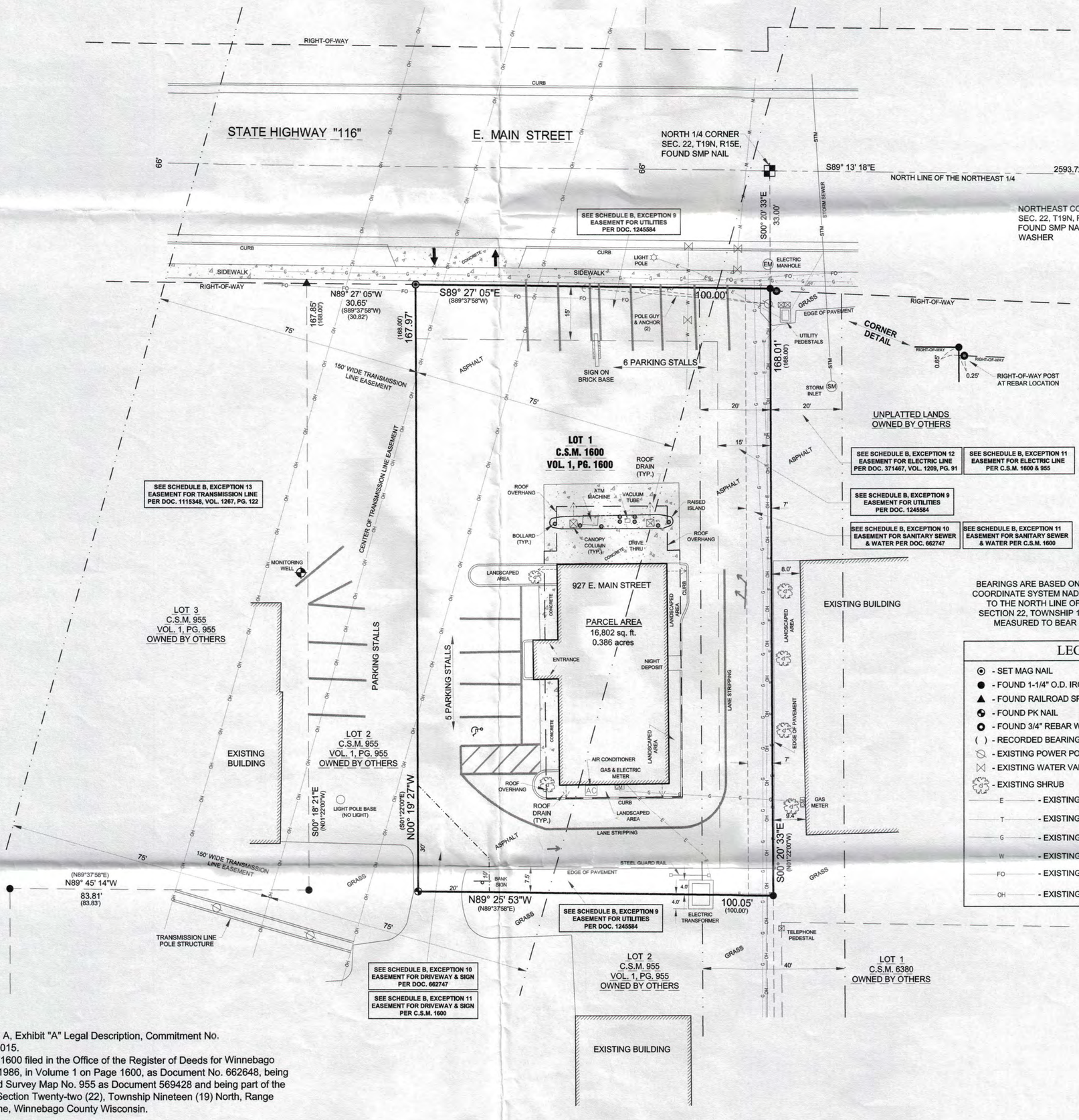
ALTA / ACSM LAND TITLE SURVEY

Of Lot 1 of Certified Survey Map Number 1600 as recorded in Volume 1 of Certified Survey Maps on Page 1600, being all of Lot 1 and part of Lot 2 of Certified Survey Map No. 955 as Document 569428 located in part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 19 North, Range 15 East, Village of Winneconne, Winnebago County, Wisconsin.



BEARINGS ARE BASED ON THE WINNEBAGO COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 15 EAST, MEASURED TO BEAR SOUTH 89°13'18" EAST.

LEGEND

- ⊙ - SET MAG NAIL
- ● - FOUND 1-1/4" O.D. IRON PIPE
- ▲ - FOUND RAILROAD SPIKE
- ◔ - FOUND PK NAIL
- ○ - FOUND 3/4" REBAR WITH CAP
- ( ) - RECORDED BEARING/LENGTH
- ⊘ - EXISTING POWER POLE
- ⋈ - EXISTING WATER VALVE
- ⚘ - EXISTING SHRUB
- E - EXISTING UNDERGROUND ELECTRIC
- T - EXISTING UNDERGROUND TELEPHONE
- G - EXISTING GAS LINE
- W - EXISTING WATER LINE
- FO - EXISTING UNDERGROUND FIBER OPTIC
- OH - EXISTING OVERHEAD ELECTRIC

LEGAL DESCRIPTION per Schedule A, Exhibit "A" Legal Description, Commitment No. NCS-724643-MKE, Dated March 27, 2015.
Lot One (1), Certified Survey Map No. 1600 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on September 24, 1986, in Volume 1 on Page 1600, as Document No. 662648, being all of Lot 1 and part of Lot 2 of Certified Survey Map No. 955 as Document 569428 and being part of the Northeast 1/4 of the Northwest 1/4 of Section Twenty-two (22), Township Nineteen (19) North, Range Fifteen (15) East, Village of Winneconne, Winnebago County Wisconsin.

Tax ID No.: 191-003-604

Property Address: 927 E. Main Street, Winneconne, WI

More particularly described as follows per ALTA / ACSM Land Title Survey:

Of Lot 1 of Certified Survey Map Number 1600 as recorded in Volume 1 of Certified Survey Maps on Page 1600, being all of Lot 1 and part of Lot 2 of Certified Survey Map No. 955 as Document 569428 located in part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 19 North, Range 15 East, Village of Winneconne, Winnebago County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 22; Thence South 00°20'33" East, 33.00 feet to the South right-of-way line of East Main Street and the Northeast corner of said Lot 1 of Certified Survey Map Number 1600 and the point of beginning of said described parcel; Thence South 00°20'33" East along the East line of said Lot 1, 168.01 feet to the South line of said Lot 1; Thence North 89°25'53" West along said South line, 100.05 feet to the West line of said Lot 1; Thence North 00°19'27" West along said West line, 167.97 feet to said South right-of-way line of East Main Street; Thence South 89°27'05" East along said South right-of-way line, 100.00 feet to the point of beginning.

That the above described parcel of land contains 16,802 square feet or 0.386 acres, more or less.

Exhibit "A"
SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items Number 1, 2, 3, 4, 6, 8, 9, 11(a)(b), 16, 17, 18, and 19 in Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

The field work for the survey was completed on May 18, 2015 and correctly shows the area of the subject property, the location of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

Except as included in the notes and shown on the survey, there are no visible easements or rights of way which the undersigned has been advised.

Except as included in the notes and shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

The subject policy has access to and from a duly dedicated and accepted public street East Main Street.

The record description of the subject property forms a mathematically closed figure.

The subject property lies within flood zone "X" as identified on Fema Flood Insurance Rate Map (FIRM) for Winnebago County-Village of Winneconne, Wisconsin. Map Number 55139C0177E effective date March 17, 2003 and except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency or any other government agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

The subject property is currently zoned **B-2.**

There are no wetlands on the subject property per the Wisconsin DNR Wetland Inventory Mapping.

Dated this 28TH day of MAY, 2015

Kyle R. Fischer

Riverside Land Surveying, LLC
Kyle R. Fischer
WI P.L.S. S-2643

WISCONSIN
KYLE R. FISCHER
S-2643
MARION
WI
LAND SURVEYOR

SCHEDULE B, SECTION TWO

EXCEPTIONS

Commitment No.: NCS-724643-MKE

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land. **Not Survey Related.**
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. **Nothing Found.**
3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the title including, discrepancies, conflict in boundary lines, shortages 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. **Nothing Found.**
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished imposed by law and not shown in the public records. **Not Survey Related.**
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **Not Survey Related.**
6. Special taxes, assessments or charges, if any. **Not Survey Related.**
7. Taxes, general and special for the year 2015, not now due and payable. **Not Survey Related.**
8. Title to that portion of the Land laid out, taken, dedicated or used for street or highway purposes. **As Shown on Map.**
9. Easement for Overhead Electric Line Facilities, Underground Electric Line Facilities, Natural Gas Main or Pipe Facilities, and Communication Line Facilities to Wisconsin Power and Light Company, Village of Winneconne, Wisconsin Bell, Inc d/b/a SBC Ameritech, Wisconsin and Charter Cable Partners, LLC dba Charter Communications recorded April 28, 2003 as Document No. 1245584. **As Shown on Map.**
10. Easement Agreement by and between Oshkosh Savings & Loan Association and Andrew Pascarella recorded September 25, 1986, as Document No. 662747. **As Shown on Map.**
11. Easements for Sign, Transmission line and Sanitary sewer, water main and other matters as disclosed on Certified Survey Map No. 1600 as Document No. 662648 and in Certified Survey Map No. 955 as Document 569428. **As Shown on Map.**
12. Electric Line Easement to Wisconsin Power and Light Company recorded May 24, 1968, in Volume 1209, pages 91-92 as Document No. 371467. **As Shown on Map.**
    Easement Assignment by Wisconsin Power and Light Company to American Transmission Company, LLC recorded January 3, 2001 as Document No. 1115351.
13. Transmission Line Easement recorded March 19, 1970 in Volume 1267 of Records, Page 122, as Document No. 393610.
    Easement Assignment from Wisconsin Power and Light to American Transmission Company LLC recorded January 3, 2001 as document No. 1115348. **As Shown on Map.**
14. Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to Section 779.32, Wis. Stats. This exception will be removed on receipt by the Company of satisfactory affidavits of the present owner and purchaser that no such commissions are owned, or that commissions will be paid at closing. No broker lien or notice of intent to file a lien has been recorded as of the effective date of this commitment. **Not Survey Related.**

SHEET		REVISIONS:	RIVERSIDE LAND SURVEYING LLC	PROJECT No.
1 OF 1	ALTA / ACSM LAND TITLE SURVEY PREMIER COMMUNITY BANK 927 EAST MAIN STREET WINNECONNE, WISCONSIN	SURVEYED BY: KRF DRAWN BY: MFL CHECKED BY: LHM APPROVED BY: KRF DATE: MAY 20, 2015	E4191 COUNTY ROAD "G", MARION, WI 54950 PH 715-297-2794 - FAX 715-355-6894 email - kyle@riversidelandsurveying.com	10198