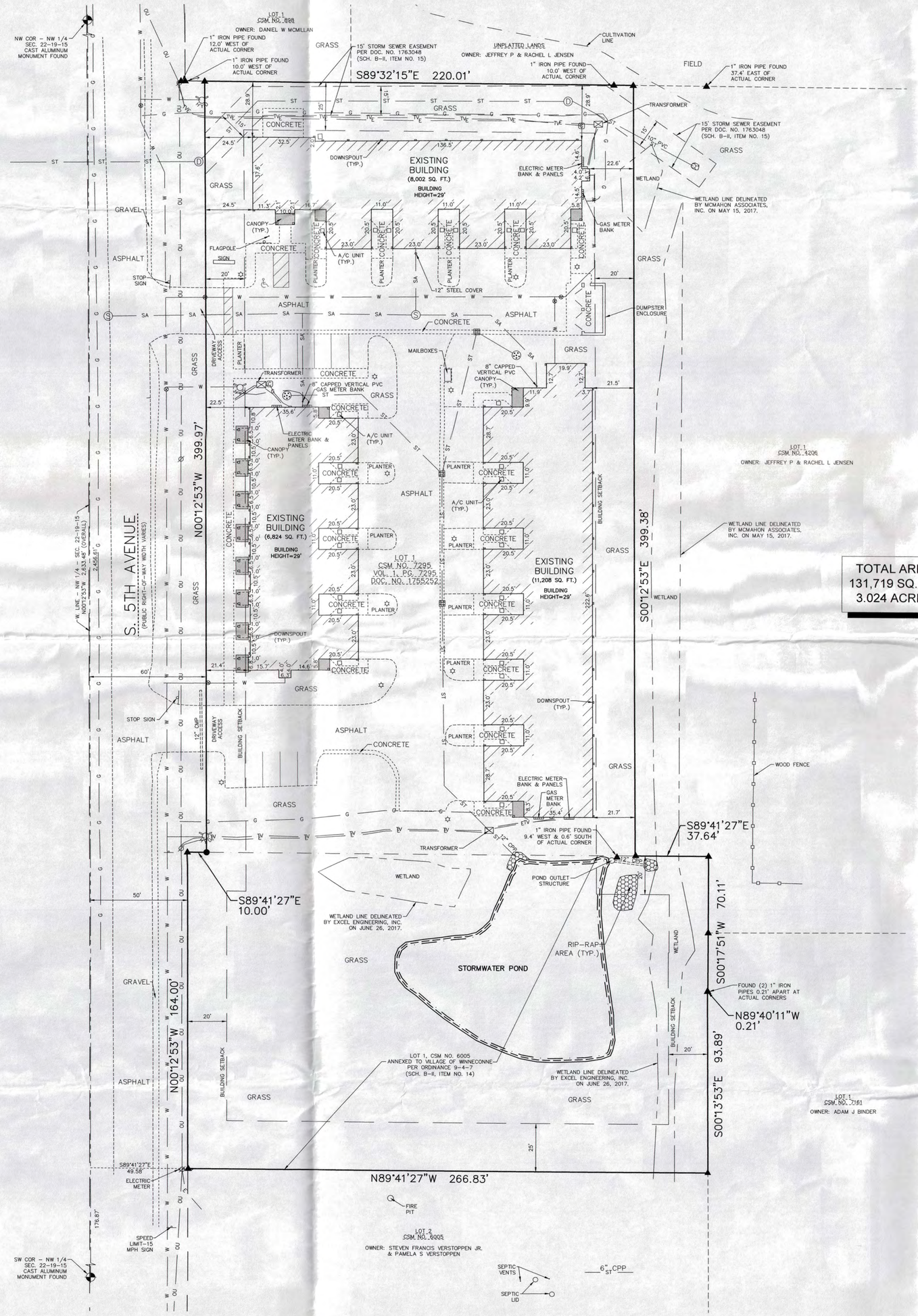
ALTA / NSPS
LAND TITLE SURVEY



LEGEND:

- WATER VALVE IN BOX
- EXISTING ROUND CATCH BASIN
- EXISTING SQUARE CATCH BASIN
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- HANDICAP PARKING STALL
- UTILITY POLE WITH GUY WIRE
- EXISTING SIGN
- 3/4" REBAR SET
- 1" IRON PIPE FOUND
- SECTION CORNER MONUMENT FOUND
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND TELEVISION CABLE
- EXISTING WOOD FENCE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- ADJACENT PROPERTY LINE

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

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

VICINITY MAP
NOT TO SCALE

CURRENT ZONING:	R-3
Land use or activity:	Multi-family
Setbacks:	
Building: Front:	20 feet
Side:	25 feet
Rear:	20 feet
Max Building Height:	45 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the Village of Winneconne Municipal Code. Zoning classification was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b). Zoning permit was approved by the Village of Winneconne on September 15, 2017.

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) Bay Title & Abstract, Inc.
(ii) First American Title Insurance Company
(iii) Choice Bank, its successors and/or assigns
(iv) Alliant Tax Credit Fund 92, LP, a California limited partnership, and its successors and assigns
(v) Alliant ALP 2018, LLC, a California limited liability company, and its successors and assigns
(vi) Whispering Echoes Winneconne, LLC, a Wisconsin limited liability company
(vii) State of Wisconsin Department of Administration, its successors and/or assigns as their interest may appear

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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 20 & 21 of Table A thereof. The field work was completed on November 1, 2018.

Ryan Wilgreen, P.L.S. No. S-2647
Ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1645740

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

Date of Plat or Map: 7/11/19

LANDS DESCRIBED IN COMMITMENT FILE NO. OTI-20029-FA, PREPARED BY BAY TITLE & ABSTRACT, INC. AS ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 13, 2019:

Lot One (1) according to Certified Survey Map No. 7295 filed in Volume 1 of Survey Maps, Page 7295 as Doc No. 1755252; said Map being Lot 1 of CSM No. 2607 and Lot 1 of CSM No. 6005, all located in a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section Twenty-two (22), Township Nineteen (19) North, Range Fifteen (15) East, in the Village of Winneconne and the Town of Winneconne, Winnebago County, Wisconsin.

Property Address: 407 S. 5th Ave. Winneconne, WI 54986
Tax Parcel Number: 030-0312-02-01 and 191-0040-51 (F/K/A 030-0312-05-01)

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The West line of the Northwest 1/4 of Section 22-19-15 has a recorded bearing of North 00°-12'-53" West.
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 or trailers.
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 community panel 55139C0177E 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 floodplain).
7. The property described hereon contains 3.024 acres (131,719 sq. ft.) of land, more or less.
8. **Bay Title & Abstract, Inc. as Issuing Agent for First American Title Insurance Company, Commitment File No. OTI-20029-FA, with an effective date of June 13, 2019 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:**
   - #9 Rights of the public in that portion of the within described premises specifically in the southwest portion of the parcel that overlaps 10 feet into the right of way of public roads and public rights of way.
   - #10 Wetlands/wetland lines have been depicted on this survey
   - #11 Building setback lines have been depicted on this survey.
   - #12 Storm lines have been depicted on this survey.
   - #14 Ordinance 9-4-7 regarding annexation to The Village of Winneconne dated September 19, 2017 and recorded September 28, 2017 as Document No. 1750386. **Document annexes the portion of the subject property that was previously within the Town of Winneconne to the Village of Winneconne. The portion of the subject property annexed in this document is depicted on this survey.**
   - #15 Stormwater Drainage Easement Agreement by and between Winneconne Community School District, Whispering Echoes Winneconne, LLC and Rachel and Jeff Jensen, dated December 31, 2017 and recorded April 2, 2018 as Doc No. 1763048. **Easement is depicted on this survey.**
   - #16 Covenants, Restrictions, Easements, Setbacks, Notes, and other matters shown on Certified Survey Map Nos. 2040, 2460, 2607, 6005 and 7295. **Easement is general in nature and does not contain any specific width or location to depict 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. 9, the subject property contains 13 regular striped parking stalls and 1 handicap accessible striped parking stalls for a total of 14 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 12, no Governmental Agency survey-related requirements have been specified by the client.
12. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Winnebago County GIS Viewer Website on the sheet issue date of this survey.
13. In regards to ALTA/NSPS "Table A", Item No. 14, the intersection of S. 5th Avenue and Memorial Drive is approximately 200 feet South of the subject property.
14. In regards to ALTA/NSPS "Table A", Item No. 16, at the date of last fieldwork there was no visible sign of earth moving work, building construction, or building additions.
15. In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the Village of Winneconne or the current Title Commitment.
16. In regards to ALTA/NSPS "Table A", Item No. 18, wetland flagging was observed on the subject property during the course of the survey fieldwork. The location of wetlands delineated by Excel Engineering, Inc and McMahon Associates are depicted on this survey.
17. In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
18. In regards to ALTA/NSPS "Table A", Item No. 21, no additional items have been negotiated between the surveyor and client.

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PROJECT INFORMATION
PROJECT NUMBER 1645740

ALTA/NSPS LAND TITLE SURVEY
WHISPERING ECHOES TOWNHOMES
407 S. 5TH AVENUE • WINNECONNE, WI

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE NOV. 19, 2018
REVISIONS
JUNE 28, 2019
JULY 11, 2019

SHEET INFORMATION
ALTA / NSPS
LAND TITLE SURVEY
SHEET NUMBER
AL

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