"ALTA/NSPS LAND TITLE SURVEY"

9042 CAMPER'S WAY, NEENAH, WI 54956

TAX PARCEL NO. 0060336

LEGEND:
- ⊛ = 3/4" SOLID IRON REBAR FOUND
- ⊙ = 1" O.D. ROUND IRON PIPE FOUND
- ● = 1" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.68 LBS. PER LIN. FT.
- ◔ = WINNEBAGO COUNTY MONUMENT FOUND
- ◔ = BEGINNING, END, OR CHANGE IN DIRECTION OF A LINE OR ARC
- ( ) = RECORDED AS BEARING OR DISTANCE
- ■ = LIGHT POLE
- ▲ = DOWN SPOUT
- □ = SIGN
- MB = MAIL BOX
- ST = SEPTIC TANK
- W = WELL
- ⋈ = GAS METER
- EB = ELECTRIC BOX
- ⊠ = CABLE BOX
- ◇ = CULVERT
- ◇ = FIRE HYDRANT
- ○ = SANITARY MANHOLE

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N89°30'06"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

Scale: 1" = 50'

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS

ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS:

(1) MONUMENTS OR REFERENCE MONUMENTS WERE FOUND OR PLACED AT ALL MAJOR CORNERS OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

(2) PROPERTY ADDRESS SHOWN IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND FIELD OBSERVATION DURING THE SURVEY.

(3) SUBJECT PROPERTY IS LOCATED OUTSIDE FLOODPLAIN ZONE 'X' AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55139C0100E, EFFECTIVE DATE: MARCH 17, 2003.

(4) SAID PARCEL CONTAINS 414,932 SQUARE FEET (9.5255 ACRES) OF LAND, MORE OR LESS.

(7A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.

(8) SUBSTANTIAL FEATURES OBSERVED DURING FIELDWORK, INCLUDING PAVEMENT, WALKS, CURBS, FENCES, UTILITIES, LANDSCAPED AREAS, AND OTHER SITE IMPROVEMENTS, ARE SHOWN HEREON.

(9) NUMBER OF PARKING STALLS: 4 MARKED STALLS OBSERVED.

(11A) UNDERGROUND UTILITIES ARE SHOWN BASED ON PLANS AND/OR RECORDS PROVIDED BY OTHERS, WITH SOURCES NOTED.

(11B) UNDERGROUND UTILITY MARKINGS WERE LOCATED IN THE FIELD BY DIGGERS HOTLINE UNDER TICKET NOS. 20254208148 AND 20254208152.

(16) EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING FIELDWORK ARE SHOWN HEREON.

(18) ALL RECORDED EASEMENTS AFFECTING THE SUBJECT PROPERTY, AS PROVIDED IN TITLE COMMITMENT NO. 87300, ARE SHOWN OR NOTED HEREON.

SCHEDULE B-II:
FIRST AMERICAN TITLE INSURANCE COMPANY BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
COMMITMENT NO. NCS-77247-PITT DATED JUNE 28, 2016:

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. DOES NOT AFFECT SUBJECT PROPERTY.
2. EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS. DOES NOT AFFECT.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL THERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS. DOES NOT AFFECT GROUND SURVEY.
5. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. DOES NOT AFFECT GROUND SURVEY.
6. THE LIEN OF THE GENERAL REAL ESTATE TAXES FOR THE YEAR 2025 AND HEREAFTER. DOES NOT AFFECT GROUND SURVEY.
7. THE LIEN OF ANY SPECIAL ASSESSMENTS, TAXES OR CHARGES, RESERVE CAPACITY ASSESSMENTS, FEES, OR OTHER CHARGES OR FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND (INCLUMPACT DING CONVERSION OF THE LAND'S USE SO THAT IT IS NOT ELIGIBLE TO BE ASSESSED AS AGRICULTURAL LAND). DOES NOT AFFECT GROUND SURVEY.
8. LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, OR CHARGES OR FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION OF THE INSURED LAND LYING WITHIN VACATED ROAD CONTAINED IN RESOLUTION TO DISCONTINUE A PORTION OF CAMPERS BOULEVARD IN THE TOWN OF CLAYTON RECORDED AS DOCUMENT NO. 1454242. DOES AFFECT. SEE MAP.
9. RIGHTS OF ENTRANCE TO, MAINTENANCE, CONSTRUCTION OR REPAIR OF ANY UTILITY, STRUCTURES, IMPROVEMENTS OR SERVICES CONTAINED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 1459800. DOES NOT AFFECT GROUND SURVEY.
10. EASEMENTS, RIGHTS, TERMS, CONDITIONS, AND RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 922384. DOES NOT AFFECT GROUND SURVEY.
11. RESTRICTIONS AS CONTAINED IN DOCUMENT NO. 1588989. DOES AFFECT GROUND SURVEY. SEE MAP.
12. NOTICE OF NON-ACCESS HIGHWAY RECORDED AS DOCUMENT NO. 1588989. DOES AFFECT GROUND SURVEY. SEE MAP.
13. EASEMENTS, NOTATIONS, DESIGNATIONS, PROVISIONS, RESTRICTIONS OR CONDITIONS AS SHOWN AND/OR DESCRIBED ON RECORDED PLAT OF CERTIFIED SURVEY MAP NO. 3649, FILED IN VOLUME 1 SURVEY MAPS, PAGE 3649, AS DOCUMENT NO. 961916. DOES AFFECT. SEE MAP.
14. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE PREMISES DESCRIBED HEREIN AS MAY BE USED, LAID OUT OR DEDICATED IN ANY MANNER FOR STREET, HIGHWAY OR ROAD PURPOSES. DOES NOT AFFECT GROUND SURVEY.
15. EASEMENT TO THE TOWN OF CLAYTON DATED MAY 18, 2021, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY ON MAY 21, 2021 AS DOCUMENT NO. 1852319. DOES AFFECT. SEE MAP.
16. UNRECORDED LEASES, IF ANY. DOES NOT AFFECT GROUND SURVEY.
17. MORTGAGE FROM DKG HOLDINGS LLC A WISCONSIN LIMITED LIABILITY COMPANY TO GREAT LAKES ASSET CORPORATION, INC. IN AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JUNE 22, 2017 AS DOCUMENT NO. 1742393. DOES NOT AFFECT GROUND SURVEY.
18. ASSIGNMENT OF RENTS DATED JUNE 15, 2017 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JUNE 22, 2017 AS DOCUMENT NO. 1742394. DOES NOT AFFECT GROUND SURVEY.
19. MORTGAGE FROM DKG HOLDINGS LLC A WISCONSIN LIMITED LIABILITY COMPANY TO GREAT LAKES ASSET CORPORATION, INC. IN THE FACE AMOUNT OF $534,000.00, DATED SEPTEMBER 25, 2017 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON OCTOBER 3, 2017 AS DOCUMENT NO. 1750847. ASSIGNMENT OF MORTGAGE TO US SMALL BUSINESS ADMINISTRATION DATED SEPTEMBER 25, 2017, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON OCTOBER 3, 2017 AS DOCUMENT NO. 1750864.SUBORDINATION AGREEMENT DATED SEPTEMBER 25, 2017 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON OCTOBER 3, 2017 AS DOCUMENT NO. 1750865. DOES NOT AFFECT GROUND SURVEY.

EXISTING LEGAL DESCRIPTION PER TITLE

LOT 1, IN CERTIFIED SURVEY MAP NO. 3649 FILED IN VOLUME 1 OF SURVEY MAPS, PAGE 3649 AS DOCUMENT NO. 961916; SAID MAP BEING PART OF LOT 4 IN CERTIFIED SURVEY MAP NO. 3404 BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 16 EAST, IN THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

ALSO:

PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 16 EAST, IN THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN; DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 5909; THENCE SOUTH 2° 34' 08" EAST, 33.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 26' 31" EAST, ALONG THE CENTERLINE OF CAMPER'S BOULEVARD, 643.63 FEET; THENCE 68.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET AND A CHORD OF 65.50 FEET WHICH BEARS SOUTH 61° 18' 15.5" EAST; THENCE SOUTH 88° 26' 31" WEST, ALONG THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 3649 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAMPER'S BOULEVARD, 703.39 FEET; THENCE 31.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 133.00 FEET AND A CHORD OF 31.62 FEET WHICH BEARS NORTH 04° 15' 32.5" EAST; THENCE NORTH 02° 34' 08" WEST, 1.54 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3649 AS RECORDED IN DOCUMENT NO. 961916 AND PART OF VACATED CAMPER'S BOULEVARD DESCRIBED IN DOCUMENT NO. 1459800, LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 12; THENCE N89°30'06"E, 414.20 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SECTION 12 TO THE NORTHERLY EXTENSION OF A WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5909; THENCE S01°30'32"E, 786.89 FEET ALONG SAID EXTENSION TO THE SOUTH LINE OF CAMPER'S WAY; THENCE N88°29'28"E, 47.00 FEET ALONG SAID SOUTH LINE; THENCE NORTHEASTERLY, 208.92 FEET ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE OF SAID SOUTH LINE TO THE LEFT, HAVING A CHORD WHICH BEARS N43°29'28"E AND IS 188.09 FEET IN LENGTH; THENCE N01°30'32"W, 1.54 FEET ALONG THE EAST LINE OF CAMPER'S WAY TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1459800; THENCE N89°30'07"E, 643.63 FEET ALONG SAID NORTH LINE; THENCE SOUTHEASTERLY, 88.64 FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE OF SAID NORTH LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S60°14'39"E AND IS 65.50 FEET IN LENGTH, TO THE SOUTH LINE OF CAMPER'S BOULEVARD; THENCE N89°30'07"E, 15.01 FEET ALONG SAID SOUTH LINE; THENCE NORTHEASTERLY, 105.63 FEET ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD WHICH BEARS N66°44'57"E AND IS 102.88 FEET IN LENGTH, TO THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3649; THENCE S46°00'14"E, 56.77 FEET ALONG SAID EAST LINE; THENCE S01°25'30"E, 395.74 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF U.S.H. "10"; THENCE S88°20'26"W, 714.83 FEET ALONG SAID SOUTH LINE; THENCE N77°44'11"W, 323.78 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE N01°30'32"W, 234.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO: FIDELITY TITLE, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY; GREGG E. KUNES, OR HIS ASSIGNS; DKG HOLDINGS LLC; KUNES NEENAH RV WEST PROPERTIES, LLC; AND UMB BANK N.A.

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, 7(a), 8, 9, 11(a), 11(b), 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2025.

DATE OF PLAT OR MAP: 10/27/2025

CHRISTOPHER E. PERREAULT, PLS 2249

WISCONSIN CHRISTOPHER E. PERREAULT S-2249 APPLETON, WI LAND SURVEYOR

N89°30'06"E
WEST 1/4 CORNER OF SECTION 12-20-16
414.20'
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 12-20-16
2673.91'
CENTER OF SECTION 12-20-16
2259.71'
1020.89'
786.89'
(N02°34'08"W)
N01°30'32"W
234.00'
(N87°25'52"E)
N88°29'28"E
47.00'
N01°30'32"W
1.54'
(N88°26'31"E)
N89°30'07"E
643.63'
N77°44'11"W
(N76°47'47"W)
323.78'
S88°20'26"W
(S87°16'50"W)
714.83'
S01°25'30"E
(S02°29'06"E)
395.74'
S46°00'14"E
(S45°04'45"E)
56.77'
N89°30'07"E
15.01'
(N88°26'31"E)
LOT 1 CSM#3404
LOT 1 CSM#5909
LOT 2 CSM#5909
LOT 1 CSM#3649
LOT 1 CSM#6814
CAMPER'S WAY (66')
CAMPER'S BOULEVARD (66')
UNPLATTED LANDS PAUL J GEORGA
LP TANK
ASPHALT
EXISTING BUILDING
80.43'
80.97'
250.29'
250.47'
4 REGULAR PARKING SPACES
33' PREVIOUSLY CAMPER'S BOULEVARD VACATED IN DOC. NO. 1459800 (ITEM 9)
15' UTILITY EASEMENT PER CSM#3649 (ITEM 13)
CHAINLINK FENCE (TYPICAL)
GRAVEL
AREA RECENTLY DISTURBED AT TIME OF SURVEY (ITEM 16, TABLE A)
CAMPERS WERE PARKED ON CORNERS AT TIME OF SURVEY, SUBSEQUENTLY THEY WERE NOT SET
NO ACCESS PER DOCUMENT NO. 1588989 (ITEM 12)
WATERMAIN EASEMENT PER DOC. NO. 1852319 (ITEM 15)
U.S.H. "10" (WIDTH VARIES)

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	65.00	60°30'27"	68.64	S60°14'39"E	65.50
C2	133.00	45°30'20"	105.63	N66°44'57"E (N65°41'20"E)	102.88'
C3	133.00	90°00'00"	208.92'	N43°29'28"E	188.09'

SCALE	DESIGNED	CAROW LAND SURVEYING & ENVIRONMENTAL	CAROW LAND SURVEYING & ENVIRONMENTAL	INT.	DATE	REVISIONS
1" = 50'			615 N. LYNNDALE DRIVE, APPLETON, WISCONSIN 54914 PHONE: (920)731-4168	BTL	9-4-2025	UTILITIES
DATE 10/24/2025	DRAWN BTL/NJO		N5841 STATE HIGHWAY 47-55, SHAWANO, WISCONSIN 54166 PHONE: (920)731-4168	NJO	10-27-2025	CORRECTIONS
PROJECT NO. C2510.12	CHECKED RFR			BTL	12-1-2025	CERTIFICATE

DKG HOLDINGS LLC
6968 HWY 42/57
STURGEON BAY, WI 54235
PROJECT: ALTA IN THE TOWN OF CLAYTON

SHEET NO. 1/1