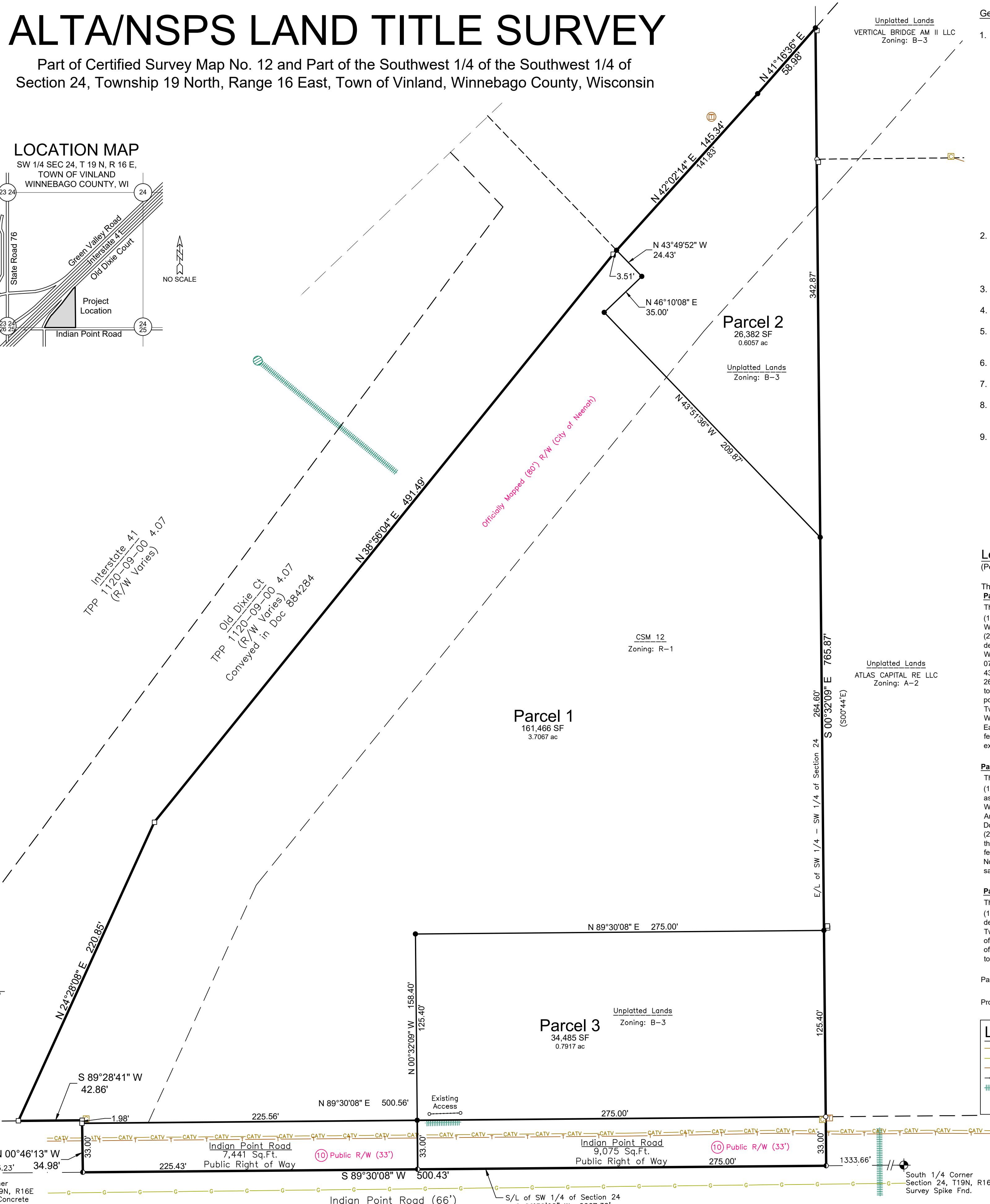
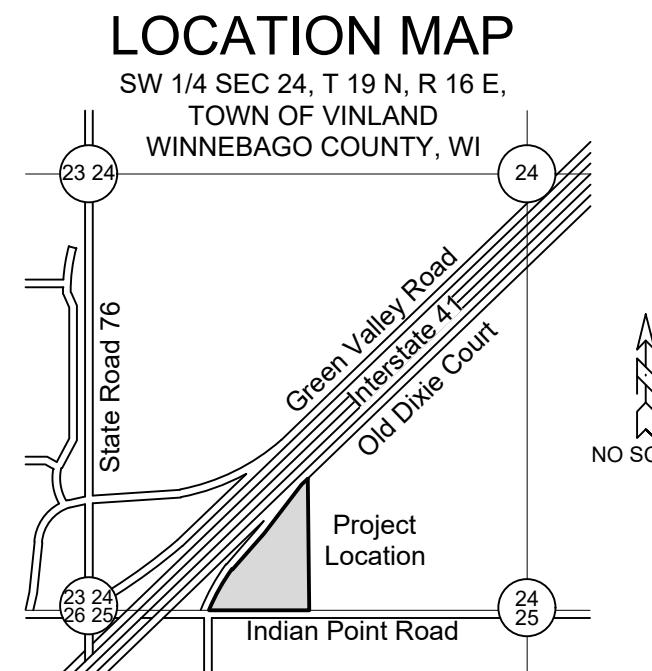


ALTA/NSPS LAND TITLE SURVEY

Part of Certified Survey Map No. 12 and Part of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 19 North, Range 16 East, Town of Vinland, Winnebago County, Wisconsin



LEGEND

	Underground Cable TV		Telephone Pedestal
	Underground Gas Line		Telephone Pole
	Underground Telephone		Masonry (PK) Nail SET
			1/4" Rebar Found
			1" Iron Pipe Found
			Government Corner
			() Recorded As

Bearings are referenced to the South line of the
Southeast 1/4, Section 24, T19N, R16E,
assumed to bear 89°30'08"E, base on the
Winnebago County Coordinate System.

Assurance Title Services, a Member of Lighthouse Title Group
File No. WOH24-10326226 - Notes to Schedule B - II

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
(No Survey Related Burden to the Subject parcels.)
- Rights or claims of parties in possession not shown by the public records.
(No Survey Related Burden to the Subject parcels.)
- Easements or claims of easements not shown by the public records.
(No Observed Burden to the Subject parcels.)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
(No Observed Burden to the Subject parcels.)
- Any claim of adverse possession or prescriptive easement.
(No Observed Burden to the Subject parcels.)
- Rights of the public in and to that portion of the within described premises lying within the limits of public roads and public rights of way.
(Mapped portion of the legal description lies within public right of way. (Mapped and Labeled.))
- Limitations imposed upon ingress to and egress from the subject premises to Interstate 41 including ramps and connection roads on the right of way thereof, as referenced in a finding, determination, and declaration by the State Highway Commission of Wisconsin, dated September 17, 1951 and recorded on September 21, 1951 in Volume 678 on Page 209 as Document No. 186820, wherein said highway is designated as a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes.
Notice of Non-Access to or Across a Controlled-Access Highway dated April 16, 1973 and recorded April 30, 1973 as Document No. 434964.
(USH 41 was established as a access restricted highway. Subject parcels do not abut said highway directly as there is now a frontage road between.)
- Limitations imposed upon ingress to and egress from the subject premises to Interstate 41 including ramps and connection roads on the right of way thereof, as referenced in a finding, determination, and declaration by the State Highway Commission of Wisconsin, dated January 6, 1960 and recorded on January 18, 1960 in Volume 940 on Page 618 as Document No. 273219, wherein said highway is designated as a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes.
(USH 41 was established as a access restricted highway. Subject parcels do not abut said highway directly as there is now a frontage road between.)
- Easement dated November 21, 1958 and recorded December 15, 1958 in Volume 866 on Page 543.
(Easement is fully found within Public Right of Way. No Observed Burden to the subject parcels.)
- Rights, terms, conditions and provisions as contained in Quit Claim Deed dated January 5, 1968 and recorded January 9, 1968 in Volume 1198 on Page 22 as Document No. 367168.
(Restrictions about accessing USH 41, access restricted highway but owner retains the right of access to the frontage road.)
- Temporary limited easement, rights, terms and conditions as contained in Highway Easement by Corporation dated August 6, 1994 and recorded August 17, 1994 as Document No. 884284.
(Temporary Limited easement is no longer a burden as it was limited to the construction of the highway in 1994.)
- Subject to Transportation Project Plat No: 1120-09-00-4.06 recorded June 4, 2008 as Document No. 1473541.
Affidavit of Correction dated August 26, 2008 and recorded August 26, 2008 as Document No. 1481443.
(No Observed Additional Burden to the Subject parcels.)
- Subject to Transportation Project Plat No : 1120-09-00-4.07 recorded June 4, 2008 as Document No. 1473542.
Affidavit of Correction dated August 26, 2008 and recorded August 26, 2008 as Document No. 1481444.
(No Observed Additional Burden to the Subject parcels.)
- State of Wisconsin Department of Transportation Order to Vacate a Portion of Controlled-Access Highway dated November 28, 2008 and recorded December 9, 2008 as Document No. 1489290.
(No Observed Additional Burden to the Subject parcels as it does not abut USH 41 directly, access is to the frontage road.)
- Loss, damage or failure of the Winnebago County Tax Lister to recognize the legal descriptions described herein.
(No Observed Burden to the Subject parcels.)

Surveyor's Certificate

To: Atlas Capital RE, LLC; Indian Point Corp.; Assurance Title Services, a Member of Lighthouse Title Group; American Land Title Association:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6a, 6b, 7a, 7b, 8, 9, 11a, 11b, 13, 16, and 17 of Table A thereof.

In addition, this is to hereby certify that this map or plat is in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code.

The fieldwork was completed on 01/30/2025.

SCOTT R. ANDERSEN
S3169
DPMO
WI
02/03/2025
SRA
Last Saved by:
kristy
Page
1 of 1

026-0518, 026-0518-01, 026-0518-02
Town of Vinland, Winnebago County, WI
For: Indian Point Corp.

ALTA / NSPS Land Title Survey
(Indian Point Road)

Date: 12/2/2024
File#: 8607ALTA.dwg
Author: SRA
Last Saved by: kristy
Page 1 of 1

DAVEL ENGINEERING &
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