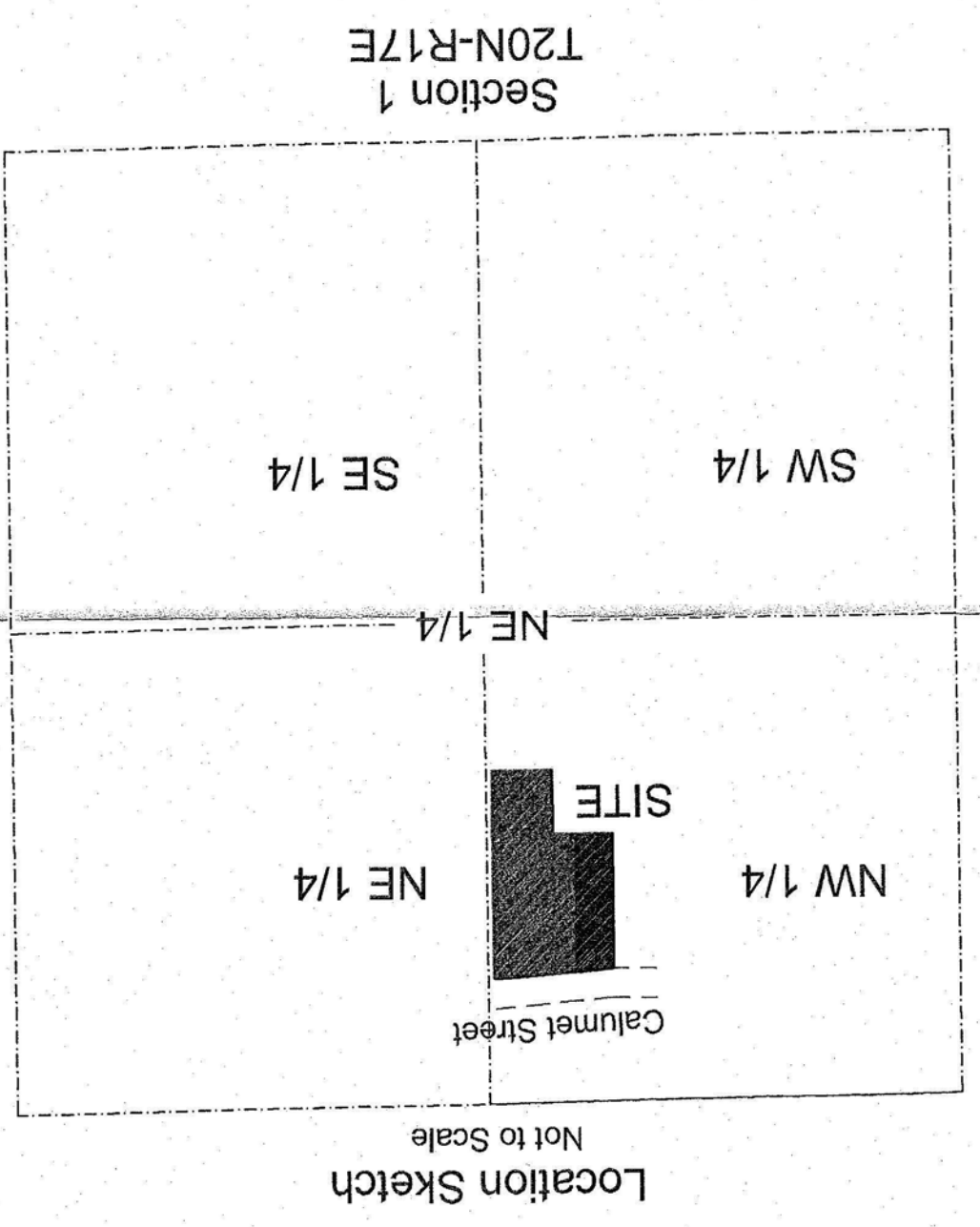
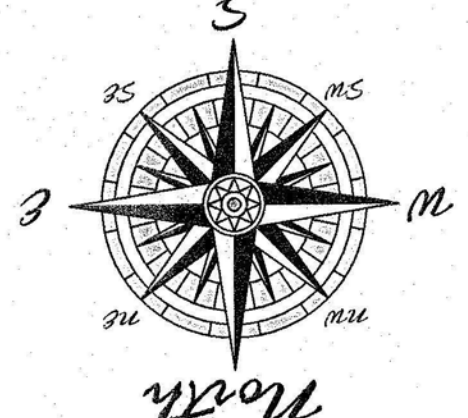
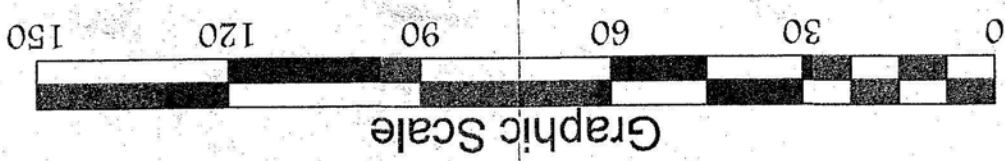
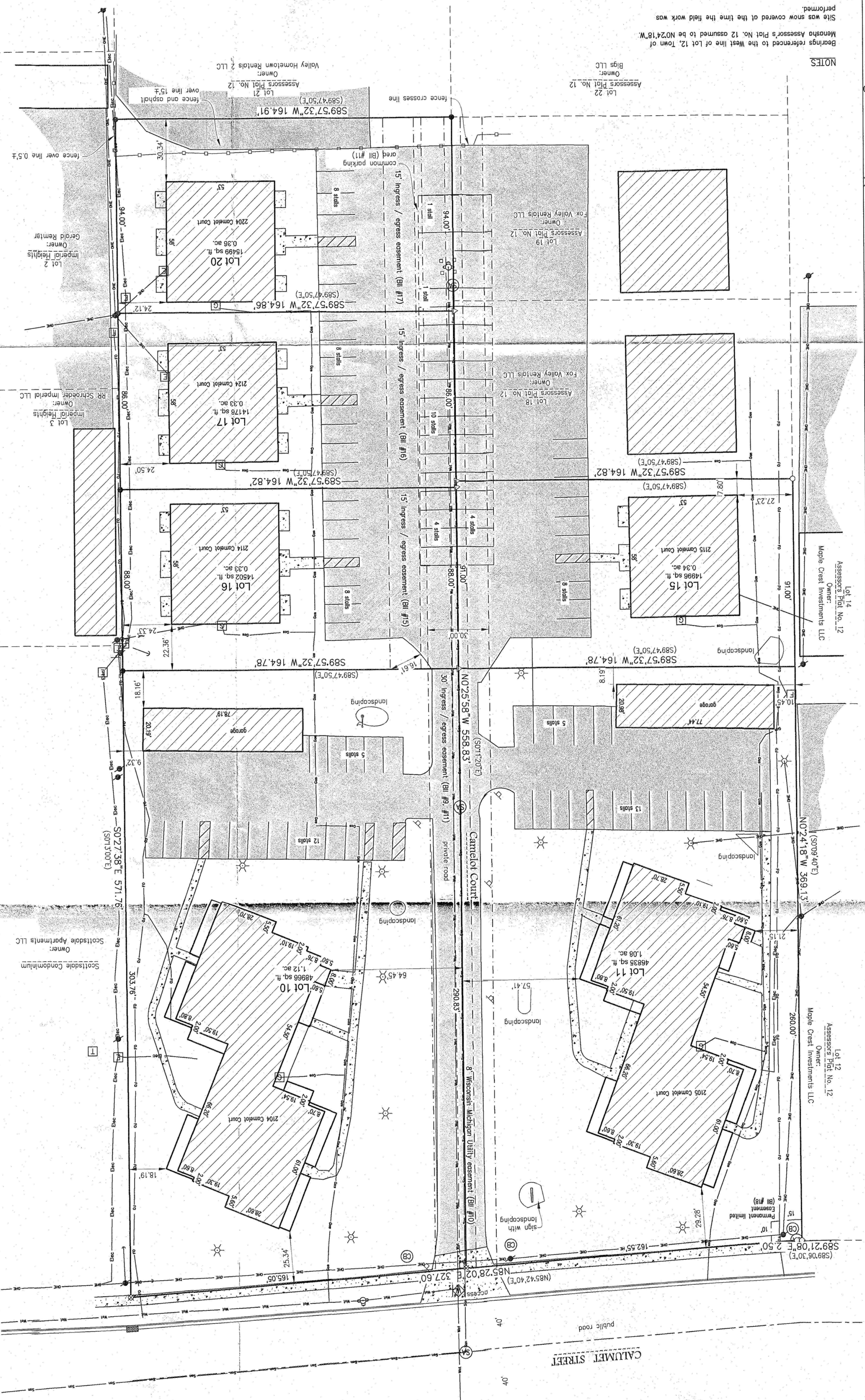


ALTA / NSPS Land & Title Survey

All of Lots 10, 11, 15, 16, 17 and 20 of Town of Menasha Assessor's Plat No. 12, (File 1, Plate, 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.



- ### 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
 - recorded as bearing / distance
 - round catch basin
 - storm sewer manhole
 - sanitary sewer manhole
 - hydrant
 - watermain
 - underground gas line
 - gas meter
 - telephone pedestal
 - 1.32" (o.d.) x 18" iron pipe with cap
 - weighing 1.68 lbs./lin. ft. set
 - 1" iron pipe found
 - PK nail found
 - recorded as bearing / distance
 - round catch basin
 - storm sewer manhole
 - sanitary sewer manhole
 - hydrant
 - watermain
 - underground gas line
 - gas meter
 - telephone pedestal



LEGAL DESCRIPTION

All of Lots 10, 11, 15, 16, 17 and 20 of Town of Menasha Assessor's Plat No. 12, (File 1, Plate, 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.

Parcel subject to easements and restrictions of record.

This being the property as described in First American Title Insurance Company, Title Commitment Number MCS-955056-WKC, dated February 11, 2020.

To: TFW Cornish LLC, First American Title Insurance Company, Fannie Mae and/or Walter & Dunlap, 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 include items 1, 2, 3, 4, 5(a), 6(a), 7(a), 8, 9, 10(a), 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Table A hereof. The field work was completed on February 10, 2020.

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

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 Flood Map No. 55136C0110E, 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 9, 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 Power Company, dated May 11, 1971, recorded/Plat 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. 655993. (affects Parcel as shown on survey)

12) Utility Easement to Cobblestone, a division of Time Warner Cable, a division of Time Warner Entertainment Company, L.P., dated November 13, 1995, recorded/Plat 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. 453548 and 455550. (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)

SCALE
1"=30'

DRAWN BY
MRA

MAU & ASSOCIATES, LLP
CIVIL & WATER RESOURCE ENGINEERING
LAND SURVEYING & PLANNING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

PROJECT NO.
M-1020

SHEET NO.
1 of 1

DRAWING NO.
S-3223

ALTA / NSPS
Land & Title Survey

TAX PARCEL NO. 121-3915, 121-3910, 121-3911, 121-3916, 121-3917, 121-3920