PROJECT NAME:

THE HIGHLANDS AT MAHLER PARK

1555 LYON DRIVE

CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

WISCONSIN HOUSING & ECONOMIC DEVELOPMENT AUTHORITY PROJECT NO. 2759

NOTES:
THE FOUNDATION WALLS FOR THAT PART OF THE APARTMENT BUILDING WHICH CONTAINS UNDERGROUND PARKING ARE 10" THICK REINFORCED POURED CONCRETE 9'-0" HIGH. THE BALANCE OF THE APARTMENT BUILDING WALLS ARE 8" THICK REINFORCED POURED CONCRETE 4'-0" HIGH.

THE LOCATION OF UNDERGROUND UTILITIES INCLUDING NATURAL GAS, CABLE TV, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR INITIAL REQUEST ASSIGNED TICKET NUMBER 2009-49-04520 WHICH WAS LOCATED BY SCHULER AND ASSOCIATES SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE," IN DECEMBER OF 2009.

THE LOCATION OF UNDERGROUND UTILITIES INCLUDING NATURAL GAS, CABLE TV, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR INITIAL REQUEST ASSIGNED TICKET NUMBER 2011-47-08930 WHICH WAS LOCATED BY SCHULER AND ASSOCIATES SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE," IN NOVEMBER 2011.

LEGEND

- △ = MAG NAIL FND
- ▲ = MAG NAIL SET
- ◉ = 1" IRON PIPE FOUND
- ○ = 1" DIA ROUND x 24" LONG IRON PIPE WEIGHING 1.13 LBS/LIN FOOT SET
- ● = 1 1/4" ROD FOUND
- (MH) = MANHOLE
- ☼ = LIGHTPOLE
- (WV) = WATER VALVE
- ⌂ = HYDRANT
- (IN) OR ■ = INLET
- ○ = 4" DECIDUOUS TREE
- ☼ = YARD LIGHT
- = VENT
- HL = HANDICAP SIGN
- = STONE LANDSCAPING
- = STORM SEWER
- = SANITARY SEWER
- ELE — ELE = UNDERGROUND ELECTRIC
- C — C = UNDERGROUND CABLE TV
- GAS — GAS = UNDERGROUND GAS
- 761.70 + = AS-BUILT ELEVATION
- = UNDERGROUND TELEPHONE
- AC = AIR CONDITIONER
- = CONCRETE
- = ASPHALT PAVEMENT
- = TRAFFIC DIRECTION
- (18) = MAPPABLE ITEMS FROM SCHEDULE B- SECTION II EXCEPTIONS (NUMBERS PER TITLE POLICY)

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4, SECTION 3, T19N, R17E, WHICH IS RECORDED TO BEAR S00°38'08"E.

SCALE IN FEET
0' 20' 40' 80'

NORTHWEST CORNER SECTION 3 T19N, R17E ALUMINUM COUNTY MONUMENT

S00°38'08"E 872.84'

N89°01'46"E 1272.84' (C.T.H. "A")

SOUTH COMMERCIAL STREET (C.T.H. "A")

5' WIDE SIDEWALK

LYON DRIVE 60'

37' B-B

N89°01'46"E

BM¹ TAG BOLT HYD. 761.74

LOT 4 CSM 6421
OWNED BY
THE HIGHLANDS AT MAHLER PARK LLC

QUITCLAIM OF EASEMENT RIGHTS PER DOCUMENT NO. 1542307

RELEASE OF EASEMENTS PER DOCUMENT NO. 1075216

RELEASED UTILITY EASEMENT

RELEASED BY DOCUMENT NO. 1542304 STORM SEWER EASEMENT

WATERMAIN, SANITARY SEWER, STORM SEWER EASEMENT RELEASED BY DOCUMENT NO. 1542304

VACATED VENETIAN WAY

EASEMENT NO.2 NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS PARCEL II

N00°56'08"W 150.77'

N89°03'52"E 11.95'

PARCEL I

2' B-B

6" CURB (TYP.)

N00°56'08"W 134.39'

S89°03'52"W 159.81'

N00°56'08"W 95.55'

328' B-B

N00°56'08"W 61.46'

EASEMENT NO.1 NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS

LOT 3 CSM 6421
OWNED BY
THE HIGHLANDS AT MAHLER PARK LLC

RELEASE OF EASEMENTS PER DOCUMENT NO. 1542304

WATERMAIN, SANITARY SEWER, STORM SEWER EASEMENT

83.47'
N89°03'12"E

N00°57'32"W 64.47'

S89°02'28"W 10.38'

N00°57'32"W 70.00'

PROTECTIVE COVER OVER EXTENT OF FOUNDATION

EXISTING 50 UNIT SENIOR HOUSING APARTMENT BUILDING
FIRST FLOOR ELEVATION = 763.50
BASEMENT FLOOR ELEVATION = 754.30

LOT 1
81,134 SQ FT

GAS METER

N00°57'32"W 39.24'

N89°02'28"E 14.12'

S89°01'46"W

END OF 6" CURB 37' B-B

VENETIAN WAY 60'

12' UTILITY EASEMENT

WEST 1/4 CORNER SECTION 3 T19N, R17E ALUMINUM COUNTY MONUMENT

2585.68'

MAHLER FARM CONDOMINIUMS-SOUTH

LOT 1 CSM 3732

BRICK SIGN

RELEASE OF EASEMENTS PER DOCUMENT NO. 1542304

RELEASE OF EASEMENTS PER DOCUMENT NO. 1075217
DOCUMENT NO. 1542306

RELEASED UTILITY EASEMENT

EXISTING 51 UNIT SENIOR HOUSING APARTMENT BUILDING
FIRST FLOOR ELEVATION = 763.50
BASEMENT FLOOR ELEVATION = 754.30

PARCEL I

N00°56'08"W 95.55'

S89°03'52"W 159.81'

N00°56'08"W 61.46'

S89°02'28"W 144.26'

S00°57'32"E 1.70'

S89°02'28"W 143.39'

S00°21'40"W 136.70'

S00°13'58"E 67.61'

S89°01'46"W 384.13'

6" CURB (TYP.)

VALLEY VNA APARTMENTS INC

5' WIDE SIDEWALK

LOT 1 CSM 5834

C1 R=360.00' L=178.62' CB=N74°48'52"E 176.80'

S53°00'04"E 24.48'

S53°31'46"E 52.89'

S30°56'30"E 22.1'

TAG BOLT HYD. 763.50 BM¹

SHARED DRIVEWAY EASEMENT DOCUMENT NO. 1382079

212.38'

LOT 2 CSM 5834
OWNED BY
VALLEY VNA HEALTH SYSTEMS INC

20.6'

20'

50' INGRESS AND EGRESS EASEMENT DOCUMENT NO. 973353

VACATED DICKENSON COURT

20.40'

26'

BLOCK RETAINING WALL

DETENTION POND EASEMENT DOCUMENT NO. 1382081

12'

OUTLOT 1 CSM 5834
OWNED BY
THE HIGHLANDS AT MAHLER PARK LLC

60.0'

UTILITY PED.

ELECTRIC TRANSFORMER

4'

ELECTRIC TRANSFORMER

UTILITY WOOD LATTICE FENCE

WOOD FENCE

2.0'

5.1'

12'

5.5'

LOT 28 CHURCHILL DOWNS

LOT 29 OWNED BY SANDRA LOESING

LOT 30 OWNED BY JEFFREY ROBINSON

LOT 31 OWNED BY BRUCE ALBERG

LOT 32 OWNED BY PATRICK KERRIGAN

LOT 33 OWNED BY CHAD FELLER

LOT 34 OWNED BY MICHAEL STAPLETON

LOT 35

LOT 36

CHURCHILL DOWNS

BENCHMARKS

BM¹ TAG BOLT ON HYDRANT EAST OF SIDE PROPERTY ELEV: 763.50

BM² – TAG BOLT ON HYDRANT SOUTH SIDE LYON DRIVE 40' WEST OF ENTRANCE ELEV. = 761.74

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY LOAN POLICY NO. 2010574

PARCEL I:

Lots One (1) and Two (2) Certified Survey Map No. 6421 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 11, 2009, in Volume 1 on Page 6421, as Document No. 1523968, being part of Lot Three (3) of Certified Survey Map No. 5834 as recorded in Volume 1 of Certified Survey Maps on Page 5834 as Document No. 1380503, being part of the Northwest 1/4 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:

Non-Exclusive Easement for Ingress and Egress as contained in Document No. 1525714.

SURVEYORS CERTIFICATE:

I, HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY AND TO WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS AND TO THE HIGHLANDS AT MAHLER PARK LLC, THAT ON THE 7TH DAY OF DECEMBER, 2009 AND ON NOVEMBER 30, 2011 (REVISED), A SURVEY WAS MADE ON THE GROUND AT THE HIGHLANDS AT MAHLER PARK LLC, WINNEBAGO COUNTY, WISCONSIN, AS PER THE DESCRIPTION SHOWN ON THIS SURVEY, AND CORRECTLY SHOWS THE BOUNDARY AND AREA OF THE SUBJECT PROPERTY AND THE LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY, THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS OF WHICH I HAVE KNOWLEDGE, AFFECTING THE SUBJECT PROPERTY; THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY; ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF.
LYON DRIVE PROVIDE ACCESS TO THIS PROPERTY AND IS IMPROVED AND DEDICATED STREET.

EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, NO ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, NO PARTY WALLS, OR NO VISIBLE AND APPARENT CONFLICTS OR PROTRUSIONS.

THE ABOVE-MENTIONED PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN) AS SHOWN ON COMMUNITY PANEL NUMBER 55139C0114E OF THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE MARCH 17, 2003.

THE SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN THE LOAN POLICY NO. 2010574 OF FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY LAND SURVEY REQUIREMENTS REVISED 1/98.

DATED THIS 8th DAY OF December, 2011

Michael J. Frank

MICHAEL J. FRANK S-2123
WISCONSIN REGISTERED LAND SURVEYOR
2711 N. MASON STREET, SUITE F
APPLETON, WISCONSIN 54914
(920) 734-9107

PARCEL I
LOT 1 = 81,134 SQ. FT.
LOT 2 = 63,723 SQ. FT.
TOTAL AREA = 144,857 SQ. FT.

NOTE:
THE REQUIRED BUILDING LOCATION AND SETBACKS WERE ESTABLISHED BY CITY OF NEENAH PPA-#2-05, AMENDED BY ORDINANCE NO. 1362, ADOPTED JULY 18, 2007, AND BY A ADMINISTRATION ADJUSTMENT DATED FEBRUARY 17, 2009. THE ACTUAL BUILDING LOCATION IS IN CONFORMANCE WITH THESE REQUIREMENTS.

CURVE DATA TABLE

CURVE	CHORD BEARING	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	N74°48'52"E	28°25'44"	360.00'	178.62'	176.80'	N89°01'44"E	N60°36'00"E

REVISIONS
12/8/2011

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

MORTGAGE AS-BUILT SURVEY
THE HIGHLANDS AT MAHLER PARK LLC
1555 LYON DRIVE, NEENAH, WI 54956
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
OWNER/POSSESSOR: THE HIGHLANDS AT MAHLER PARK LLC
660 W. Ridgeview Drive, Appleton, WI 54911

DRAWN	MJF
DATE	12/14/09
SCALE	1"=40'
JOB NO.	34971ALTA-1
SHEET	1 OF 2 SHEET

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