

# ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

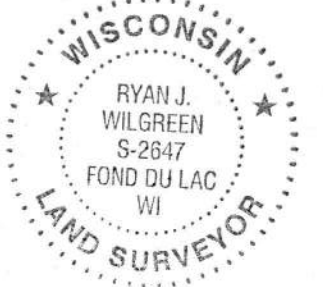
ALTA / NSPS Land Title Survey

To:

- Chicago Title Insurance Company
- Farwell Investors, a Limited Liability Company, a Wisconsin limited liability company
- 435 Sixth Street, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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(b), 7(a), 7(b)(1), 8, 9, 16, 17 & 18 of Table A thereof. The field work was completed on February 3, 2022.

*[Signature]*  
Ryan Wiggreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond Du Lac, Wisconsin 54935  
Project Number: 2207040



Date of Plat or Map: 3/28/22

LANDS DESCRIBED IN COMMITMENT NO. CO-12303, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JANUARY 17, 2022:

All of Lots Twenty (20), Twenty-one (21), Twenty-three (23), Twenty-four (24) and Twenty-five (25), of the SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, City of Menasha, Winnebago County, Wisconsin; ALSO Lots Twenty-nine (29), Thirty (30) and Thirty-one (31), EXCEPT the North 19 feet of said Lots; AND Lots Twenty-six (26) and Twenty-seven (27), EXCEPT the West 120 feet of both Lots; AND Lot Twenty-eight (28) EXCEPT the West 120 feet and North 19 feet thereof; all in said Subdivision of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin.

ALSO, The West 55 feet, front and rear, of the North 82 feet of Lot Seventeen (17), in Pfister & Reed's Subdivision, City of Menasha, Winnebago County, Wisconsin; excepting therefrom the North 19 feet heretofore conveyed to the City of Menasha for Street purposes; AND The South Eighty-nine (89) feet of Lot Sixteen (16) in Pfister & Reed's Subdivision, City of Menasha, Winnebago County, Wisconsin.

## ALTA NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The South right-of-way line of Sixth Street has a bearing of South 89°-26'-34" East.
- 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.
- 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.
- 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.
- 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.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 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 flood hazard).
- The property described hereon contains 8.473 acres (369,099 sq. ft.) of land, more or less.
- Chicago Title Insurance Company, Commitment No. CO-12303, with a commitment date of January 17, 2022 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:
  - Agreement recorded October 22, 1984 as Document No. 620540. This document affects the subject property but no longer applies to the current conditions. The chainlink fence described in this document has been removed and the portion of the property owned by the "Clara" is now part of the subject property. This document does not contain any matters to depict on this survey.
  - Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on November 4, 2008, as Document No. 1487078. Easement is depicted on this survey.
  - Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on February 27, 1936, in Volume 459, Page 229. The easement found in this document falls within the current right-of-way of Sixth Street and does not affect the subject property.
- 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).
- In regards to ALTA/NSPS "Table A", Item No. 9, at the time of the survey field work, the parking areas were covered with snow and ice. The parking stalls shown on this survey were scaled in from the Winnebago County GIS and are considered approximate. The subject property contains 146 regular striped parking stalls and 3 handicap accessible striped parking stalls for a total of 149 striped parking stalls.
- 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.
- 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 City of Menasha or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
- In regards to ALTA/NSPS "Table A", Item No. 18, all plottable offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.

**EXCEL**  
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Always a Better Plan  
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## PROJECT INFORMATION

**ALTA/NSPS LAND TITLE SURVEY**  
435 SIXTH STREET • MENASHA, WI 54952

## PROFESSIONAL SEAL

## SHEET DATES

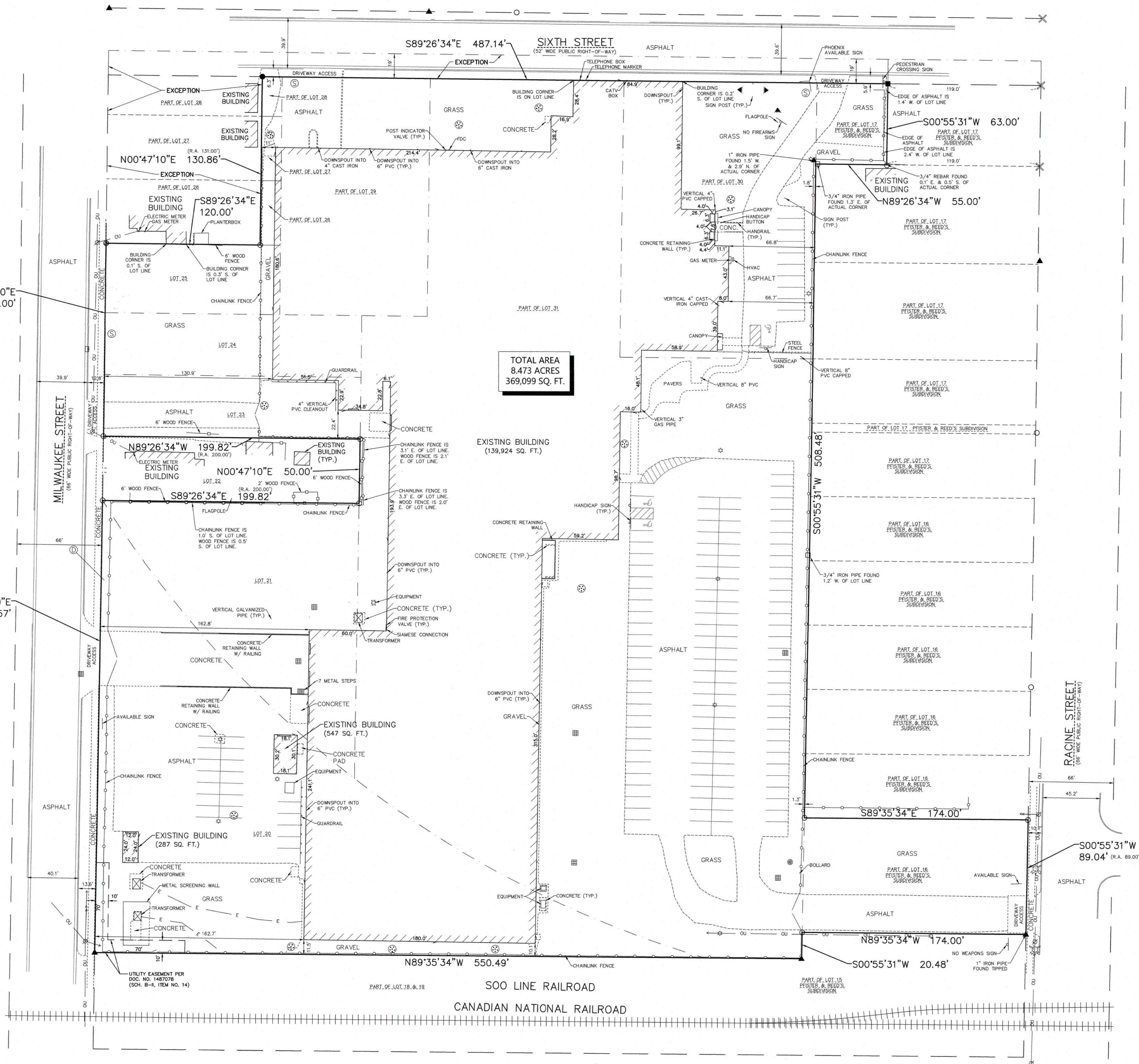
ISSUE DATE	FEB. 16, 2022
REVISIONS	MAR. 28, 2022

## JOB NUMBER

2207040

## SHEET NUMBER

**AL**

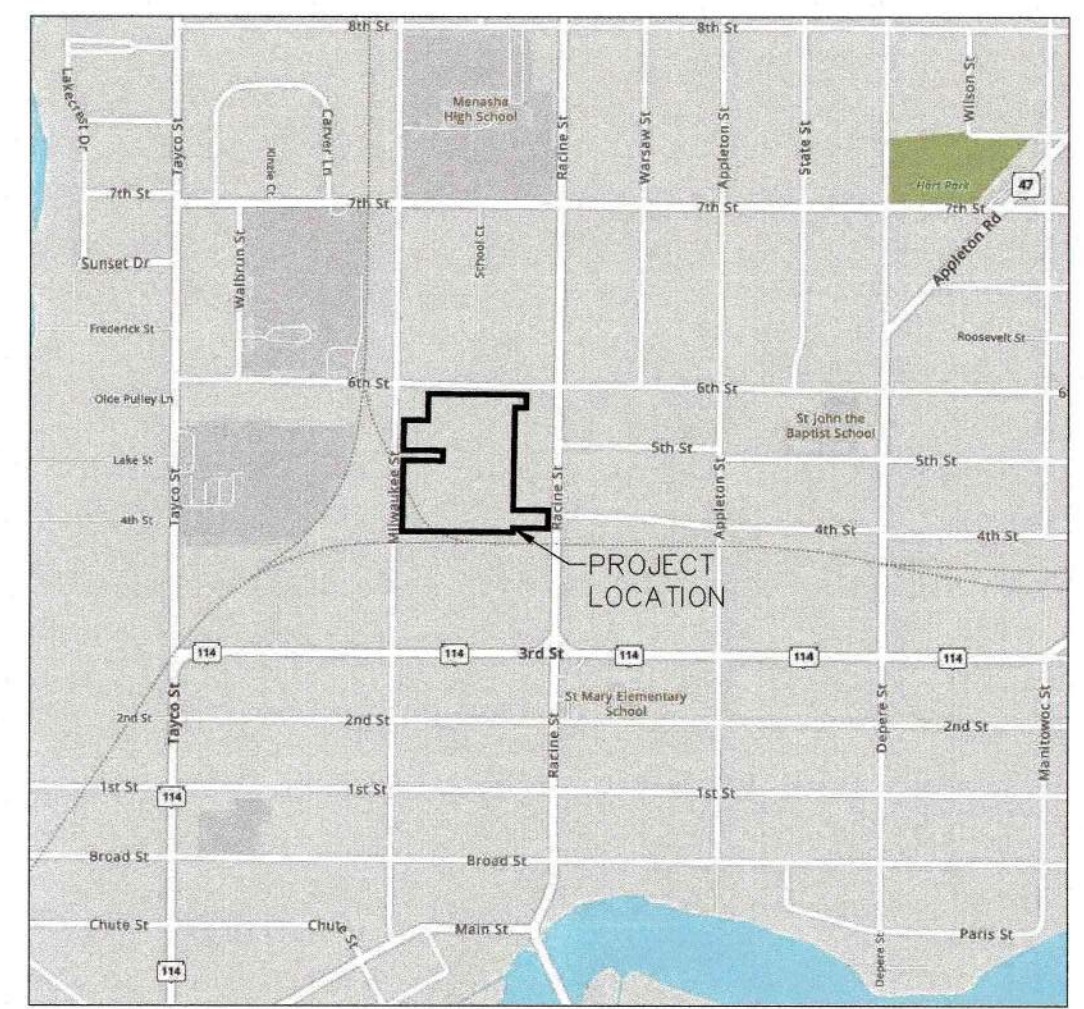


## LEGEND:

	WATER VALVE IN MANHOLE		EXISTING STORM SEWER AND MANHOLE
	EXISTING ROUND CATCH BASIN		EXISTING SANITARY SEWER AND MANHOLE
	EXISTING SQUARE CATCH BASIN		EXISTING WATER LINE AND HYDRANT
	EXISTING CURB INLET		EXISTING OVERHEAD UTILITY LINE
	UTILITY POLE WITH GUY WIRE		EXISTING UNDERGROUND ELECTRIC CABLE
	ELECTRIC TRANSFORMER		EXISTING CURB AND GUTTER
	EXISTING LIGHT POLE		PROPERTY LINE
	EXISTING SIGN		RIGHT-OF-WAY LINE
	FLOOD LIGHT		ADJACENT PROPERTY LINE
	HANDICAP PARKING STALL		INTERNAL LOT LINE
	3/4" REBAR FOUND		RAILROAD TRACKS
	1" IRON PIPE FOUND		EXISTING CHAINLINK FENCE
	1-1/2" IRON PIPE FOUND		EXISTING WOOD FENCE
	3/4" IRON PIPE FOUND		EXISTING STEEL FENCE
	OUT "X" FOUND		EXISTING GUARD RAIL
	3/4" REBAR SET		
	MAG NAIL SET		

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.

**SNOW NOTE:**  
AT THE TIME OF THE SURVEY FIELDWORK, THERE WAS APPROXIMATELY 2-4" OF SNOW AND AREAS OF STOCKPILED SNOW COVERING PORTIONS OF THE SUBJECT PROPERTY. AS A RESULT OF THE SNOW COVER, EXCEL MAKES NO GUARANTEE THAT ALL IMPROVEMENTS AND UTILITIES HAVE BEEN SHOWN ON THIS SURVEY.



VICINITY MAP  
NOT TO SCALE