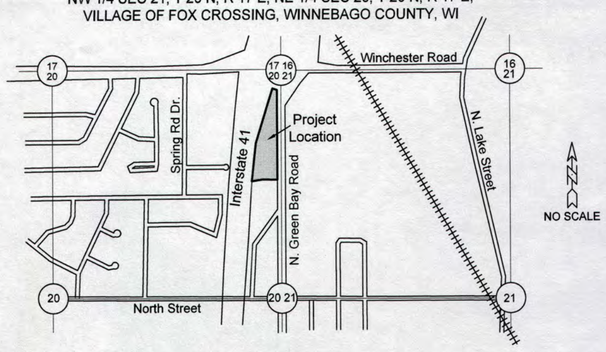
ALTA/NSPS LAND TITLE SURVEY

Lot One (1), Certified Survey Map No. 4861, being part of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.

LOCATION MAP

NW 1/4 SEC 21, T 20 N, R 17 E; NE 1/4 SEC 20, T 20 N, R 17 E,
VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WI



Legal Description

(Per Commitment File No.: 2915582 (Revision No. 1) with an effective date of March 26, 2018)

The Land referred to in this Commitment is described as follows:

Lot One (1), Certified Survey Map No. 4861 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on September 21, 2001, in Volume 1 on Page 4861, as Document No. 1147244, being part of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin.

For informational purposes only:
APN: 121-0577
Property Address: 440 North Green Bay Road, Neenah, WI 54956

Surveyor's Certificate

To: Bergstrom Properties, Inc., a Wisconsin Corporation; BMO Harris Bank N.A., its successors and/or assigns; First American Title Insurance Company - 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 Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b-1), 7(b-2), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19 and 20 Table A thereof. The field work was completed on April 28, 2018. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor Professional in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

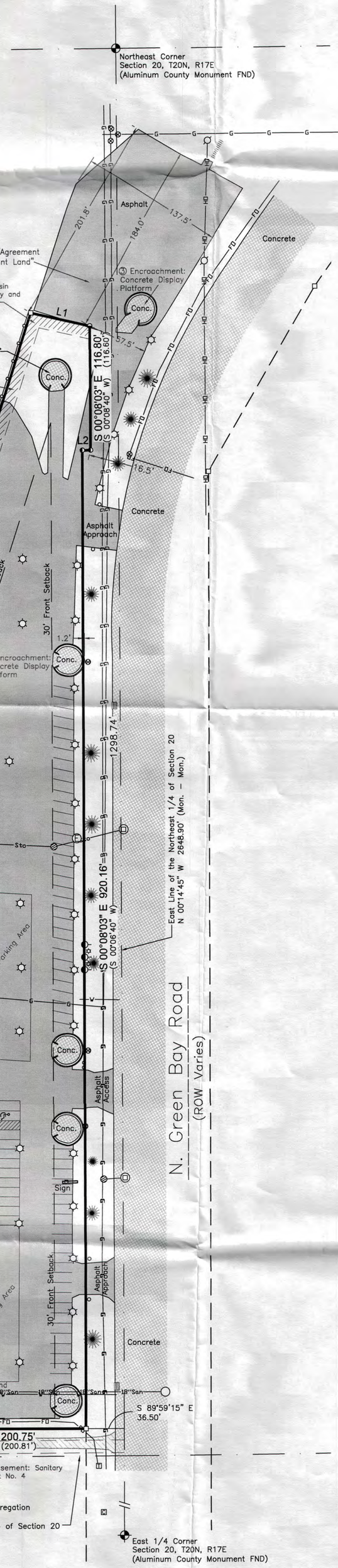
Date of Map: _____

WISCONSIN SCOTT R. ANDERSEN S-3169 OMRO WI LAND SURVEYOR

Scott R. Andersen - PLS-3169
scott@davel.pro

60 0 60 120 180

Bearings are referenced to the East line of the Northeast 1/4, Section 20, T20N, R17E, assumed to bear N 00°14'45" W, base on the Winnebago County Coordinate System.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	251.02'	5629.61'	2°33'17"	N 03°54'23" E	251.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 77°37'48" E	57.81'
L2	S 89°45'07" W	8.00'

LEGEND

- Underground Cable TV (CATV)
- Underground Fiber Optic (FO)
- Overhead Electric Lines (OH)
- Utility Guy Wire
- Sanitary Sewer (Pipe Size) (San)
- Storm Sewer (Pipe Size) (Sto)
- Underground Electric (E)
- Underground Gas Line (G)
- Underground Telephone (T)
- Water Main (Pipe Size) (W)
- Fence - Steel
- Existing Easement Line
- Culvert
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire / Pump
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Flag Pole
- Coniferous Tree
- No Access
- ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- Masonry (PK) Nail SET
- Masonry (PK) Nail Found
- ¾" Rebar Found
- 1" Iron Pipe Found
- Government Corner

General Notes:

1. Parcels are currently Zoned: I-2 Heavy Industrial (Per Village Zoning Map)
   Zoning Setback:
   Hwy: 50 feet
   Front Yard: 30 Feet
   Side Yard: 7 Feet on one side and 10 Feet on the other
   Rear Yard: 25 Feet
   Height: None (Principal Building) None (Accessory Building)
2. Subject Site is Mapped as Zone X: Area determined to be outside the 0.2% annual chance floodplain per FIRM Map No. 55139C0105E with and effective date of March 17, 2003.
3. Total land area is 213,072 Square Feet (4.8915 Acres)
4. Parking Stalls (Painted)

Display	57 Stalls
Customer/Staff	15 Stalls
Handicap	1 Stall
Total	73 Stalls

5. N. Green Bay Road, Interstate 41 and Winchester Road are adjacent to site as mapped.
6. There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.
7. There are no proposed street changes per discussion with Village Street Department (Randy Gallow).
8. There was no delineation marking observed while performing survey fieldwork.
9. There are no plottable offsite easements provided within Schedule B of the Title Commitment or found while researching the parcel.
10. Item 10(a) and 10(b) were checked but no party wall exists (stand alone building)
11. Item 7(b)(2) was checked but no other area's were specified by client.
12. Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 811.

First American Title Insurance Company - Evans Title Division
File No. 2915582 - Rev. No 1- Notes to Schedule B - II

II. EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

***4, 5, 6, 7, 8, ,9, 10, 11 and 21 = items that cannot be shown on a map.**

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
   (Agreement dimensioned and labeled on this map - "Agreement for Rental of Vacant Land" dated April 29, 2011 between Bergstrom and WisDOT. - note this agreement was obtained by the owner and was not included in this commitment)
2. Easements, claims of easements or encumbrances that are not shown in the Public Records.
   (Possible prescriptive easement for Sanitary & Water lines along the south of property - No recorded easement found per this commitment)
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
   (Encroachments mapped and labeled on this map) :
   1. Paved Parking area extends west into Hwy right of way.
   2. Concrete car display platform extends east into the road right of way.
12. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell Inc. Recorded: November 25, 1985 As Document No.: 642326.
    (Easement mapped and labeled on this map)
13. Utility Easement to Wisconsin Michigan Power Company Recorded: October 8, 1965 Volume/Jacket/Reel: 1121 Page/Image: 347 As Document No.: 339780.
    (Easement mapped and labeled on this map - Listed easement DOES NOT fall within the boundary of Lot 1 of CSM 4861 - Subject Property)
14. Easement, granted by Andrew A. Geiger and Clara Geiger, his wife to Sanitary District No. 4, Town of Menasha by an instrument Recorded: August 27, 1970 Volume/Jacket/Reel: 1282 Page/Image: 331 Document No: 399008.
    (Easement mapped and labeled on this map - Listed easement DOES NOT fall within the boundary of Lot 1 of CSM 4861 - Subject Property)
15. Limitations imposed upon ingress to and egress from the subject premises to U.S.H. "41", (including ramps and connection roads on the right of way thereof), as set forth in a Finding, Determination and Declaration recorded in the office of the Register of Deeds on January 18, 1960, in Volume 940, on Page 618, as Document No. 273219, wherein said highway/road is designated as a controlled-access highway/road under the provisions of Section 84.25 of the Wisconsin Statutes.
    (No Access restriction mapped and labeled on this map)
16. Survey prepared by Martenson & Eisele, Inc. as Drawing No. 269-182c, dated May 8, 2000 which discloses the following:
    a) Building setback requirements;
    b) Underground electric lines;
    c) Underground telephone lines;
    d) Underground gas lines;
    e) 18 inch sanitary sewer lines;
    f) 16 inch water main lines;
    g) Storm sewer lines;
    h) Parking lot encroachments along the East line at the North end of the subject premises.
    (Listed utilities are mapped as they were marked in the field; parking lot encroachment appears to have grown/added since the 2000 survey - see item 3)
17. The policy guarantees nothing with respect to any changes which may have been made in the location of fences or improvements since May 8, 2000.
    (ROW fence locations appear to have remained the same since 2000; parking lot encroachment have grown/added since the 2000 and the addition of the concrete car displays. - see item 3)
18. Terms and conditions as contained in Affidavit Confirming Boundary dated June 29, 2000, and July 14, 2000, recorded, July 20, 2000, as Document No. 1100902.
    (Listed document was recorded to fix/clarify a boundary issue which was further clarified with the recording of CSM 4861)
19. Access Control; Setback Restriction; Existing Sanitary Sewer and Watermain Lines; and Underground Electric and Telephone Lines all as set out on Certified Survey Map No. 4861.
    (Listed utilities are mapped and addressed in other above items)
20. Rights of the public in any portions of the subject premises lying below the ordinary highwater mark of a ditch.
    (No determination of the navigability status was determined on the subject ditch. Until such time, the rights to the public can not be verified)

May 03, 2018 – 10:30 AM J:\Projects\5338ber\dwg\Carlson\5338ALTA 6.dwg

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Last Saved by:	scott
Author:	SRA
Filename:	5338ALTA 6.dwg
Date:	05/3/2018

Bergstrom Used Car Super Center of Neenah

Village of Fox Crossing, Winnebago County, WI
For: John Hogerty II (Bergstrom Corporation)

ALTA / NSPS Land Title Survey

(440 N. Green Bay Road)

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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