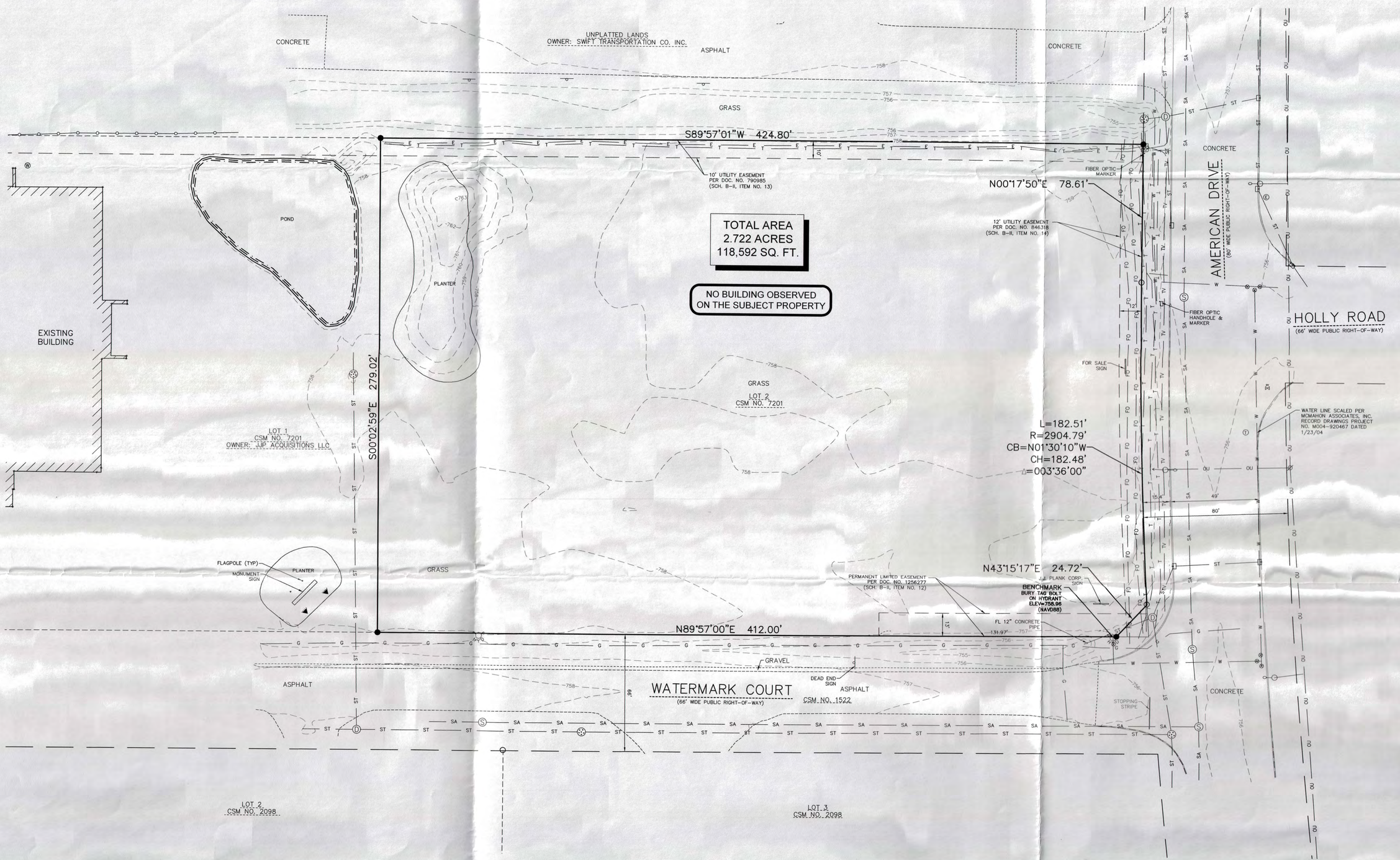
ALTA / NSPS
LAND TITLE SURVEY



LEGEND:

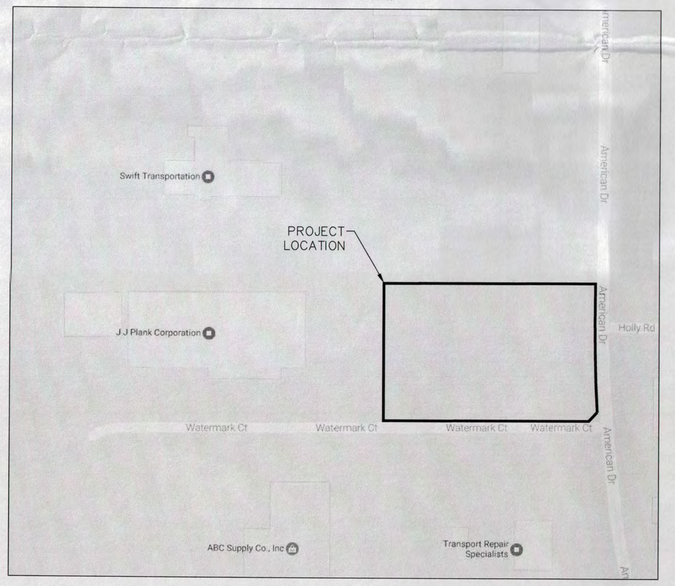
WATER VALVE IN BOX	EXISTING STORM SEWER AND MANHOLE
TELEPHONE MANHOLE	EXISTING SANITARY SEWER AND MANHOLE
ELECTRIC MANHOLE	EXISTING WATER LINE AND HYDRANT
EXISTING ROUND CATCH BASIN	EXISTING OVERHEAD UTILITY LINE
EXISTING CURB INLET	EXISTING UNDERGROUND FIBER OPTIC LINE
UTILITY POLE WITH GUY WIRE	EXISTING UNDERGROUND ELECTRIC CABLE
STREET LIGHT	EXISTING UNDERGROUND TELEPHONE CABLE
TELEPHONE PEDESTAL	EXISTING UNDERGROUND GAS LINE
CABLE TV PEDESTAL	EXISTING UNDERGROUND TELEVISION CABLE
WELL	EXISTING CURB AND GUTTER
EXISTING SIGN	PROPERTY LINE
GAS VALVE	RIGHT-OF-WAY LINE
FLOOD LIGHT	ADJACENT PROPERTY LINE
3/4" REBAR FOUND	EXISTING GROUND CONTOUR
3/4" REBAR SET	EXISTING CHAINLINK FENCE

1" = 30' SCALE: 30' 0 30' 60' FEET

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:
AT THE TIME OF SURVEY FIELDWORK THERE WAS APPROXIMATELY 1-3 INCHES OF SNOW ON THE SUBJECT PROPERTY.

VICINITY MAP



CURRENT ZONING:	I-2 - Heavy Industrial District w/ Zone 3 Airport Zoning Overlay	
Land use or activity:	Vacant	
Setbacks:		
Building:	Street:	30 feet
	Side:	7 feet on one side, 10 feet on other
	Rear:	25 feet
Max Building Height:	None	

The current Zoning Setbacks and the Bulk Requirements have been listed per the Village of Fox Crossing Zoning Code. Zoning classification was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a).

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
(i) First American Title Insurance Company
(ii) Precision Property Group, LLC
(iii) JJ Plank Company, LLC f/k/a JJP Acquisitions, LLC, a Delaware limited liability company
(iv) Choice Bank, its successors and/or assign
(v) Schmitt Title, LLC

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, 5, 6(a), 8, 11, 13, 16, 17, 19 & 20 of Table A thereof. The field work was completed on March 1, 2017.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1651180

Date of Plat or Map: 3/2/17

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR 3/2/17

LANDS DESCRIBED IN COMMITMENT NO. 716110274, PREPARED BY SCHMITT TITLE, LLC, AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 2, 2017.

Lot Two (2) of CERTIFIED SURVEY MAP NO. 7201 filed in Volume 1 of Certified Survey Maps on Page 7201 as Document No. 1734847; being part of the Southwest 1/4 of the Northeast 1/4, Section 4, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.

Parcel No.:
Part of 008-0118-04

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The West line of the Northeast 1/4 of Section 4-20-17, has a bearing of South 00°-04'-35" West.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers, or when the site was covered with snow.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55139C0105E with an effective date of March 17, 2003, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance floodplain).
7. The property described hereon contains 2.722 acres (118,592 sq. ft.), more or less.
8. **Schmitt Title, LLC, agent for First American Title Insurance Company, Commitment No. 716110274, with an effective date of March 2, 2017 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**

   #11 Easement and Release contained in Instrument executed by William F. Bose, Jr and Hattie Bose to Wisconsin Michigan Power Company, a Wisconsin Corporation, its successors and assigns dated December 1, 1930 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 2, 1930 as Volume 418 on Page 362. **This document describes an easement area for trimming trees along a transmission line located south of the subject property. Easement does not affect the subject property.**

   #12 Permanent Limited Easement contained in Instrument executed by J.J. Plank Corporation to The Town of Menasha recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 17, 2003 as Document No. 1256277. **Easement is depicted on this survey.**

   #13 Easement contained in Instrument executed by J.J. Plank Corporation to the Wisconsin Electric Power Company dated March 2, 1992 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 17, 1992 as Document No. 790985. **Easement is depicted on this survey.**

   #14 Right-of-Way Grant contained in Instrument executed by J.J. Plank Corporation, a Wisconsin Corporation to Wisconsin Bell, Inc. dated May 11, 1993 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on August 19, 1993 as Document No. 846318. **Easement is depicted on this survey.**
9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
10. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Winnebago County GIS Viewer Website on the sheet issue date of this survey.
11. In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
12. In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the Village of Fox Crossing or the current Title Commitment.
13. In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

EXCEL
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PROJECT INFORMATION
PROJECT NUMBER 1651180

ALTA/NSPS LAND TITLE SURVEY
728 WATERMARK CT • NEENAH, WI

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE FEB. 17, 2017
REVISIONS
MAR. 2, 2017

SHEET INFORMATION
ALTA / NSPS
LAND TITLE SURVEY
SHEET NUMBER
AL

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