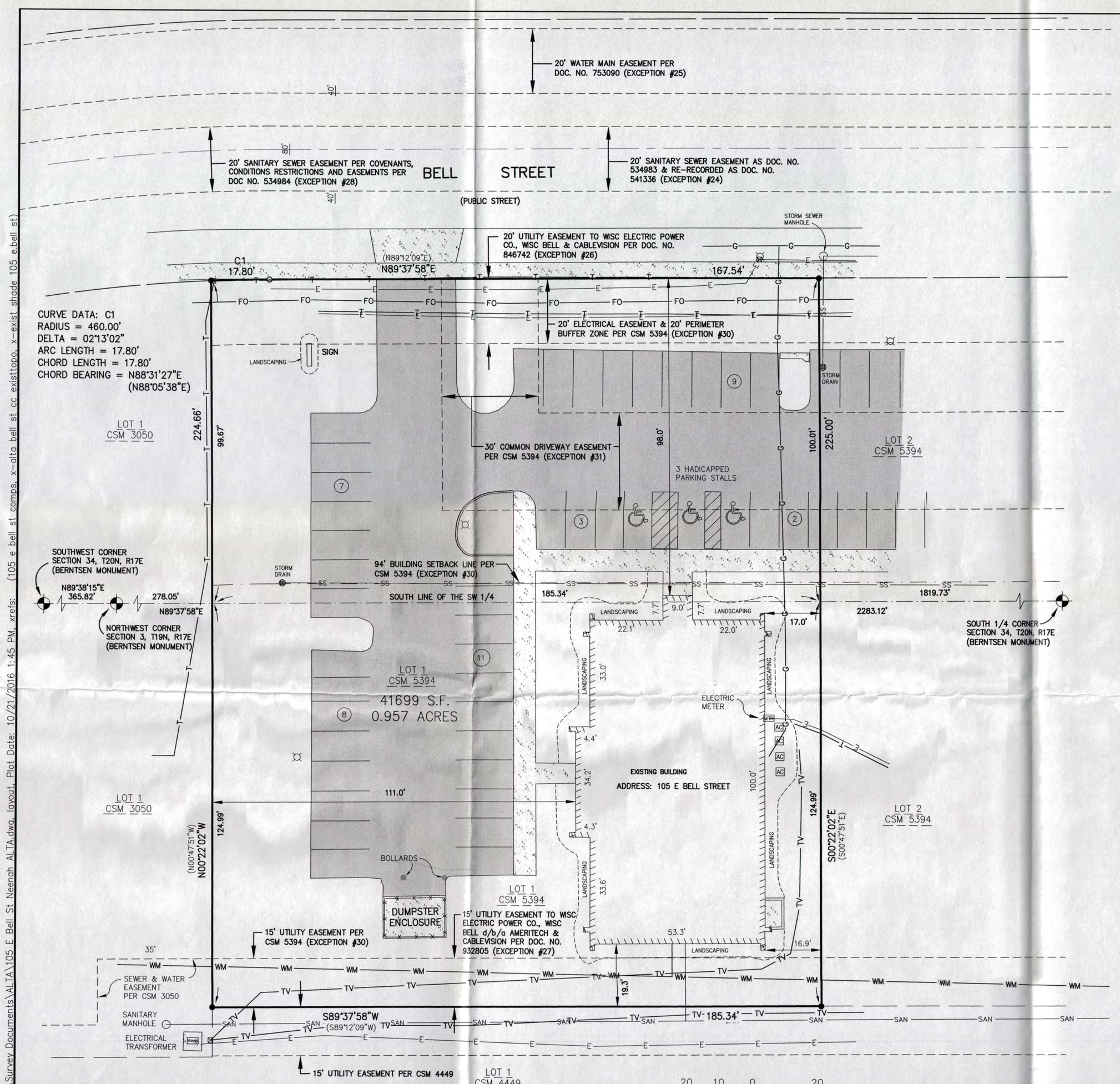

LEGEND

- EXISTING POWER POLE
- EXISTING GUY WIRE/ANCHOR
- EXISTING PEDESTAL
- WM — EXISTING WATER MAIN
- SAN — EXISTING SANITARY SEWER
- SS — EXISTING STORM SEWER
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING FIRE HYDRANT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXISTING CULVERT
- EXISTING DITCH LINE
- EXISTING FENCE LINE
- G — EXISTING UNDERGROUND GAS MAIN
- T — EXISTING UNDERGROUND TELEPHONE CABLE
- TV — EXISTING UNDERGROUND TELEVISION
- FO — EXISTING UNDERGROUND FIBER OPTIC
- OHU — EXISTING OVERHEAD UTILITY
- CMP — CORRUGATED METAL PIPE
- SOIL BORING

DIGGERS HOTLINE
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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

20 10 0 20
SCALE – FEET

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34, T20N, R17E, WHICH BEARS N89°37'58"E PER THE PUBLISHED COORDINATES FOR WINNEBAGO COUNTY

N

LEGEND

- ○ – 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ● – 1" IRON PIPE FOUND
- – CERTIFIED LAND CORNER WINNEBAGO COUNTY
- ( ) – RECORDED BEARING AND/OR DISTANCE
- S.F. – SQUARE FEET

LEGAL DESCRIPTION PER SCHEDULE "A" OF COMMITMENT FOR TITLE INSURANCE FILE No. NTS5206 AMENDED II WITH AN EFFECTIVE DATE OF AUGUST 8, 2016 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY–NEW TITLE SERVICES, INC. DIVISION:

Parcel 4:
Lot One (1) of Certified Survey Map No. 5394 recorded in the Office of the Register of Deeds for Winnebago County on December 18, 2003 at 2:54 PM in Volume 1 of Certified Survey Maps, Page 5394, as Document No. 1292029, being all of Lot 1 of Certified Survey Map 4030, recorded as Document No. 1017095 located in part of the South Half (S ½) of the Southwest Quarter (SW ¼) of Section Thirty–four (34), Township Twenty (20) North, Range Seventeen (17) East, and part of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section Three (3), Township Nineteen (19) North, Range Seventeen (17) East, all in the City of Neenah, Winnebago County, Wisconsin.

Property Address: 105 E Bell St Neenah, WI 54956
Tax Parcel No. 809–1605 a/k/a 09–1605–00–00

SCHEDULE BII PER COMMITMENT FOR TITLE INSURANCE FILE No. NTS5206 AMENDED II WITH AN EFFECTIVE DATE OF AUGUST 8, 2016 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY–NEW TITLE SERVICES, INC. DIVISION:

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.
2. Easements or claims of easements that are not shown by the Public Records.
3. Any encroachment, 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.
4. Any lien or right of lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
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.
6. The lien of real estate taxes for the year 2016 and thereafter.
7. The lien of any special assessments, taxes or charges.
8. Any rights, title, interest, or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
9. Liens or deferred charges not shown on the tax roll or disclosed by special assessment or utility letters for all infrastructure utilities regarding installation, connections, repair, re–routing or replacement of, including but not limited to, water and sewer laterals, mains, service pipes, storm sewers or sanitary sewers.

EXCEPTIONS AS TO PARCEL 4:

24. Utility Easement by an instrument recorded June 15, 1979 as Document No. 534983 and re–recorded as Document No. 541336. [DOES NOT AFFECT SURVEYED PARCEL - EASEMENT NOW LOCATED WITHIN BELL STREET RIGHT-OF-WAY AS SHOWN ON SURVEY MAP]
25. Utility Easement by an instrument recorded September 26, 1990 as Document No. 753090. [DOES NOT AFFECT SURVEYED PARCEL - EASEMENT NOW LOCATED WITHIN BELL STREET RIGHT-OF-WAY AS SHOWN ON SURVEY MAP]
26. Utility Easement granted to Wisconsin Electric Power Company, Wisconsin Bell, Inc. and Cablevision of Fox Cities by an instrument recorded August 24, 1993 as Document No. 846742. [AFFECTS SURVEYED PARCEL - LOCATION SHOWN ON SURVEY MAP].
27. Utility Easement granted to Wisconsin Electric Power Company, Cablevision of Fox Cities and Wisconsin Bell, Inc., d/b/a Ameritech–Wisconsin by an instrument recorded April 12, 1996 as Document No. 932805. [AFFECTS SURVEYED PARCEL - LOCATION SHOWN ON SURVEY MAP].
28. Covenants, conditions, restrictions and easements, if any, as set forth in Mahler Trust Agreement recorded June 15, 1979, as Document No. 534984, but deleting therefrom any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). [THE SANITARY SEWER EASEMENT REFERENCED ON EXHIBIT C OF DOC. NO. 534984 DOES NOT AFFECT SURVEYED PARCEL - EASEMENT NOW LOCATED WITHIN BELL STREET RIGHT-OF-WAY AS SHOWN ON SURVEY MAP]
29. Covenants, conditions, restrictions and easements, if any, as set forth in Declaration of Covenants and Restrictions for the Mahler Farm Business Park recorded August 2, 1994, as Document No. 882912, but deleting therefrom any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c) [AFFECTS THE SURVEYED PARCEL]
30. Reservation for easements, building setback lines and other matters shown on the recorded Certified Survey Map of the subject property. [AFFECTS THE SURVEYED PARCEL - LOCATIONS SHOWN ON SURVEY MAP].
31. 30 foot common driveway easement as designated on Certified Survey Map No. 5394. [AFFECTS THE SURVEYED PARCEL- LOCATION SHOWN ON SURVEY MAP.]

NOTES:

THE BOLD TEXT SHOWN IN PARENTHESES AS "[XXXXXXX]" ON THIS SURVEY MAP WITHIN THE TITLE EXCEPTIONS FOR SCHEDULE BII ARE ADDITIONAL NOTES ADDED BY THE LAND SURVEYOR.

UNDERGROUND UTILITY INFORMATION AS SHOWN ON THIS SURVEY HAS BEEN OBTAINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES, OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN OR THE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.

WHILE CONDUCTING THE FIELDWORK THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

WHILE CONDUCTING THE FIELDWORK THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.

NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES HAVE BEEN PROVIDED BY THE OWNER OR THE CITY OF NEENAH.

DIGGERS HOTLINE LOCATES WERE PERFORMED BY TICKET NUMBER 20164106496. NO PRIVATE UTILITY LOCATES WERE PROVIDED BY THE OWNER OR OTHER LOCATING SERVICES; THEREFORE PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THE SURVEY MAP.

THIS SITE CONTAINS 40 STANDARD PARKING STALLS AND 3 HANDICAPPED PARKING STALLS.

SURVEYOR'S ALTA CERTIFICATE:

I hereby certify to: Prodehl Family Investments, LLC, The Bytof Family Limited Partnership, a Wisconsin Family Limited Partnership and First American Title Insurance Company–New Title Services, Inc. Division;

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, 7(a), 8, 9, 11, 16 and 17 of Table A thereof. The field work was completed on October 13th, 2016.

_____
date — WI Professional Land Surveyor (S–1284)
David M. Schmalz

SURVEY FOR:
–BAKER TILLY VIRCHOW KRAUSE, PPL
–ATTN KEN STOLZMAN, CPA
–POA FOR OTTO BYTOF/BYTOF FAMILY LIMITED PARTNERSHIP
–2201 E. ENTERPRISE AVE.
–SUITE 100. PO BOX 2459
–APPLETON, WI 54912–2459

McMAHON ENGINEERS | ARCHITECTS
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NO.	DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY
CITY OF NEENAH, WINNEBAGO COUNTY, WI
105 E. BELL STREET

DESIGNED	DRAWN
DEW	DEW

PROJECT NO. 4
B0072 9-16-00808.03

DATE
10/2016

SHEET NO.
01

dwgRef: W:\PROJECTS\B0072\g1600808\04\CADD\Civil3D\Survey Documents\ALTA\105 E Bell St Neenah ALTA.dwg, layout, Plot Date: 10/21/2016 1:45 PM, xrefs: (105 e bell st comps, x-alta bell st cc existtopo, x-exist shade 105 e bell st)