NORTHWEST CORNER
SECTION 3
T19N, R17E
ALUMINUM COUNTY MONUMENT

PROJECT NAME:

THE HIGHLANDS AT MAHLER PARK

1555 LYON DRIVE
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
WISCONSIN HOUSING & ECONOMIC DEVELOPMENT AUTHORITY PROJECT NO. 2760

LEGEND

- △ = MAG NAIL FND
- ▲ = MAG NAIL SET
- ◉ = 1" IRON PIPE FOUND
- ● = 1 1/4" ROD FOUND
- (MH) = MANHOLE
- = LIGHTPOLE
- (W) = WATER VALVE
- = HYDRANT
- (CB OR ■) = INLET
- = 4" DECIDUOUS TREE
- (GV) = GAS VALVE
- AC = AIR CONDITIONER
- = YARD LIGHT
- = VENT
- = 5 MINUTE PARKING FOR DELIVERY SIGN
- = RENTAL OFFICE PARKING SIGN
- HC = HANDICAP SIGN
- = STONE LANDSCAPING
- = CONCRETE
- = ASPHALT PAVEMENT
- SAN — SAN = SANITARY SEWER
- ELE — ELE = UNDERGROUND ELECTRIC
- C — C = UNDERGROUND CABLE TV
- GAS — GAS = UNDERGROUND GAS
- 761.70+ = AS-BUILT ELEVATION
- TEL — TEL = UNDERGROUND TELEPHONE
- = TRAFFIC DIRECTION
- (18) = MAPPABLE ITEMS FROM SCHEDULE B- SECTION II EXCEPTIONS (NUMBERS PER TITLE POLICY)

NOTES:
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.

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 2017-46-06675 WHICH WAS LOCATED BY SCHULER AND ASSOCIATES SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE," IN NOVEMBER 2017.

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.

HEIGHT OF PEAK OF BUILDING IS 41 FEET ABOVE FINISH FLOOR (804.5)

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

NO EVIDENCE OF CEMETERY OR BURY GROUNDS ON OR ADJACENT TO THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE ARE NO BODIES OF WATER ON EITHER PARCEL 1 OR 2.

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

THERE ARE NO PROPOSED R/W CHANGES PER CITY OF NEENAH PLANNING DEPARTMENT.

NO WisDNR DESIGNATED WETLANDS SHOWN OF THE WINNEBAGO COUNTY GIS.

NO FIELD DELINEATION OF WETLANDS WAS MADE.

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.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY LOAN POLICY NO. 2895829

Parcel I

Lots 3 and 4, Certified Survey Map No. 7187, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on January 24, 2017, in Volume 1 on Page 7187, as Document No. 1732666, being all of Lots 3 and 4, CSM No. 6421 in the Northwest ¼ of the Northwest ¼ of Section 3, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Parcel II

TOGETHER WITH an easement for ingress and egress described as Easement 1 (one) by instrument recorded on December 1, 2009 as Document No. 1525714.

SURVEYORS CERTIFICATE:

TO FIRST AMERICAN TITLE INSURANCE COMPANY AND TO WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY, ITS SUCCESSORS AND ASSIGNS (WHEDA)AND TO THE HIGHLANDS AT MAHLER PARK II LLC:

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 1-5, 6a, 7a, 7b1, 7c, 8, 9, 10a, 10b,11, 12, 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF AND ITEMS 1-20 ON WHEDA'S EXHIBIT B LAND TITLE SURVEY REQUIREMENTS. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2017.

DATE OF PLAT OR MAP NOVEMBER 28, 2017

DATED THIS 18th DAY OF December 2017

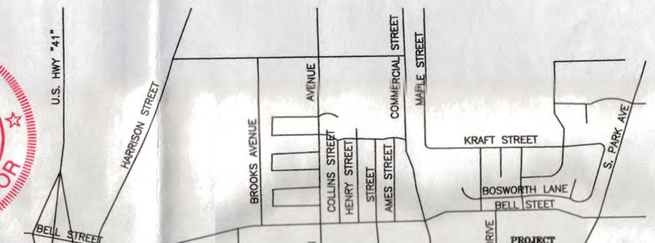
Michael J. Frank

MICHAEL J. FRANK S-2123

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

WISCONSIN MICHAEL J. FRANK S-2123 HORTONVILLE, WI LAND SURVEYOR

LOCATION MAP
(CITY OF NEENAH)



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.

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

PARCEL I
LOT 3 = 86,903 SQ. FT.
LOT 4 = 47,812 SQ. FT.
TOTAL AREA = 134,715 SQ. FT.

BUILDING AREA PARCEL I = 22,855 sq. ft.

PARKING SUMMARY (PARCEL I & II COMBINED)
REGULAR = 53 SURFACE & 61 UNDERGROUND = 114
ACCESSIBLE = 4 SURFACE & 2 UNDERGROUND = 6
TOTAL = 120

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.

ZONING IS PLANNED DEVELOPMENT DISTRICT (PDD)

THE BUILDING AND LAND CONFORM TO ALL APPLICABLE ZONING ORDINANCES, INCLUDING BUT NOT LIMITED TO THOSE ORDINANCES LIMITING THE USE OF REAL ESTATE OR ESTABLISHING REQUIREMENTS AS TO:

(a) AREA, WIDTH OR DEPTH OF THE LAND AS A BUILDING SITE FOR SAID STRUCTURE.
(b) FLOOR SPACE AREA OF SAID STRUCTURE.
(c) SETBACK OF SAID STRUCTURE.
(d) HEIGHT OF SAID STRUCTURE.
(e) NUMBER OF PARKING SPACES.
(f) PARKING AND LOADING DOCK.
(g) USES OF THE PREMISISES.

PER LETTER DATED NOVEMBER 17, 2017 FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF NEENAH

REVISIONS
12/13/17
12/18/17

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

ALTA/NSPS LAND TITLE 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 II LLC
660 W. Ridgeview Drive, Appleton, WI 54911

DRAWN
MJF
DATE
12/05/17
SCALE
1"=40'
JOB NO.
34971ALTA-1
SHEET
1
OF 2 SHEET

C:\DWG\ACAD BACKUP2-14-2014\acadbkup11912\3400\3497\3497PHASE3-1-28-15\3497alta-11-20-17.dwg, 12/18/2017 9:28:37 AM, HP Designjet T2500 PS HPGL2_1