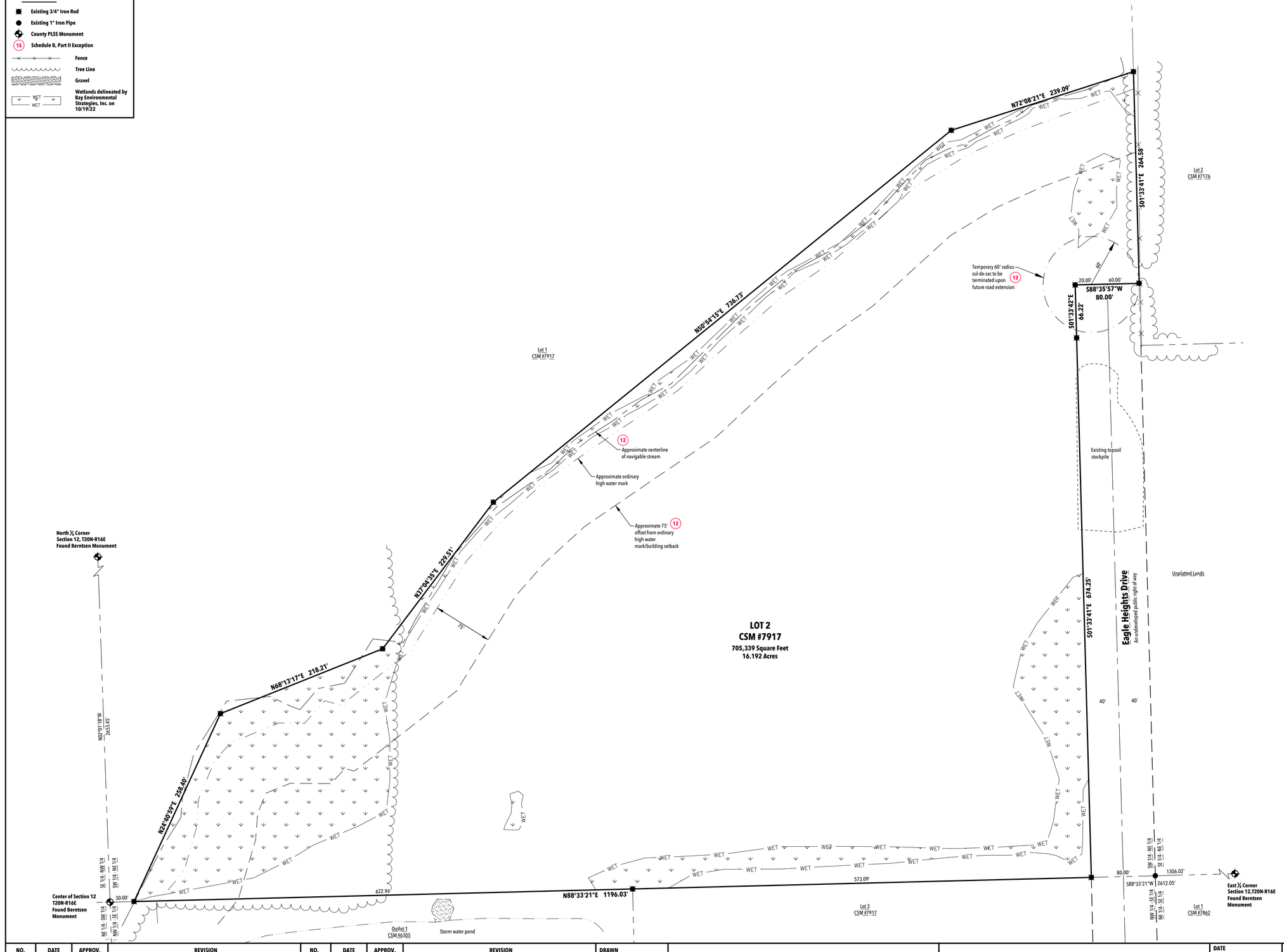
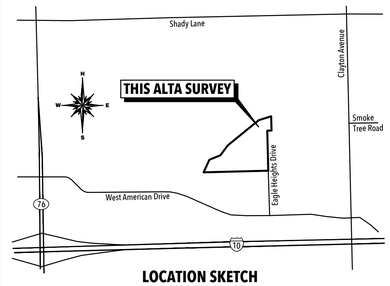
LEGEND:

- Existing 3/4" Iron Rod
- Existing 1" Iron Pipe
- County PLSS Monument
- (15) Schedule B, Part II Exception
- Fence
- Tree Line
- Gravel
- Wetlands delineated by Bay Environmental Strategies, Inc. on 10/19/22





LOCATION SKETCH

NOT TO SCALE

N
W E
S

SCALE: 1" = 60'

0' 30' 60' 120'

Bearings are referenced to the Winnebago County Coordinate System. The south line of the Northeast 1/4, Section 12, T20N-R16E bears S88°33'21"W.

SURVEYOR'S NOTES:

1. There are no buildings located on the subject property.
2. There is no evidence of recent earth moving work, recent building construction or building additions while in the process of conducting fieldwork. (Table A, Item 16)
3. There are no proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs were observed while in the process of conducting fieldwork. (Table A, Item 17)
4. Lot 2 has direct access to and from Eagle Heights Drive, a public right of way. Eagle Heights Drive is not developed at the time of this survey.
5. No cemeteries, burial grounds or isolated grave(s) were observed on the property while in the process of conducting fieldwork.
6. There was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill while in the process of conducting fieldwork.

PARKING INFORMATION (Table A, Item 9):

No parking currently exists on subject property.

ZONING INFORMATION:

The surveyor was not provided with a zoning report or letter pursuant to Table A, Items 6(a) & 6(b).

FLOOD INFORMATION (Table A, Item 3):

Subject property is located in Zone X, pursuant to the NFIP (National Flood Insurance Program) FIRM (Flood Insurance Rate Map) for Winnebago County, Wisconsin, Map Number 55139C0100E.
FIRM effective date: March 17, 2003.

SCHEDULE B-2 NOTES:

12. Easements, restrictions and other matters shown on Certified Survey Map No. 7917 recorded May 23, 2022 as Document No. 1883123.

Does affect subject property and has been shown hereon.

13. Utility Easement and other matters contained in the instrument recorded January 3, 2012 as Document No. 1590878.

Does not affect subject property and has not been shown hereon.

14. Clayton Sanitary District #1 and other matters contained in the instrument recorded April 9, 2007 as Document No. 1431084.

Order modifying the boundaries of Sanitary District #1, recorded on October 14, 2015 as Document No. 1699361.

Order modifying the boundaries of Sanitary District #1, recorded on December 11, 2015 as Document No. 1703181.

Does affect subject property but is not a plottable item.

TITLE DESCRIPTION AND LEGAL DESCRIPTION AS SURVEYED:

Lot Two (2) of Certified Survey Map No. 7917 recorded on May 23, 2022 as Document No. 1883123, all of the Southwest 1/4 of the Northeast and a part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

Tax Parcel No.: 006-032802
Property Address: Vacant-Eagle Heights Dr, Neenah, WI 54956

The description listed above defines exactly the same parcel that has been surveyed and is exactly the same parcel as contained within the lands described in the title commitment identified as Knight Barry Title Services, LLC, File Number 2169507, having a commitment date of August 22, 2022 at 8:00 AM.

SURVEYOR'S CERTIFICATE:

To Premier Clayton 2, LLC, a Wisconsin limited liability company, North Shore Bank, Knight Barry Title Services, 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, 6(a), 6(b), 8, 9, 16, 17 and 18 of Table A thereof. The fieldwork was completed on 11/28/2022.

Date of Plat or Map: 12/5/2022

Troy E. Hewitt
Registration No. 2831
within the State of Wisconsin
Email: thewitt@releeinc.com

WISCONSIN TROY E. HEWITT S-2831 GREEN BAY WI LAND SURVEYOR

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NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: Troy Hewitt
CHECKED: Bryan Pfeffer

ALTA / NSPS LAND TITLE SURVEY

Prepared for: PREMIER CLAYTON 2, LLC

DATE: 12/05/2022
FILE: 5915014_alta.dwg
JOB NO.: 5915014

ROBERT E. LEE & ASSOCIATES, INC.
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SHEET NO. 1