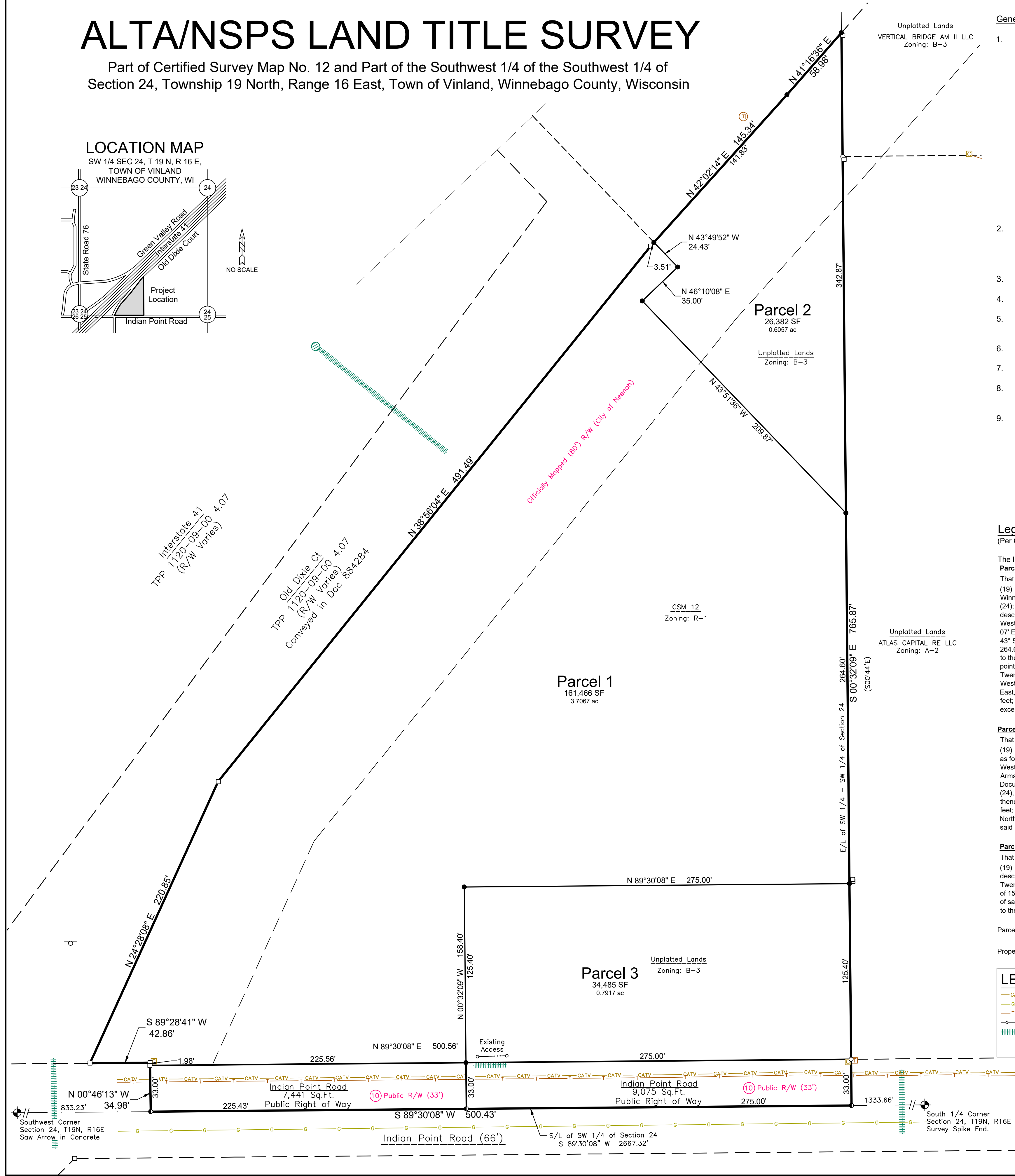
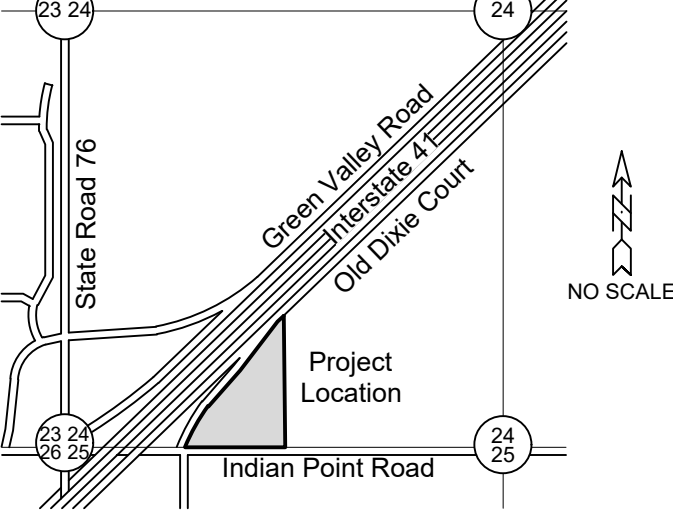


# ALTA/NSPS LAND TITLE SURVEY

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

## LOCATION MAP

SW 1/4 SEC 24, T 19 N, R 16 E,  
TOWN OF VINLAND  
WINNEBAGO COUNTY, WI



### General Notes:

- Zoning Information**  
Town of Vinland:  
A) R-1 Rural Residential District (Unsewered)  
Setbacks:  
Principle Structure:  
Front Yard: 50 Feet  
Side Yard: 7 & 10 Feet  
Rear Yard: 25 Feet  
Accessory Structure:  
Front Yard: 100 Feet  
Side Yard: 50 Feet  
Rear Yard: 50 Feet  
B) B-3 General Business District (Unsewered)  
Setbacks:  
Front Yard: 50 Feet  
Side Yard: 7 & 10 Feet  
Rear Yard: 50 Feet
- Floodplain Information**  
(Subject Site mapped in Multiple Zones per FIRM Map No. 55139C0225E with and effective date of March 17, 2003.) Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.
- Total land area is 238,849 Square Feet (5.4832 Acres±).
- Old Dixie Court and Indian Point Road are adjacent to Subject site as mapped.
- There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.
- There are no proposed street changes per conversation with the City.
- There was no delineation marking observed while performing survey fieldwork.
- There are no plottable offsite easements provided within Schedule B of the Title Commitment or found while researching the parcel that benefit the parcels.
- Note to the client, insurer, and lender – With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case 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 may be necessary.

### Legal Description

(Per Commitment File No.: WOH24-10326226 - with an Commitment date of October 28, 2024)

The land referred to herein is described as follows:

**Parcel 1:**  
That part of the Southwest 1/4 of the Southwest 1/4 of Section Twenty-four (24), Township Nineteen (19) North, of Range Sixteen (16) East, in the Town of Vinland, Winnebago County, Wisconsin, described as follows: Commencing at the Southwest corner of Section Twenty-four (24); thence North 89° 27' East, 824.49 feet along the South line of said Section to the point of beginning of this description; thence North 0° 43' West, 35.00 feet; thence South 89° 17' West 145.50, feet; thence North 43° 53' West, 23.44 feet; thence North 36° 29' East, 746.10 feet; thence North 43° 53' West, 51.50 feet; thence North 46° 07' East, 35.00 feet; thence South 43° 53' East, 150.00 feet; thence South 46° 07' West, 35.00 feet; thence South 43° 53' East, 209.80 feet to the East line of the Southwest 1/4 of the Southwest 1/4; thence South 0° 44' East, 264.60 feet along the said East line; thence South 89° 27' West, 275.00 feet; thence South 0° 44' East, 158.40 feet to the South line of Section Twenty-four (24); thence South 89° 27' West, 225.05 feet along said South line to the point of beginning of this description. EXCEPT the following: Commencing at the Southwest corner of Section Twenty-four (24); thence North 89° 27' East along the South line of said Section, 824.49 feet; thence North 0° 43' West, 35 feet; thence South 89° 17' West, 145.50 feet; thence North 43° 53' West, 23.44 feet; thence North 36° 29' East, 746.10 feet to the point of beginning; thence North 43° 53' West, 51.50 feet; thence North 46° 07' East, 35.00 feet; thence South 43° 53' East, 150 feet; thence South 46° 07' West, 35 feet to the point of beginning. Further excepting that portion described in Award of Damages recorded as Document No. 444932.

**Parcel 2:**  
That part of the Southwest 1/4 of the Southwest 1/4 of Section Twenty-four (24), Township Nineteen (19) North, of Range Sixteen (16) East, in the Town of Vinland, Winnebago County, Wisconsin, bounded and described as follows: Beginning at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section Twenty-four (24); on the Northwest by U.S. Highway 41; on the East by the East line of said South West 1/4 of the South West 1/4 of Section Twenty-four (24); and on the Southwest by the Northeasterly boundary of the Alice G. Armstrong lands described in the instrument recorded in Volume 1 of Certified Survey Maps at Page 12 as Document Number 363719, except the following: Commencing at the Southwest corner of Section Twenty-four (24); thence North 89° 27' East along the South line of said Section, 824.49 feet; thence North 0° 43' West, 35 feet; thence South 89° 17' West, 145.5 feet; thence North 43° 53' West, 23.44 feet; thence North 36° 29' East, 746.10 feet; thence North 46° 07' East, 35 feet to the point of beginning; thence North 43° 53' West, 51.50 feet; thence North 46° 07' East to the East line of the said Southwest 1/4 of the Southwest 1/4; thence South 0° 44' East along said East line, 53.37 feet; thence Southwesterly to the point of beginning.

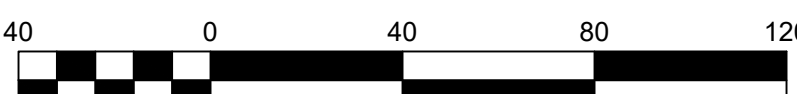
**Parcel 3:**  
That portion of the Southwest 1/4 of the Southwest 1/4 of Section Twenty-four (24), Township Nineteen (19) North, of Range Sixteen (16) East, in the Town of Vinland, Winnebago County, Wisconsin, bounded and described as follows: Beginning at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section Twenty-four (24), at the centerline of an East and West Town Road. From that point running due North a distance of 158.4 feet; thence due West a distance of 275.0 feet; thence due South a distance of 158.4 feet to the centerline of said town road. From that point running due East along said centerline of the town road a distance of 275.0 feet to the point of beginning.

Parcel No.: 026-0518, 026-0518-01, 026-0518-02

Property Address: Vacant Land along Old Dixie Court and Indian Point Road.

### LEGEND

—CATV— CATV	Underground Cable TV	⊠	Telephone Pedestal	●	3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
—G— G	Underground Gas Line	⊠	Telephone Manhole	●	Masonry (PK) Nail SET
—T— T	Underground Telephone	⊠	CATV Pedestal	○	3/4" Rebar Found
—Fence— Steel		⊠	Sign	⊠	1" Iron Pipe Found
—Culvert—		⊠	Post / Guard Post	⊠	Government Corner
		⊠	Catch Basin / Yard Drain	( )	Recorded As



Bearings are referenced to the South line of the Southeast 1/4, Section 24, T19N, R16E, assumed to bear S89°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. 166620, 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 Page618 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 886 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.)**

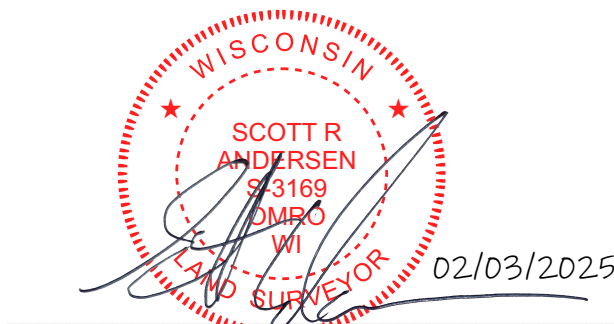
### Surveyor's Certificate

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, 7b1, 8, 9, 11a, 11b, 13, 16, and 17 of Table A thereof.

In addition, this is to hereby to 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 PLS 3169  
scott@davel.pro

Dec 02, 2024 -- 01:48 PM J:\Projects\8607at\dwg\Civil\_3D\8607ALTA.dwg

DAVEL ENGINEERING &  
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Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
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ALTA / NSPS Land Title Survey  
(Indian Point Road)

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

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