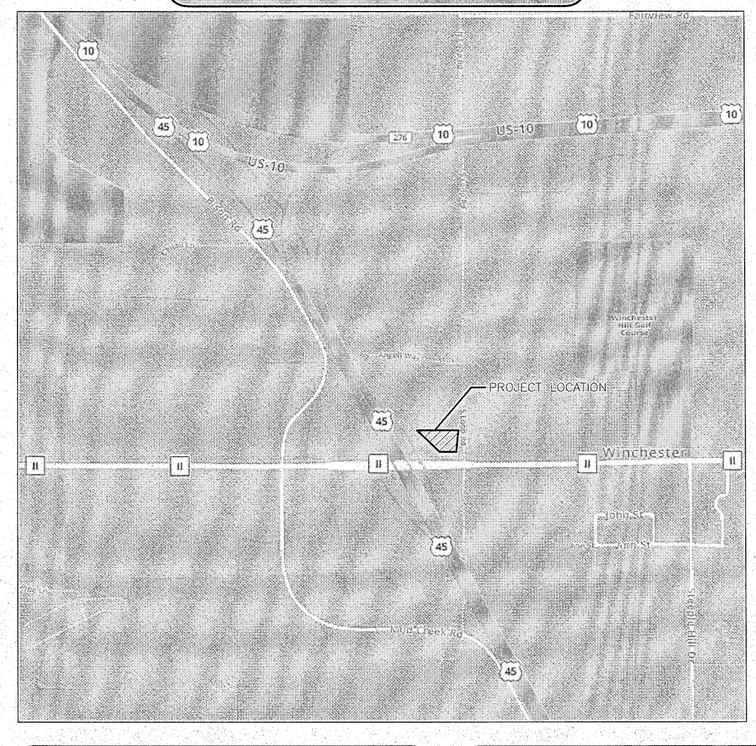
ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP



LEGEND

These standard symbols will be found in the drawing.

- OVERHEAD UTILITIES LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED FIBER OPTICS LINE
- CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- INTERIOR LOT LINE
- BEARING/DISTANCE TIE LINE
- POWER POLE
- TELEPHONE PEDESTAL
- SIGN
- MAILBOX
- TREE
- GRAVEL AREA
- WETLAND AREA BY OTHERS
- 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1" O.D. IRON PIPE FOUND
- BERNTSEN NAIL FOUND
- ALUMINUM MONUMENT FOUND
- ( )RECORDED AS
- CONTROLLED ACCESS PER DOC. NO. 871830, DOC. NO. 1580491 & DOC. NO. 1588897. (12) (13) (14)

0' 30' 60'
1" = 30'

⚠ UTILITY DISCLAIMER ⚠

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actually surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities ("Diggers Hotline") and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractors responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided.
*Diggers Hotline Ticket # 20212406073 for public utilities was ordered for this survey.
*A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered.

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SCHEDULE B, PART II EXCEPTIONS

FROM TITLE COMMITMENT NO. NCS-1062282-01-MSP, REVISION NO.: 01 (FEBRUARY 11, 2022) EFFECTIVE DATE OF APRIL 14, 2021 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:

(10) UTILITY EASEMENT TO LARSEN-READFIELD TELEPHONE COMPANY, A CORPORATION, DATED MARCH 14, 1980, RECORDED/FILED APRIL 01, 1980 AS DOCUMENT NO. 547678. CONVEYANCE OF RIGHTS IN LAND RECORDED ON OCTOBER 11, 1993 AS DOCUMENT NO. 852293. CONVEYANCE OF RIGHTS IN LAND RECORDED ON MARCH 29, 2001 AS DOCUMENT NO. 1123300.

SURVEYOR'S NOTE:
THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY.

(11) UTILITY EASEMENT TO LARSEN-READFIELD TELEPHONE COMPANY, A CORPORATION, DATED JUNE 17, 1993, RECORDED/FILED JUNE 29, 1993 AS DOCUMENT NO. 840011. CONVEYANCE OF RIGHTS IN LAND RECORDED ON OCTOBER 11, 1993 AS DOCUMENT NO. 852293. CONVEYANCE OF RIGHTS IN LAND RECORDED ON MARCH 29, 2001 AS DOCUMENT NO. 1123300.

SURVEYOR'S NOTE:
THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY.

(12) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN AWARD OF DAMAGES RECORDED IN APRIL 15, 1994 AS DOCUMENT NO. 871830 OF OFFICIAL RECORDS, BUT DELETING 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).

SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

(13) LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE ABOVE DESCRIBED PREMISES TO USH "45" INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT OF WAY THEREOF, AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN, RECORDED: SEPTEMBER 13, 2011 AS DOCUMENT NO. 1580491 WHEREIN SAID HIGHWAY IS DESIGNATED A CONTROLLED-ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OF THE WISCONSIN STATUES.

SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

(14) RESTRICTED ACCESS TO U.S.H. "45" AS SET FORTH IN NOTICE OF NONACCESS HIGHWAY RECORDED ON DECEMBER 08, 2011 AS DOCUMENT NO. 1588897.

SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

RECORD LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED LAND: THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY (20) NORTH, RANGE FIFTEEN (15) EAST IN THE TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN. EXCEPTING THEREFROM THE NORTH 835.9 FEET LYING EAST OF HIGHWAY AND ANY PART OF CERTIFIED SURVEY MAP NO. 4035 THAT LIES WITHIN THE SAID FORTY SECTION, TOWNSHIP AND RANGE. ALSO EXCEPTING THEREFROM THE PREMISES CONVEYED FOR HIGHWAY PURPOSES IN FOLLOWING INSTRUMENTS RECORDED IN VOLUME 409 PAGE 372; IN VOLUME 642 PAGE 399 AS DOCUMENT NO. 174665; IN DOCUMENT NO. 871830; AND IN DOCUMENT NO. 1128627. ALSO, EXCEPTING THEREFROM THE PREMISES CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 497625 AND BY LAND CONTRACT IN DOCUMENT NO. 921311.

"AS SURVEYED" LEGAL DESCRIPTION:

BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼, OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 15 EAST;
THENCE N 00°12'01" W ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 14, 616.67 FEET;
THENCE S 89°55'23" W, 33.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH LOOP ROAD;
THENCE S 05°35'35" W ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH LOOP ROAD, 197.59 FEET TO THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;
THENCE S 05°35'35" W ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH LOOP ROAD, 254.86 FEET TO THE NORTH RIGHT-OFWAY LINE OF C.T.H. "II"; THENCE S 89°45'04" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF C.T.H. "II", 195.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S.H. "45" THENCE N 46°03'22" W ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S.H. "45", 366.73 FEET; THENCE N 90°00'00" E, 484.40 FEET TO THE POINT OF BEGINNING.

SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING INC.
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SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 15 EAST IS ASSUMED TO BEAR N 00°12'01" W.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
6. AREA OF SUBJECT PROPERTY: 86,424 SQUARE FEET (1.984 ACRES).
7. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55139C0075E, EFFECTIVE DATE OF MARCH 17, 2003.
8. ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: LANDS ALONG SOUTH LOOP ROAD, LARSEN, WI 54947.
9. INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.
10. AT THE TIME OF THE ALTA SURVEY, THERE WERE WETLAND AREAS DELINEATED BY OTHERS.
11. AT THE TIME OF THE SURVEY, THERE WERE NO DIVISION OR PARTY WALLS OBSERVED WITH RESPECT TO ADJOINING PROPERTIES.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
N.G.S. MONUMENT DESIGNATION 4J49, LOCATED ON THE WEST SIDE OF SOUTH LOOP ROAD, APPROXIMATELY 160 FEET NORTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 766.53

BENCHMARK #2
60d SPIKE SET ON NORTHWEST SIDE OF POWER POLE LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF C.T.H. "II" AND SOUTH LOOP ROAD.
ELEVATION = 772.43

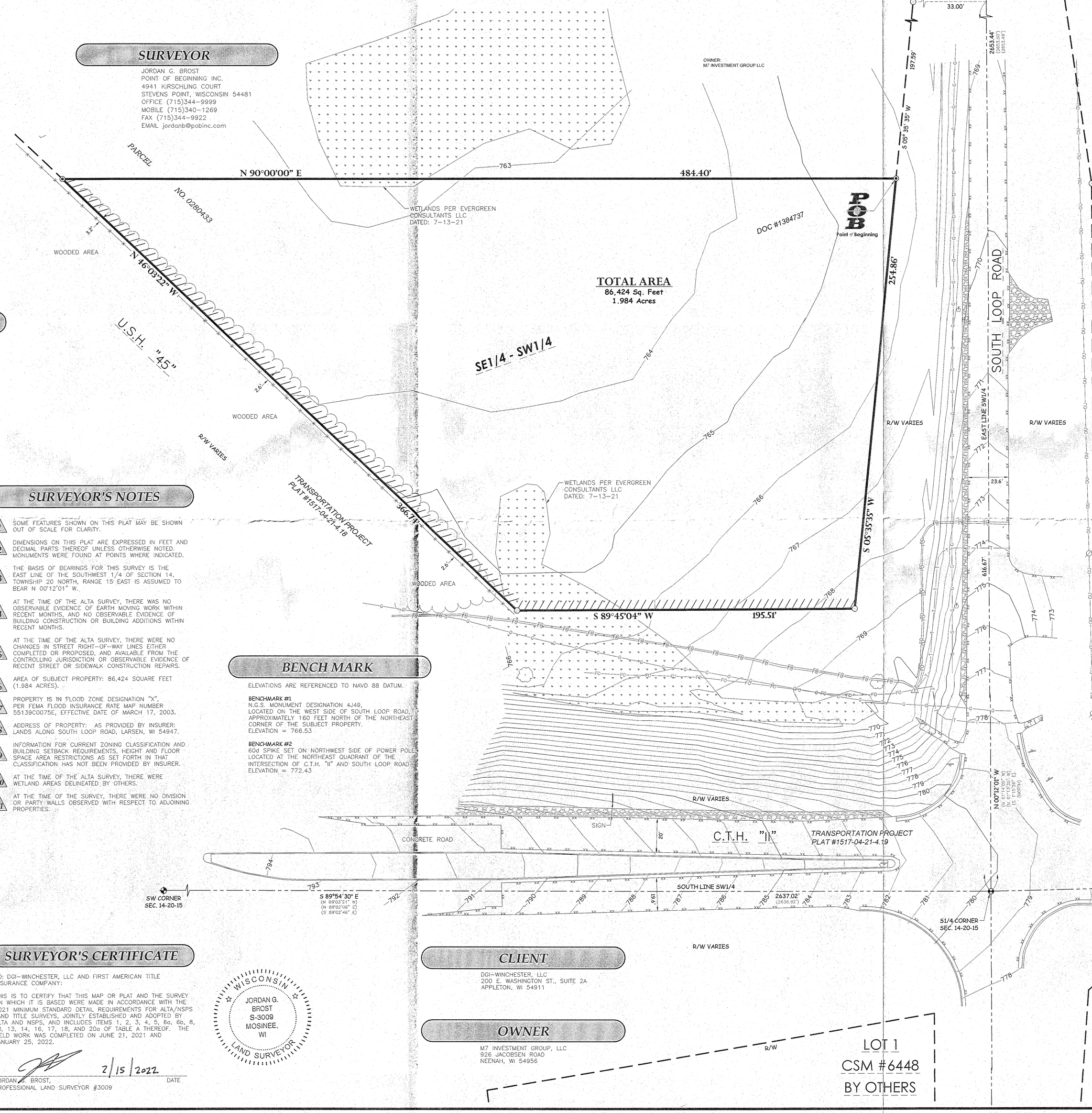
SURVEYOR'S CERTIFICATE

TO: DGI-WINCHESTER, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6a, 6b, 8, 10, 13, 14, 16, 17, 18, AND 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 21, 2021 AND JANUARY 25, 2022.

2/15/2022
JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR #3009 — DATE

WISCONSIN JORDAN G. BROST S-3009 MOSINEE, WI LAND SURVEYOR



CLIENT

DGI-WINCHESTER, LLC
200 E. WASHINGTON ST., SUITE 2A
APPLETON, WI 54911

OWNER

M7 INVESTMENT GROUP, LLC
926 JACOBSEN ROAD
NEENAH, WI 54956

REVISIONS	
CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE	2-15-22
PROJECT NO.	21.056

ALTA/NSPS LAND TITLE SURVEY

DGI-WINCHESTER, LLC
M7 INVESTMENT GROUP, LLC
TOWN OF WINCHESTER
WINNEBAGO COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922

POB Point of Beginning

ALTA