUCTION PLANNED AT THIS TIME
- 18) THERE WERE NO MARKERS OBSERVED AT TIME OF SURVEY WORK INDICATING THE DELINEATION OF WETLANDS.

TO OSHKOSH BUSINESS CENTER III, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, BC33, L.L.C. AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND/OR AFFILIATES, FIRST AMERICAN TITLE INSURANCE COMPANY AND WISCONSIN TITLE SERVICE COMPANY, INC.

- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR ACTUAL POSSESSION STANDARDS OF THE STATE OF WISCONSIN.

- THE TITLE LINES AND LINES OF ANNUAL POSSESSION ARE THE SAME.

- THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY.

- THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY.

- THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.

- ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND.

- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

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 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2019.

DATE OF PLAT OR MAP: 4-10-2019

ROBERT F. REIDER, PLS 1251

INT.	DATE	REVISIONS
RBD	4-25-2017	TITLE WORK SCHEDULE BIT
RBD	4-28-2017	CERTIFICATE & NOTES
RBD	4-10-2019	UPDATED ALTA SURVEY

**CAROW LAND SURVEYING CO., INC.**  
615 N. LYNNDALE DRIVE  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920) 731-4168 FAX: (920) 731-5673

DESIGNED	DRAWN	CHECKED	RFR
	RDD		

**PROVISIONS, LLC**  
ATTENTION: MURRAY WIKOL  
6632 TELEGRAPH ROAD, SUITE 350  
BLOOMFIELD HILLS, MICHIGAN 48301  
PROJECT: STATE ST. & WAUGOO AVE., CITY OF OSHKOSH, WI

SCALE	DATE	PROJECT NO.	SHEET NO.
1" = 20'	4-17-2017	C1702.19	