BEARINGS ARE REFERENCED TO MATCH CSM #5599

N

SCALE IN FEET

0 40 80

1" = 40'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, (HUD), VNA ASSISTED LIVING, INC., A WISCONSIN NON-PROFIT CORPORATION, WELLS FARGO BANK, NATIONAL ASSOCIATION, EVANS TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

(A) I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, ON OCTOBER 25, 2011

AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND INCLUDE ITEMS 1-4, 6(A), 7(A), 8-9, 10(A) AND (B), 11(B) AND 12-13.

(B) TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; THERE ARE NO ENCROACHMENTS OF ANY STRUCTURES OVER ANY APPLICABLE SET BACK LINES OR UPON ANY EASEMENTS; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55139C 0114E, DATED MARCH 17, 2003.

DATED THIS THE 27TH DAY OF OCTOBER, 2011.

GARY A. ZAHRINGER, REGISTERED WISCONSIN LAND SURVEYOR S-2098

PROPERTY ADDRESS
1533 LYON DRIVE, NEENAH, WI 54956 APN 809-1703

LEGAL DESCRIPTION PER TITLE COMMITMENT 2222047 EFFECTIVE OCTOBER 3, 2011

PARCEL I
LOT FOUR (4), CERTIFIED SURVEY MAP NO. 5599 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON SEPTEMBER 28, 2004, IN VOLUME 1 ON PAGE 5599, AS DOCUMENT NO. 1329182, BEING A REDIVISION OF CERTIFIED SURVEY MAP 3368 IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL II.
AN EASEMENT FOR THE BENEFIT OF PARCEL I CREATED BY DRIVEWAY EASEMENT RECORDED ON NOVEMBER 22, 2005 AS DOCUMENT NO. 1379190.
(DENOTED AS EXCEPTION 12)

PARCEL III
AN EASEMENT FOR THE BENEFIT OF PARCEL I CREATED BY PARKING LOT EASEMENT AGREEMENT RECORDED ON DECEMBER 15, 2005 AS DOCUMENT NO. 1381596.
(DENOTED AS EXCEPTION 13)

PARCEL IV
AS EASEMENT FOR THE BENEFIT OF PARCEL I CREATED BY SHARED DRIVEWAY AGREEMENT FOR MUTUAL ACCESS RECORDED ON DECEMBER 20, 2005 AS DOCUMENT NO. 1382079.
(DENOTED AS EXCEPTION 14)

PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT (PDD)

PROPERTY CONTAINS
REGULAR PARKING SPACES
HANDICAP PARKING SPACES

EXCEPTIONS PER SCHEDULE B TITLE COMMITMENT NO. 2222047 EFFECTIVE OCTOBER 2, 2011

ITEM 12
DRIVEWAY EASEMENT AND RESTRICTION PER DOCUMENT NO. 1379190
AS DENOTED AREA IS OFF SITE BUT BENEFITS PROPERTY

ITEM 13
PARKING LOT EASEMENT PER DOCUMENT NO. 1381596
AFFECTS PROPERTY - BLANKET IN NATURE

ITEM 14
SHARED DRIVEWAY AGREEMENT PER DOCUMENT NO. 1382079
AS DENOTED AREA IS OFF SITE BUT AFFECTS THE PROPERTY - BLANKET IN NATURE

ITEM 15
EASEMENTS PER DOCUMENT NO. 1381597
AFFECTS THE PROPERTY AS DENOTED

ITEM 16
EASEMENTS FOR INTERCONNECTED BUILDINGS PER DOCUMENT NO. 1427997
AFFECTS THE PROPERTY AS DENOTED

ITEM 17
DRAINAGE EASEMENT PER DOCUMENT NO. 1373786
AFFECTS THE PROPERTY AS DENOTED

ITEM 18
DETENTION POND EASEMENT PER DOCUMENT NO. 1382081
EASEMENT AGREEMENT IS NOT SURVEY RELATED, AS DENOTED AREA IS OFF SITE BUT BENEFITS THE PROPERTY

ITEM 19
PUBLIC UTILITIES EASEMENTS PER DOCUMENT NO. 1426472
AFFECTS THE PROPERTY AS DENOTED

ITEM 20
TIME WARNER BULK SERVICE AGREEMENT PER DOCUMENT NO. 1063464.
AFFECTS PROPERTY - BLANKET IN NATURE

ITEM 21
EASEMENT PER DOCUMENT NO.989531
AFFECTS THE PROPERTY AS DENOTED

ITEM 22
TIME WARNER CABLE BULK SERVICE AGREEMENT PER DOCUMENT NO. 995871
AFFECTS PROPERTY - BLANKET IN NATURE

ITEM 23
WISCONSIN ELECTRIC DISTRIBUTION EASEMENT PER DOCUMENT NO. 1013829.
AFFECTS THE PROPERTY AS DENOTED

TOPOGRAPHIC LEGEND

- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- SIGN
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBEROPTIC
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- GAS VALVE
- EXIST STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- EXCEPTION ITEM NO.

ALTA / ACSM LAND SURVEY

VNA ASSISTED LIVING, INC.

THIS SURVEY IS PREPARED FOR
VNA ASSISTED LIVING, INC.
1533 LYON DRIVE
NEENAH, WI 54956

DRAWN BY	CHECKED	APPROVED
DMS	GAZ	GAZ

NO.	DATE	REVISION

SCALE 1"=40'
DATE 10/2011
COMPUTER FILE 318197ALTA.dwg
DRAWING NO. 318-197

SHEET 1 OF 2

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