ALTA / NSPS Land Title Survey

All of Lots 10, 11, 15, 16, 17 and 20 of "Town of Menasha Assessor's Plat No. 12", (File 1, Plats, Page 111, Document No. 519915, Winnebago County Records), being part of the Northwest 1/4 of the Northeast 1/4 of Section 1, T20N-R17E, Village of Fox Crossing, Winnebago County, Wisconsin.

Graphic Scale

0 30 60 90 120 150

North

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- PK nail found
- PK nail set
- ( ) recorded as bearing / distance
- (CB) round catch basin
- (ST) storm sewer manhole
- curb inlet
- (SA) sanitary sewer manhole
- San — sanitary sewer line
- hydrant
- Wat — watermain
- Gas — underground gas line
- G gas meter
- T telephone pedestal
- Ca cable tv pedestal
- FO — underground fiber optic line
- F fiber optic pedestal
- light pole
- power pole
- anchor wire
- OHE — overhead wires
- concrete curb & gutter line
- blacktop
- concrete
- existing building
- fence line
- sign
- handicap parking space
- Elec — underground electric line
- E electrical pedestal

Location Sketch

Not to Scale

Calumet Street

NW 1/4 | NE 1/4

SITE

NE 1/4

SW 1/4 | SE 1/4

Section 1
T20N-R17E

CALUMET STREET
public road
40'
(S89°06'30"E)
S89°21'08"E 2.50'
(N85°42'40"E)
N85°28'02"E 327.60'
access
10' Permanent limited Easement (Bll #18)
15'
162.55'
29.28'
sign with landscaping
8' Wisconsin Michigan Utility easement (Bll #10)
165.05'
25.34'
18.19'
Lot 12
Assessors Plat No. 12
Owner:
Maple Crest Investments LLC
260.00'
2105 Camelot Court
2104 Camelot Court
landscaping
57.41'
290.83'
64.45'
Lot 11
46835 sq. ft.
1.08 ac.
Lot 10
48966 sq. ft.
1.12 ac.
Scottsdale Condominium
Owner:
Scottsdale Apartments LLC
21.15'
(S0°09'40"E)
N0°24'18"W 369.13'
Camelot Court
private road
landscaping
12 stalls
13 stalls
5 stalls
(S0°11'20"E)
N0°25'58"W 558.83'
30' Ingress / egress easement (Bll #9, #11)
S0°27'38"E 571.76'
(S0°13'00"E)
303.76'
77.44'
garage
20.98'
10.45'
garage
78.19'
20.19'
9.32'
18.16'
8.19'
S89°57'32"W 164.78'
(S89°47'50"E)
16.61'
(S89°47'50"E)
S89°57'32"W 164.78'
22.36'
24.33'
landscaping
Lot 14
Assessors Plat No. 12
Owner:
Maple Crest Investments LLC
91.00'
Lot 15
14996 sq. ft.
0.34 ac.
2115 Camelot Court
8 stalls
30.00'
91.00'
88.00'
15' Ingress / egress easement (Bll #15)
Lot 16
14502 sq. ft.
0.33 ac.
2114 Camelot Court
88.00'
58'
53'
27.23'
(S89°47'50"E)
S89°57'32"W 164.82'
(S89°47'50"E)
S89°57'32"W 164.82'
(S89°47'50"E)
24.50'
Lot 17
14176 sq. ft.
0.33 ac.
2124 Camelot Court
Lot 3
Imperial Heights
Owner:
RR Schroeder Imperial LLC
Lot 18
Assessors Plat No. 12
Owner:
Fox Valley Rentals LLC
86.00'
15' Ingress / egress easement (Bll #16)
10 stalls
S89°57'32"W 164.86'
(S89°47'50"E)
24.12'
Lot 20
15499 sq. ft.
0.36 ac.
2204 Camelot Court
94.00'
15' Ingress / egress easement (Bll #17)
1 stall
8 stalls
Lot 19
Assessors Plat No. 12
Owner:
Fox Valley Rentals LLC
common parking area (Bll #11)
30.34'
fence over line 0.5'±
Lot 2
Imperial Heights
Owner:
Gerald Remter
S89°57'32"W 164.91'
(S89°47'50"E)
fence crosses line
fence and asphalt over line 15'±
Lot 22
Assessors Plat No. 12
Owner:
Bigs LLC
Lot 21
Assessors Plat No. 12
Owner:
Valley Hometown Rentals 2 LLC

NOTES

Bearings referenced to the West line of Lot 12, Town of Menasha Assessor's Plat No. 12 assumed to be N0°24'18"W.

Site was snow covered at the time the field work was performed.

LEGAL DESCRIPTION

All of Lots 10, 11, 15, 16, 17 and 20 of "Town of Menasha Assessor's Plat No. 12", (File 1, Plats, Page 111, Document No. 519915, Winnebago County Records), being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 1, T20N-R17E, Village of Fox Crossing, Winnebago County, Wisconsin.

Parcel contains 154,974 sq. ft. / 3.56 acres, more or less.
Parcel subject to easements and restrictions of record.

This being the same property as described in First American Title Insurance Company, Title Commitment Number NCS-995036-MKE, dated February 11, 2020.

To: TPW Camelot LLC; First American Title Insurance Company; Fannie Mae and/or Walker & Dunlop, LLC, a Delaware limited liability company, its successors and/or assigns, as its interests may appear:

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), 8, 9, 10(a), 11, 13, 16 and 19 of Table A thereof. The field work was completed on February 10, 2020.

Date of Plat of Map: February 13, 2020, Revised February 25, 2020

WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

Steven M. Bieda PLS-2275
sbieda@mau-associates.com
www.mau-associates.com

NOTES

1) Subject parcel is zoned R-4 Suburban High Density District according to the Village of Fox Crossing Zoning Map.

2) Property located in Flood Zone "X" Areas of minimal flooding according to the FEMA FIRM Map No. 55139C0110E, Dated March 17, 2003.

3) There are 87 total parking stalls.

4) There is no observed evidence of any recent earth moving work, building construction, or building additions.

5) Digger's hotline had been called on this project on February 6, 2020 with ticket number 20200605032. Mau & Associates, LLP accepts no responsibility for existing utilities not marked by digger's hotline.

SCHEDULE B-II NOTES

9) Reservations for easements, building setback lines and other matters shown on the recorded plat of the subject property. (affects Parcel as shown on survey)

10) Utility Easement to Wisconsin Michigan Power Company, dated May 11, 1971, recorded/filed May 17, 1971 in Volume 1304 of Records, Page 507 as Document No. 407002. (affects Parcel as shown on survey)

11) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Declaration of Easement for ingress and egress, common driveway and parking recorded on November 5, 1986, as Document No. 665993. (affects Parcel as shown on survey)

12) Utility Easement to CableVision, a division of Time Warner Cable, a division of Time Warner Entertainment Company, L.P., dated November 13, 1995, recorded/filed January 26, 1996 as Document No. 925541. (affects parcel – Blanket in nature)

15) Easement for ingress and egress disclosed by Warranty Deed recorded July 29, 1974 as Document No. 452838 and 452840. (affects Parcel 16 as shown on survey)

16) Easement for ingress and egress disclosed in Warranty Deed recorded August 21, 1974 as Document No. 453815 and 454496. (affects Parcel 17 as shown on survey)

17) Easement for ingress and egress disclosed in Warranty Deed recorded January 13, 1975 as Document No. 458548 and 458550. (affects Parcel 20 as shown on survey)

18) Permanent Limited Easement recorded January 23, 1989 as Document No. 716201. (affects Parcel 11 as shown on survey)

DRAWING NO. S-3223
SHEET NO. 1 of 1
PROJECT NO. M-1020

MLG Family of Companies

File: M-1020ALTA 020620.dwg

Mau & Associates, LLP
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TAX PARCEL NO. 121-3915, 121-3910, 121-3911, 121-3916, 121-3917, 121-3920

ALTA / NSPS
Land Title Survey

Data File: M-1020.txt Fieldwork Completed: 02/10/2020

DRAWN BY MRA

SCALE 1"=30'