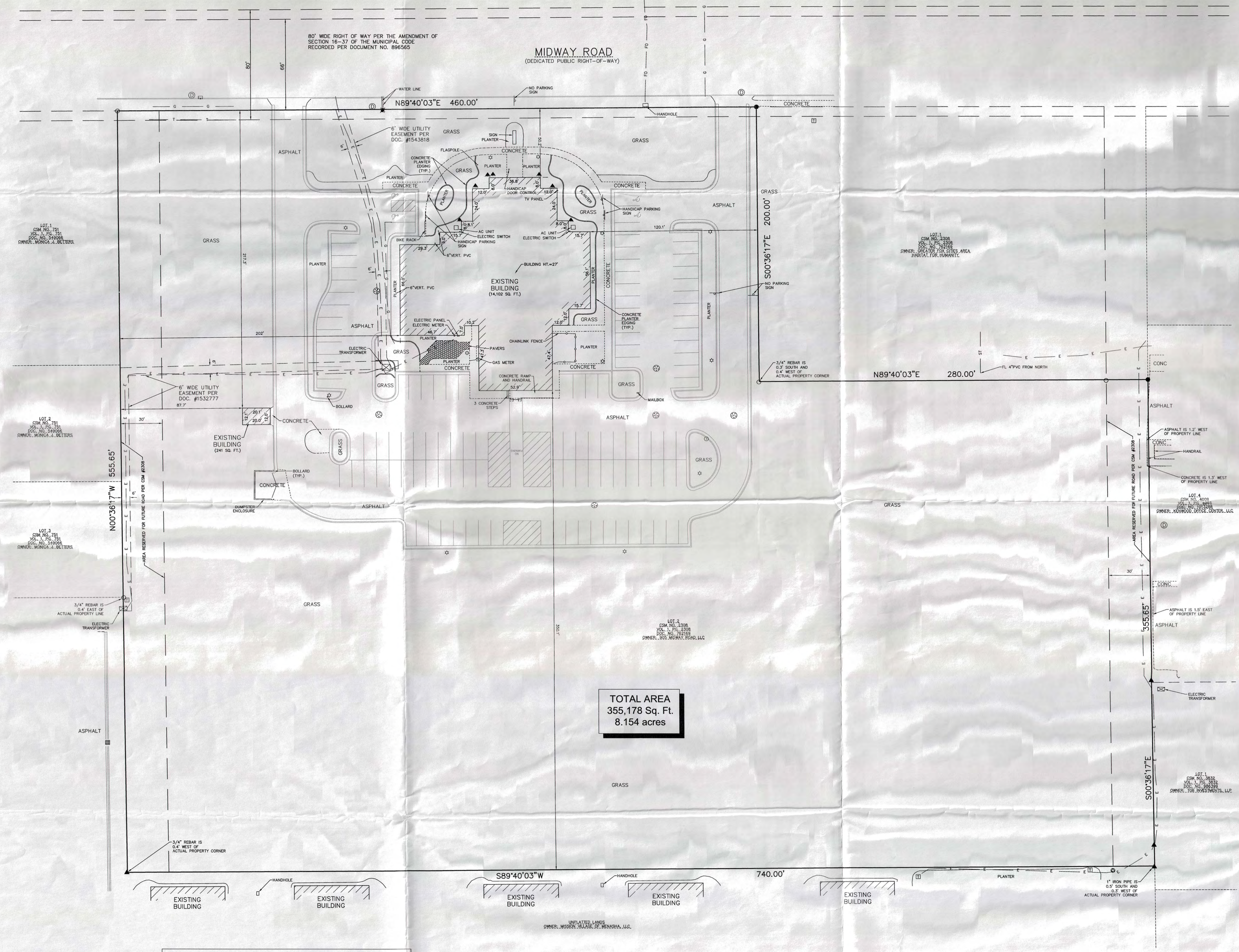
ALTA / ACSM
LAND TITLE SURVEY



CURRENT ZONING: C1-GENERAL COMMERCIAL DISTRICT

Setbacks: Building: Front: 10 feet
Side: None
Rear: 10 feet

Max Building Height: 45 feet or 3 stories

The current zoning classification of the subject property was obtained from the City of Menasha on the date of this survey.

The Setbacks and the Bulk Requirements have been listed per the City of Menasha Zoning Code, obtained from the City of Menasha website on the date of this survey.

ALTA NOTES:

1. Bearings are referenced to the North line of NE 1/4, Section 11-20-17, having a bearing of North 89°-37'-24" East.
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 as well as Diggers 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 markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers 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.
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 55139C0110E with an effective date of March 17, 2003, the property falls within Zone "X" (Unshaded-areas determined to be outside of the 0.2% annual chance floodplain).
7. The property described hereon contains 8.154 acres (355,178 sq. ft.), more or less.
8. **First American Title Insurance Company, Title Commitment No. NCS-615637-OMHA, with an effective date of June 13, 2013, has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B-II Exceptions are as follows:**

   #1 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #2 Visible easements or claims of easements, if any, have been depicted on this survey.

   #3 Visible encroachments, if any, have been identified by this survey.

   #4 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #5 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #6 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #7 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #8 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #9 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #10 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #11 *Cablevision Installation Agreement* recorded as Document No. 885716. *This Item was not reviewed in conjunction with the preparation of this survey.*

   #12 Easement for public utilities recorded as Document No. 1532777. This easement is depicted on this survey.

   #13 Easement for public utilities recorded as Document No. 1543818. This easement is depicted on this survey.

   #14 Public rights to that portion of the subject property lying within extended Midway Road recorded as Document No. 896565. 80' wide Midway Road right of way is depicted on this survey.

   #15 Encroachment of Bituminous Parking and 5 foot concrete walk along the East lot line as designated on Certified Survey Map No. 2308. Encroachment is depicted on this survey.

   #16 Reservation of the East and West 30 feet of the subject premises for future road purposes as designated on Certified Survey Map No. 2308. *Road reservation is depicted on this survey.*

   #17 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #18 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #19 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

9. Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM 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. Subject property contains 114 regular striped parking stalls and 4 handicap accessible striped parking stalls for a total of 118 striped parking stalls.
11. There was no visible evidence of earth moving work, building construction of building additions at the time of survey.
12. Any proposed changes to the street right-of-way lines have not been disclosed by the City of Menasha or the current Title Commitment.
13. No visible evidence of solid waste was found on the subject property during the time of survey. ALTA / ACSM "TABLE A", Item # 18 is limited to evidence that may be casually observed through the normal course of completing a survey without specific training beyond the practice of land surveying.

SURVEYOR'S CERTIFICATE
ALTA / ACSM Land Title Survey

To:
(i) First American Title Insurance Company
(ii) 905 Midway Road, LLC, an Illinois Limited Liability Company
(iii) Cornhusker Project, LLC
(iv) Wells Fargo Bank Northwest, N.A.
(v) Teachers Insurance and Annuity Association of America, its respective successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, effective February 23, 2011, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, & 18 of Table A thereof. The field work was completed on July 15, 2013.

LANDS DESCRIBED IN SCHEDULE "A" OF TITLE COMMITMENT NO. NCS-615637-OMHA, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 13, 2013:

Lot Two (2) of Certified Survey Map No. 2308 filed in Volume 1 of Certified Survey Maps on Page 2308 as Document No. 762169; being part of the Northwest 1/4 of the Northeast 1/4 of Section Eleven (11), Township Twenty (20) North, Range Seventeen (17) East, City of Menasha, Winnebago County, Wisconsin.

Address: 905 Midway Road, Menasha WI 54952

Ryan J. Wilgreen, R.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1311690

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR
8/5/13

LEGEND:

WATER SERVICE VALVE	EXISTING STORM SEWER AND MANHOLE
IRRIGATION CONTROL VALVE	EXISTING WATER LINE AND HYDRANT
EXISTING ROUND CATCH BASIN	EXISTING UNDERGROUND FIBER OPTIC LINE
EXISTING CURB INLET	EXISTING UNDERGROUND ELECTRIC CABLE
TELEPHONE PEDESTAL	EXISTING UNDERGROUND TELEPHONE CABLE
EXISTING LIGHT POLE	EXISTING UNDERGROUND GAS LINE
ELECTRIC TRANSFORMER	EXISTING CURB AND GUTTER
FLOOD LIGHT	RIGHT-OF-WAY LINE
CABLE TV PEDESTAL	ADJACENT PROPERTY LINE
EXISTING SIGN	EXISTING CHAINLINK FENCE
HANDICAP PARKING STALL	PROPERTY LINE
3/4" REBAR SET WEIGHING 1.50 LB./FT.	
3/4" REBAR FOUND	
RAILROAD SPIKE FOUND	
1" IRON PIPE FOUND	
MONUMENT FOUND	

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

NOTE:
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

EXCEL ENGINEERING Inc.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801
Always a Better Plan

OWNER:

PROJECT:
ALTA/ACSM LAND TITLE SURVEY
905 MIDWAY ROAD
MENASHA, WI 54952

SHEET ISSUE:
07/18/13
SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

REVISIONS:
07/22/13
07/31/13

JOB NUMBER:
1311690

SHEET
AL

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