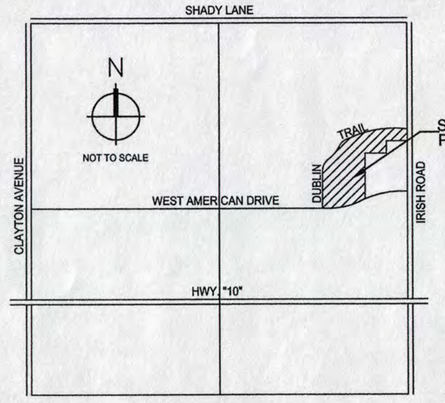
ALTA/NSPS LAND TITLE SURVEY

OUTLOTS 1 & 2 AND LOTS 1-12, CLOVER MEADOWS, OUTLOT 3, AND LOTS 13-16 1ST ADDITION TO CLOVER MEADOWS, SECTION 7, T20N, R17E, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



LOCATION MAP
SECTION 7, T 20 N, R 17 E,
TOWN OF MENASHA
WINNEBAGO COUNTY, WISCONSIN

SHANNON HEIGHTS APPARTMENTS LLC

C.S.M. #4530
LOT 3

DUBLIN TRAIL (66')
A DEDICATED PUBLIC STREET

1ST ADDITION TO CLOVER MEADOWS
PARCEL II
134,874 sq. ft.
3.10 Acres

EXISTING BUILDING 1801 DUBLIN TRAIL
EXISTING BUILDING 1803 DUBLIN TRAIL
EXISTING BUILDING 1805 DUBLIN TRAIL
EXISTING BUILDING 1749 DUBLIN TRAIL
EXISTING BUILDING 1741 DUBLIN TRAIL
EXISTING BUILDING 1731 DUBLIN TRAIL
EXISTING BUILDING 1721 DUBLIN TRAIL
EXISTING BUILDING 1725 DUBLIN TRAIL
EXISTING BUILDING 1711 DUBLIN TRAIL
EXISTING BUILDING 1715 DUBLIN TRAIL
EXISTING BUILDING 1717 DUBLIN TRAIL
EXISTING BUILDING 1719 DUBLIN TRAIL
EXISTING BUILDING 1709 DUBLIN TRAIL
EXISTING BUILDING 1705 DUBLIN TRAIL
EXISTING BUILDING 1701 DUBLIN TRAIL
EXISTING BUILDING 1786 DUBLIN TRAIL

OUTLOT-1
SEE NOTE 6
PARCEL I
359,030 sq. ft.
8.24 Acres

OUTLOT-2
SEE NOTE 6

OUTLOT-3
SEE NOTE 6

DUBLIN TRAIL (66')
A DEDICATED PUBLIC STREET
(S88°43'00"E)
S88°48'26"E 233.87'
R/W LINE & P/L
IPF 0.4' NE OF ACTUAL

NORTHEAST CORNER
SECTION 7, T20N, R17E

EAST 1/4 CORNER
SECTION 7, T20N, R17E

IRISH ROAD (66')
S00°08'20"E 70.77'
S00°08'20"E 150.04'
S00°08'20"E 882.07'
E/L OF THE NORTHEAST 1/4 SECTION 7-20-17
N00°08'20"W

MAILBOXES
N88°52'18"W 257.46'
N88°52'18"W 280.85'
IPF BENT SOUTH, 0.40'

UNPLATTED LANDS
DAVID R. SR. LA BARGE

NHPCO WISCONSIN LLC

GLENKERRY APPARTMENTS LLC

GLENKERRY COURT PLAT

LOT 12

Document No. 1118011
"COMMUNITY CENTER"

C.S.M. #4603
LOT 1

C.S.M. #4425
LOT 3

MEN 1 LLC

THOMAS A. WRIGHT

GLENKERRY COURT PLAT
A DEDICATED PUBLIC STREET

DUBLIN TRAIL (66')

WEST AMERICAN DRIVE (66')

CLOVER MEADOWS

S89°50'19"E 211.12'
184.30'
255.54'
N61°23'17"E 71.63'
184.51'
N61°23'17"E
S28°36'43"E 197.78'
213.51'
N61°23'17"E
243.85'
N31°23'15"E
88.20'
450.44'
N01°07'42"E
129.88'
S61°29'05"W
86.20'
593.55'
S00°06'20"E
319.22'
N88°52'18"W 102.02'
44.60'
24.85'
C-10
C-11

20' UTILITY EASEMENT PER PLAT
30' BUILDING SETBACK LINE
15' WALKING TRAIL EASEMENT PER PLAT
BUILDING IS SITUATED 0.88' WITHIN BUILDING SETBACK
ASPHALT WALKING TRAIL
DUMPSTER PAD
MAILBOXES
SIGN

NOTES

1. Subject property is situated in Zone "X", and is not within a flood hazard area as depicted on Flood Insurance Rate Map, Panel Number 55139 C 0100 E, dated March 17, 2003.
2. Subject property is zoned: Planned Development District.
3. Setbacks: Per Zoning Ordinance -
   Street - as specified by Conditional Use Permit # 99-CU-028.
   Rear - None.
   Side - 15 ft. between single and two-family buildings.
   Other - 30 ft. from exterior Property lines of the development & between multiple-family & row house buildings.
4. Area of subject property, Parcel I = 359,030 sq. ft.(8.24 Acres), Parcel II = 134,874 sq. ft.(3.10 Acres) -- Total = 493,904 sq. ft.(11.34 Acres)
5. Utility easement provisions with Wisconsin Electric Power Co., Ameritech & Time Warner Cable as shown on the recorded plats of Clover Meadows and the1st Addition to Clover Meadows (Parcels I & II).
6. Outlots 1, 2 & 3 are to be used for Drainage purposes and maintanance of these lots are the responsibility of the individual Lot owners Per Plat. An appoved Drainage Plan is on file at Winnebago County Planning and Zoning and upon failure of the property owners to maintain drainage ways, the County or Town retains rights to perform such maintenance.
7. Parcel I has 96 enclosed garage stalls, 90 exterior auxiliary stalls and 16 handicap accessible stalls, totaling 202 parking spaces. (All spaces vary in size).
8. Parcel II has 32 enclosed garage stalls, 19 exterior auxiliary stalls and 3 handicap accessible stalls, totaling 54 parking spaces. (All spaces vary in size).

SCHEDULE B TITLE EXCEPTION NOTES (SEE SHEET 2 FOR PLOTTED EXCEPTIONS ALSO)

This survey is based on a title report prepared by First American Title Insurance Company, Commitment No. DM000731. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

(10) Restrictions, notes, easements, building setback lines and other matters as may be shown on the recorded plat/certified survey map of the subject property. Affects subject property as shown on sheets 1 & 2 of this survey (see Note 5 & 6) .

(13) Affidavit of Correction to correct Plat of Clover Meadows, dated 09/28/2000 and recorded 09/29/2000 as Document No. 1107372. Affects subject property as to being All of Lot 1 of Certified Survey Map No.4529.

(14) Development Improvement Agreement recorded 01/15/1999 as Document No. 1043159, First Amendment to Development Improvement Agreement recorded 08/03/1999 as Document 1068029, and Second Amendment to Development Improvement Agreement recorded 08/29/2001as Document 1144458 (as to both Parcels). Affects subject property and cannot be plotted.

(15) Utility Easement to Town of Menasha Utilities recorded 03/23/2000 as Document No. 1089316 (as to both Parcels). Affects only Parcel I of subject property as shown on sheet 2 of this survey.

(16) Distribution Easement Underground Joint to Wisconsin Electric Power Company, Wisconsin Bell, Inc. d/b/a Ameritech-Wisconsin and Time Warner Entertainment Company, L.P., recorded 04/26/2000 as Document No. 1092609 (as to both Parcels). Affects subject property as shown on sheet 2 of this survey.

(17) Distribution Easement Joint Electric & Gas to Wisconsin Electric Power Company and Wisconsin Gas Company, recorded 04/18/2001 as Document No. 1125794 (as to Parcel I). Affects subject property as shown on sheet 2 of this survey.

(18) Wisconsin Electric Distribution Easement Underground to Wisconsin Electric Power Company, recorded 01/15/2002 as Document No. 1164684 (as to Parcel II). Affects subject property as shown on sheet 2 of this survey.

(19) Easement Grant for Ingress/Egress executed by Clover Meadows Apartments, LLC, dated 07/31/2007 and recorded 08/16/2007 as Document No. 1444904. (as to both Parcels). Affects subject property as shown on this survey.

LEGAL DESCRIPTION (Per Title Commitment No. DM0000731)

PARCEL I:
Outlots 1 and 2 and Lots 1 through 12 inclusive, according to the recorded Plat of Clover Meadows, recorded in File 3 of Plats on Page 93 & 93a, as Document No. 1105893, Town of Menasha n/ka the Village of Fox Crossing, Winnebago County, Wisconsin.

Together with an easement for ingress and egress set forth in Easement Grant dated 07/31/2007 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on 08/16/2007 as Document No. 1444904.

Tax Parcel Numbers: 121-5271, 121-5272, 121-5259, 121-5260, 121-5261, 121-5262, 121-5263, 121-5264, 121-5265, 121-5266, 121-5267, 121-5268, 121-5269 and 121-5270.

PARCEL II:
Outlot 3, and Lots 13 through 16 inclusive, 1st Addition to Clover Meadows, recorded in File 3 of Plats on Page 106, as Document No. 1143973, Town of Menasha n/ka the Village of Fox Crossing, Winnebago County, Wisconsin.

Together with an easement for ingress and egress set forth in Easement Grant dated 7/31/2007 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on 8/16/2007 as Document No. 1444904.

Tax Parcel Numbers: 121-5529, 121-5525, 121-5526, 121-5527 and 121-5528.
Property Address: 1701-1805 Dublin Trail, Neenah, WI 54956.

CURVE DATA

CURVE NO.	RADIUS	ARC	CHORD	CHORD BRG.	DELTA	TANGENT IN	TANGENT OUT
1	683.00'	88.20'	88.14'	N65°06'01.5"E	07°23'53"	N61°23'05"E	N68°42'58"E
2	617.00'	319.22'	315.67'	S76°16'23.5"W	29°38'37"	S61°29'05"W	N88°52'18"W
3	617.00'	192.84'	192.06'	S70°26'19"W	17°54'28"		
4	617.00'	126.38'	126.16'	S85°16'37.5"W	11°44'09"		
5	167.00'	88.20'	87.19'	N16°15'28.5"E	30°15'33"	N01°07'42"E	N31°23'15"E
6	167.00'	87.44'	86.49'	N46°23'16"E	30°00'02"	N31°23'15"E	N61°23'17"E
7	70.00'	24.80'	24.72'	N81°06'54"E	20°20'12"	N70°56'48"E	S88°43'00"E
8	133.00'	44.60'	44.39'	N80°33'14.5"E	19°12'53"	S70°04'48"W	N89°50'19"W
9	367.00'	184.30'	182.37'	N75°46'29"E	28°46'24"	N61°23'17"E	S69°50'19"E
10	367.00'	135.41'	134.64'	N71°57'39.5"E	21°08'32"	N61°23'17"E	N82°31'42"E
11	367.00'	48.89'	48.86'	N86°26'41.5"E	07°37'59"	N82°31'42"E	S89°50'19"E

SURVEYOR'S CERTIFICATE

The undersigned, being a professional land surveyor of the State of Wisconsin certifies to: Clover Meadows Appartments LLC; First American Title Insurance Company; Dominion Title and Exchange Services, LLC; BMO Harris Bank N.A., its successors and/or assigns:
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), 7(1), 8, 9, 11 and 13 of Table A thereof.

The field work was completed on 6-15-17.

WISCONSIN
KEITH W. WALENSKI
S-2292
APPLETON, WI
LAND SURVEYOR

Keith W. Walenski P.L.S.-2292 Date 6-19-17

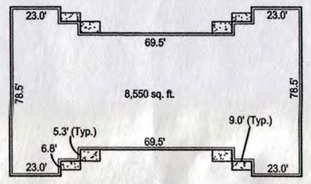
Bearings are referenced to the East line of the NE 1/4, Section 7-20-17, recorded to bear N00°08'20"W.

0 25' 50' 100'
1 inch = 50 ft.

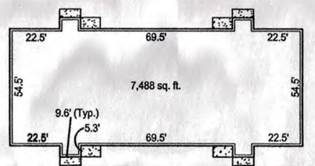
LEGEND

- = FIRE HYDRANT
- = TELEPHONE PEDESTAL
- = TRANSFORMER PAD
- = CONCRETE PAVEMENT
- = EXISTING 1" IRON PIPE
- = 3/4"X18" REBAR SET
- = EXISTING P.K. NAIL
- = EXISTING 3/4" REBAR
- ( ) = RECORDED AS
- UT = UNDERGROUND TELEPHONE
- UG = UNDERGROUND GAS
- UE = UNDERGROUND ELECTRIC
- MH = RECORDED AS
- CB = RECORDED AS

Building Dimensions



PARCEL B
Typical Building



PARCEL A
Typical Building

PLATTED LOT DETAILS

LOT NO.	ADDRESS	TAX ID NO.	LOT AREA
1	1701 Dublin Trail	008-5259	32,351 S.F.
2	1709 Dublin Trail	008-5260	26,248 S.F.
3	1711 Dublin Trail	008-5261	24,729 S.F.
4	1721 Dublin Trail	008-5262	30,517 S.F.
5	1731 Dublin Trail	008-5263	27,471 S.F.
6	1741 Dublin Trail	008-5264	25,487 S.F.
7	1743 Dublin Trail	008-5265	31,245 S.F.
8	1725 Dublin Trail	008-5266	44,038 S.F.
9	1719 Dublin Trail	008-5267	29,255 S.F.
10	1717 Dublin Trail	008-5268	22,463 S.F.
11	1715 Dublin Trail	008-5269	22,515 S.F.
12	1705 Dublin Trail	008-5270	28,785 S.F.
O.L. 1	——	008-5271	14,206 S.F.
O.L. 2	——	008-5272	25,552 S.F.
13	1785 Dublin Trail	008-5525	26,967 S.F.
14	1801 Dublin Trail	008-5526	28,089 S.F.
15	1803 Dublin Trail	008-5527	28,223 S.F.
16	1805 Dublin Trail	008-5528	33,234 S.F.
O.L. 3	——	008-5529	18,303 S.F.

UTILITY STATEMENT
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD LOCATIONS OR MAPPING PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. UNDERGROUND LOCATIONS CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION.
1-800-242-8511

HARRIS & ASSOCIATES, INC.
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-4377
FAX: (920) 733-4731
CONSULTING ENGINEERS AND LAND SURVEYORS

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: CLOVER MEADOWS APARTMENTS, LLC
LOCATION: DUBLIN TRAIL VILLAGE OF FOX CROSSING, WISCONSIN
DESCRIPTION: ALTA/ NSPS LAND TITLE SURVEY

DRAWN BY: KWW
CHECKED BY:
DATE: 6-13-17
SHEET 1
PROJECT-STATUS DS-9685-1