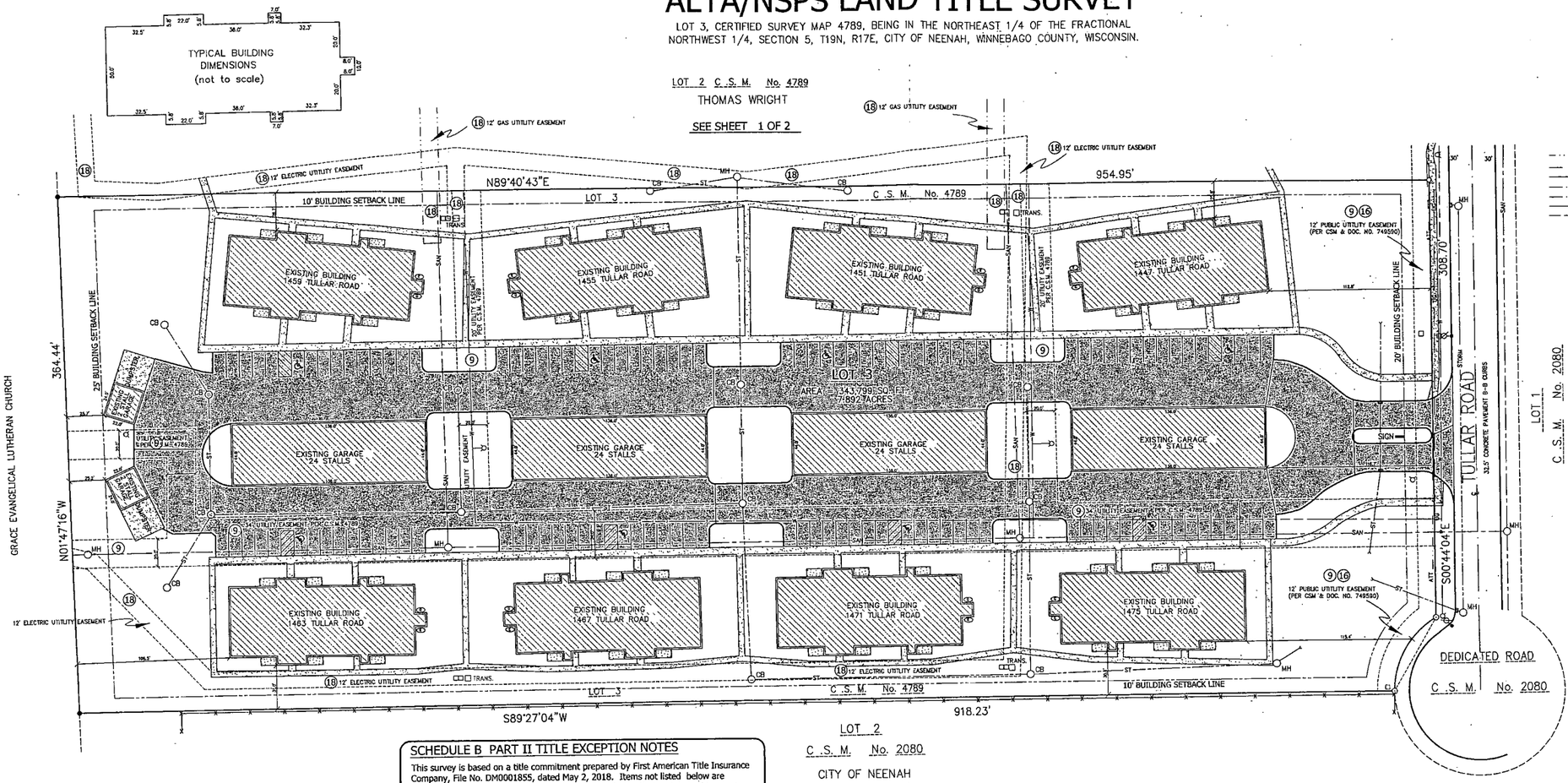
ALTA/NSPS LAND TITLE SURVEY

LOT 3, CERTIFIED SURVEY MAP 4789, BEING IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, SECTION 5, T19N, R17E, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.



LEGEND

- = 3/4" REBAR FOUND
- = 3/4" X 24" REBAR SET
- = 1" IRON PIPE FOUND
- MH = MANHOLE
- CB = CATCH BASIN
- = POWER POLE
- = LIGHT POLE
- = FIRE HYDRANT
- = WATER VALVE
- = INLET
- = TELEPHONE PEDESTAL
- UT = UNDERGROUND TELEPHONE LINE
- UG = UNDERGROUND NATURAL GAS LINE
- W = WATER MAIN
- OE = OVERHEAD ELECTRIC
- UE = UNDERGROUND ELECTRIC
- ST = STORM SEWER
- SAN = SANITARY SEWER
- = CHAIN LINK FENCE
- G = GAS METER
- E = ELECTRIC METER
- = LIMITS OF EXISTING BITUMINOUS PAVEMENT
- = LIMITS OF EXISTING CONCRETE PAVEMENT

NORTH IS REFERENCED TO THE WEST LINE OF TULLAR ROAD RECORDED TO BEAR S00°44'04"E.

GRAPHIC SCALE
0 20' 40' 80'
1 inch = 40 ft.

SCHEDULE B PART II TITLE EXCEPTION NOTES

This survey is based on a title commitment prepared by First American Title Insurance Company, File No. DM0001855, dated May 2, 2018. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

(9) Restrictions, notes, easements, building setback lines and other matters as may be shown on the recorded plat/certified survey map of the subject property. Affects subject property as shown on this survey.

(10) Public and private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes. Does not affects subject property.

(11) Easement to Wisconsin Michigan Power Company recorded 11/14/1935 in Volume 382, Records, Page 771. Does not affect subject property location is along North and East lines of Section 5.

(12) Easement to Wisconsin Michigan Power Company recorded 03/26/1959 in Volume 913, Records, Page 343, as Document No. 263852. Does not affect subject property location is East of Tullar Road along South Right-of-way of Breezewood Lane.

(13) Covenants, conditions, restrictions and easements, if any, as set forth in Agreement recorded 06/03/1970 in Volume 1274, Records, Page 185, as Document No. 396120. Does not affect subject property location is North and East of subject property.

(14) Covenants, conditions, restrictions and easements, if any, as set forth in Agreement recorded 07/10/1970 in Volume 1278, Records, Page 91, as Document No. 397495. Does not affect subject property location is East of subject property.

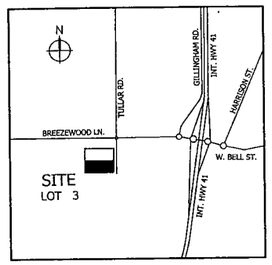
(15) Easement to Wisconsin Bell, Inc. recorded 11/27/1987 as Document No. 692680. Does not burden subject property located adjacent to South right-of-way line of Breezewood Lane.

(16) Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc. recorded 08/03/1990 as Document No. 749590. Affects subject property as shown on this survey

(17) Time Warner Cable Commercial Right of Entry recorded 11/07/2001 as Doc. No. 1153796. Affects subject property in gross across property can not be plotted.

(18) Distribution Easement Joint Electric & Gas to Wisconsin Electric Power Company and Wisconsin Gas Company recorded 03/10/2003 as Document No. 1235428. Affects subject property as shown on this survey.

(19) Easement Agreement between Calvin M. Akin, married person and Thomas A. Wright, a married person and Meridian Capital Group, LLC KRC Investments LLC and KJM Investments, Inc. recorded 10/14/2011 as Doc. No. 1583346. (as to Lot 2). Affects subject property as shown on this survey.



VICINITY MAP
NOT TO SCALE

UTILITY STATEMENT
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD LOCATIONS OR MAPPING PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. UNDERGROUND LOCATIONS CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION.
1-800-242-8511

NOTES (No Zoning report or letter was provided, the zoning and setbacks were depicted from zoning code)

1. Subject property is not situated within a flood hazard area as depicted on Flood Insurance Rate Map, Panel Number 55139C 0113E, Dated March 17th, 2003.
2. Parcel is presently Zoned M2, Multi-family Residence.
3. Setbacks: Front - 20 ft.; Rear - 25 ft. & 30 ft. near Single Family; Side - 10 ft. ea. side; Maximum Building Height 45 ft. Existing Building Height = 26.50 ft.
4. Parking stalls: 1.5 spaces for each bedroom unit 2 spaces for each unit with 2 or more bedrooms. Existing - 111 regular & 8 accessible, 96 garage = 215 Total stalls.
5. Total Area of Lot 3: 343,799 Sq. Ft. (7.892 acres).

LEGAL DESCRIPTION

(Per Title Commitment No. DM0001855)

Lot 2 and 3, Certified Survey Map 4789, filed in the office of the Register of Deeds for Winnebago County, Wisconsin on June 4, 2001 in Volume 1 of Certified Survey Maps, page 4789, Doc. No. 1132121, being in the NE 1/4 of the Fractional NW 1/4, Section 5, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

LOT 3
Address: 1447-1475 Tullar Road, Neenah, WI
Tax parcel number: 806-1655-00-00.

CURVE DATA

CURVE NO.	RADIUS	LENGTH	CH. DIST.	CH. BEAR.	DELTA
1	60.00'	62.64'	59.83'	S29°21'30"W	59°48'52"

SURVEYOR'S CERTIFICATE

The undersigned, being a professional land surveyor of the State of Wisconsin certifies to: TW Breezewood, LLC; Associated Bank, National Association and its successors and/or assigns; First American Title Insurance Company and Dominion Title & Exchange Services, 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, 2, 3, 4, 6(a), 6(b), 7(a)(1), 7(c), 8, 9, 11 and 13, of Table A thereof.

The field work was completed on 5-8-2018.

WISCONSIN KEITH W. WALENSKI S-2292 APPLETON, WI LAND SURVEYOR

Keith W. Walenski 5-23-2018
Keith W. Walenski PLS-2292 Date

HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-8377 FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: THOMAS WRIGHT
DOMINION TITLE & EXCHANGE SERVICES LLC

LOCATION: PARCEL II – 1447-1475 TULLAR ROAD
NEENAH, WISCONSIN

DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: KVW
CHECKED BY:

DATE: 05/1/18

SHEET 2 OF 2

PROJECT NUMBER DS-9735