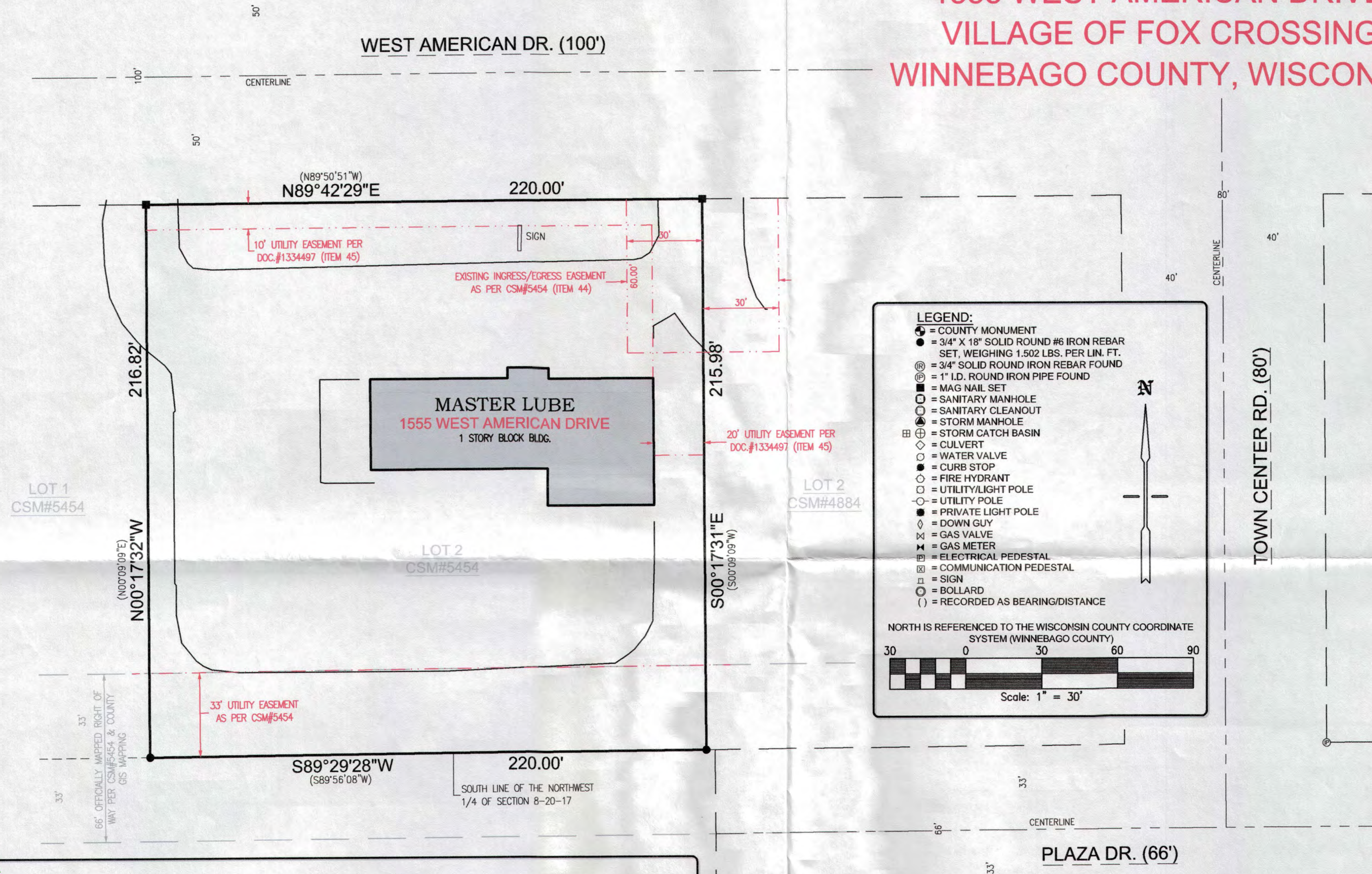


"ALTA/NSPS LAND TITLE SURVEY"

1555 WEST AMERICAN DRIVE
VILLAGE OF FOX CROSSING
WINNEBAGO COUNTY, WISCONSIN



PARCEL III:
LOT TWO (2), CERTIFIED SURVEY MAP NO. 5454 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON MARCH 16, 2004, IN VOLUME 1 ON PAGE 5454, AS DOCUMENT NO. 1302073, BEING PART OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 4884, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 8, TOWN 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.

TAX PARCEL NO: 121-0231-06-01
PARCEL ADDRESSES: 1555 WEST AMERICAN DRIVE, NEENAH, WISCONSIN 54956

SCHEDULE B-II: FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION COMMITMENT NUMBER: 2899652, EFFECTIVE DATE: DECEMBER 1, 2017

- 40) DEVELOPMENT IMPROVEMENT AGREEMENT RECORDED: JANUARY 15, 1999 AS DOCUMENT NO.: 1043159, FIRST AMENDMENT TO DEVELOPMENT IMPROVEMENT AGREEMENT RECORDED: AUGUST 3, 1999 AS DOCUMENT NO.: 1068029 AND SECOND AMENDMENT TO DEVELOPMENT IMPROVEMENT AGREEMENT RECORDED: AUGUST 29, 2001 AS DOCUMENT NO.: 1144458.
- DOES AFFECT THE SUBJECT PROPERTY, BUT NOT THE GROUND SURVEY.
- 41) UTILITY EASEMENT TO WISCONSIN TELEPHONE COMPANY AND THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WISCONSIN RECORDED: MARCH 4, 1930 VOLUME/JACKET/REEL: 382, PAGE/IMAGE: 230 AND ASSIGNMENT RECORDED AS DOCUMENT NO. 530637.
- MAY AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SPECIFICALLY LOCATED.
- 42) UTILITY EASEMENT TO WISCONSIN MICHIGAN POWER COMPANY RECORDED: OCTOBER 8, 1935 VOLUME/JACKET/REEL: 382, PAGE/IMAGE: 564. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 43) EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED AS DOCUMENT NO. 1164683, DOES NOT AFFECT THE SUBJECT PROPERTY
- 44) RESERVATION FOR INGRESS/EGRESS EASEMENT AS SET OUT ON CERTIFIED SURVEY MAP NO. 5454, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- 45) EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON NOVEMBER 9, 2004 AS DOCUMENT NO. 1334497, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- [SEE DOCUMENTS FOR ADDITIONAL DETAILS]

NOTES:

- DUE TO SNOW COVER AND PILES OF SNOW, LOCATING OF UTILITIES, EDGE OF PAVEMENT AND OTHER ITEMS AT OR NEAR GROUND LEVEL IS DIFFICULT, THEREFORE THE SURVEY DATA MAY NOT BE ACCURATE WITH RESPECT TO THOSE ITEMS. WE RECOMMEND THE CLIENT PERFORM A SITE VISIT TO IDENTIFY ANY POTENTIAL MISSING INFORMATION. IF NEEDED ADDITIONAL SURVEY WORK CAN BE PERFORMED TO LOCATE INFORMATION MISSED DUE TO SNOW COVER.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS

- 2) PROPERTY ADDRESS: 1555 W. AMERICAN DRIVE, NEENAH, WISCONSIN 54956.
- 17) THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED.
- 18) NO VISIBLE EVIDENCE OF WETLANDS HAVING BEEN DELINEATED ON THE SUBJECT PROPERTY. DUE TO SNOW COVER, ITEMS AT OR NEAR GROUND LEVEL MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
- 19) NO EASEMENTS EXCEPT THOSE LISTED IN TITLE COMMITMENT.



TO: PIONEER DEVELOPMENT, INC., A MICHIGAN CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY AND EVANS TITLE DIVISION.

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 1, 2, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2018.

DATE OF PLAT OR MAP: 1-10-2018

Robert F. Reider
ROBERT F. REIDER, PLS 1251



Know what's below.
Call before you dig.

DESIGNED	DRAWN	ROD	CHECKED	RFR
MASTER LUBE ATTENTION: STEVE WEIHING W3403 KRUEGER ROAD FREEDOM, WISCONSIN 54165 PROJECT: 1555 WEST AMERICAN DR., VILLAGE OF FOX CROSSING				
SCALE 1" = 30'	DATE 1-10-2018	PROJECT NO. B1712.12-6		
SHEET NO.				

CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673