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## LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION COMMITMENT NUMBER 3138102-1 WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2022.

PARCEL I:  
Lot One (1), Certified Survey Map No. 5837 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 12, 2005, in Volume 1 on Page 5837, as Document No. 1381158, being all of Lot 4, Certified Survey Map No. 5630 and part of the Northwest 1/4 of the Southeast 1/4, Section 29, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

PARCEL II:  
Ingress and Egress easement as contained in Access Easement Agreement recorded September 6, 2007 as Document No. 1447429.

APN: 807-1021

## NOTES CORRESPONDING TO SCHEDULE B - II

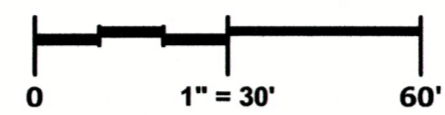
1 - 3 VISIBLE EVIDENCE SHOWN IF ANY

4 - 9, 26 NOT SURVEY RELATED

- Restricted Access to S.T.H. "114" as set forth in Warranty Deed recorded November 12, 1957, Volume/Jacket/Reel 860, on Page/Image 533, as Document No. 249992. Access Restriction is shown.
- Temporary Limited Easement as contained in Warranty Deed recorded as Document No. 835370. The Temporary Limited Easement has been terminated.
- Easement for public utilities disclosed by instrument recorded in Volume 434, Page 124. Exact location of a Wisconsin Michigan Power Company Easement for transmission line poles and wires cannot be determined from the recorded document.
- Restricted Access S.T.H. "114" as set forth in Quit Claim Deed recorded October 24, 1957, in Volume/Jacket/Reel 860 Deeds, on Page/Image 267, as Document No. 249581. Location is shown.
- Restricted Access to S.T.H. "114" as set forth in Warranty Deed recorded October 24, 1957, in Volume/Jacket/Reel 860 Deeds, on Page/Image 269, as Document No. 249582. Location is shown.
- Restricted Access to S.T.H. "114" as set forth in Warranty Deed recorded October 24, 1957, in Volume/Jacket/Reel 860 Deeds, on Page/Image 273, as Document No. 249585. It is the surveyor's opinion the access restrictions do not affect the surveyed property.
- Limited Access provision as contained in Warranty Deed recorded in Document No. 810410. Location is shown.
- Development Agreement recorded September 7, 2004 as Document No. 1326869. Agreement cannot be plotted.
- Easements and rights incidental thereto in connection with the continued use and right of entrance, maintenance, construction and repair of municipal or utility facilities as may exist underground or overground in or on that portion of the subject premises which were formerly part of Meadow Lane now vacated (discontinued) pursuant to Wis. Stat. §66.1005(2)(a). Vacated Meadow Lane shown.
- Easement contained in instrument recorded August 26, 2005 as Document No. 1368535 and again October 20, 2005 as Document No. 1375243. 20' Utility Easement location is shown.
- "Note" on Certified Survey Map No. 5837 reciting as follows: No access onto U.S.H. "41" is permitted from any lot on this Certified Survey Map. No access is permitted from C.T.H. "JJ" onto Lots 1 and 2 of this Certified Survey Map. Location is shown.
- Distribution Easement Underground Joint recorded March 31, 2005 as Document No. 1349569. 10' Wisconsin Electric Power Company Easement, Wisconsin Gas Company Easement, Wisconsin Bell Easement, and Time Warner Entertainment Company Easement, approximate location is shown.
- 20 foot Utility Easement as shown on the recorded Certified Survey Map of the subject premises. Location is shown.
- Restrictive Covenant recorded June 19, 2006 as Document No. 1401747. Restriction cannot be plotted.
- Terms, Conditions, Restrictions and Provisions relating to the use and maintenance of the easement described as Parcel II of the subject premises as contained in Access Easement Agreement recorded September 6, 2007 as Document No. 1447429. Location is shown.
- Easement for public utilities disclosed by instrument recorded on June 14, 2005 as Document No. 1358797. Approximate 10' Wisconsin Electric Power Company Easement, Wisconsin Bell Easement and Time Warner Entertainment Company Easement location is shown.



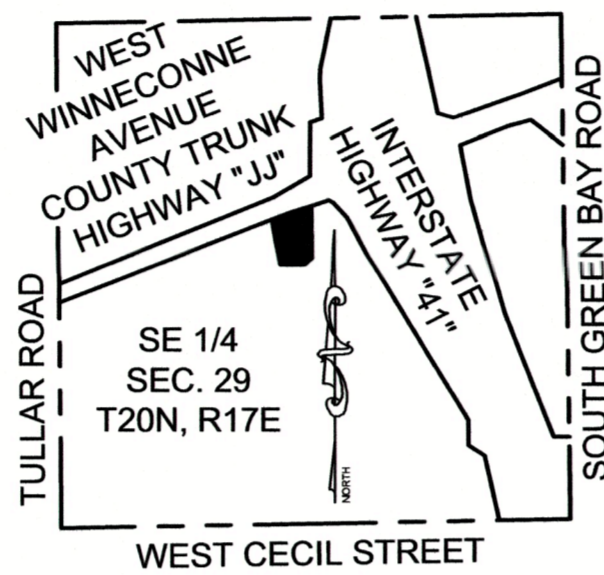
GRAPHICAL SCALE (FEET)



Bearings referenced to Certified Survey Map No. 5837.  
The east line of Lot 1 has a bearing of S00°40'33"E.

## VICINITY MAP

SCALE 1"=1000'



## STATEMENT OF POTENTIAL ENCROACHMENTS

None Observed

## LEGEND OF SYMBOLS & ABBREVIATIONS

③ SANITARY MANHOLE	▲ FIBER OPTIC MARKER	— SIGN
⊙ STORM MANHOLE	⊙ FIBER OPTIC MANHOLE/VAULT	☐ MAIL BOX
□ STORM INLET	⊞ TELEPHONE PEDESTAL	⌘ FLAG POLE
○ CLEANOUT	⊞ TELEPHONE MANHOLE/VAULT	⌘ BASKETBALL HOOP
⊙ CATCH BASIN	▲ TELEPHONE MARKER	● BOLLARD
⊞ LATERAL	⊞ TRANSFORMER	✕ CROSS CUT
⊞ UNKNOWN MANHOLE	⊞ ELECTRIC METER/PEDESTAL	⊞ IRON PIPE
⊞ WELL	⊞ ELECTRIC MANHOLE/VAULT	● IRON REBAR/ROD
⊞ HYDRANT	⊞ CABLE TV RISER/BOX CABLE	⊞ MAG NAIL
⊞ WATER VALVE	⊞ TV MANHOLE/VAULT	■ SECTION MONUMENT
⊞ DOWN SPOUT	⊞ GAS VALVE	⊞ BENCH MARK
⊞ SPRINKLER VALVE	⊞ GAS METER	☉ CONIFER TREE
⊞ WATER SHUT OFF	▲ GAS MARKER	☉ DECIDUOUS TREE
⊞ STANDPIPE	⊞ AIR CONDITIONING UNIT	☉ BUSH
⊞ WATER MANHOLE	⊞ VENT	☉ WETLAND SYMBOL
▲ FLOOD LIGHT	➔ DIRECTIONAL ARROW	CL. =CENTERLINE
☉ LIGHT POLE	☐ DUMPSTER	CONC. =CONCRETE
☉ TRAFFIC SIGNAL POLE	⊞ HANDICAP STALL	EL. =ELEVATION
— UTILITY POLE	⊞ SPOT ELEVATION	EXT. =EXISTING
— GUY WIRE	⊞ GREASE TRAP	INV. =INVERT
—	— SANITARY SEWER	MON. =MONUMENT
—	— STORM SEWER	P.O.B. =POINT OF BEGINNING
— W	— WATER MAIN	P.O.C. =POINT OF COMMENCEMENT
— FO	— FIBER OPTIC LINE	R.O.W. =RIGHT OF WAY
— T	— TELEPHONE LINE	SEC. =SECTION
— E	— ELECTRIC LINE	SQ. FT. =SQUARE FEET
— OHW	— OVERHEAD WIRES	WI. =WITH
— CATV	— CABLE TELEVISION	(R) =RECORDED AS
— G	— GAS MAIN	(D) =DEEDED AS
— WET	— WETLANDS	
—	— TREE LINE	
—	— NO ACCESS	

## GENERAL NOTES

- Right of Way widths and locations are based on surveys on record.
- The property depicted on the survey has access to Westowne Drive, a publicly dedicated right of way, via Access Easement recorded as Document No. 1447429.
- Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20224412190 with a clear date of NOVEMBER 5, 2022. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

## CERTIFICATION

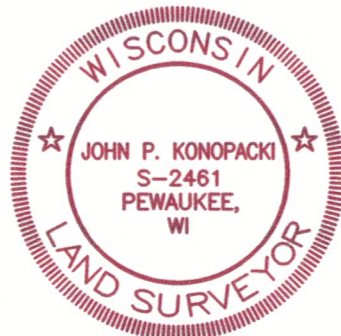
To: First American Title Insurance Company; Evans Title; Alrig USA Acquisitions, LLC, a Michigan limited liability company; DH Prime Development, Inc., a Wisconsin corporation:

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, 5, 6(a), 7(a), 8, 11(a), 11(b), 13, 14, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on NOVEMBER 7, 2022.

John P. Konopacki, PLS  
License No. S-2461

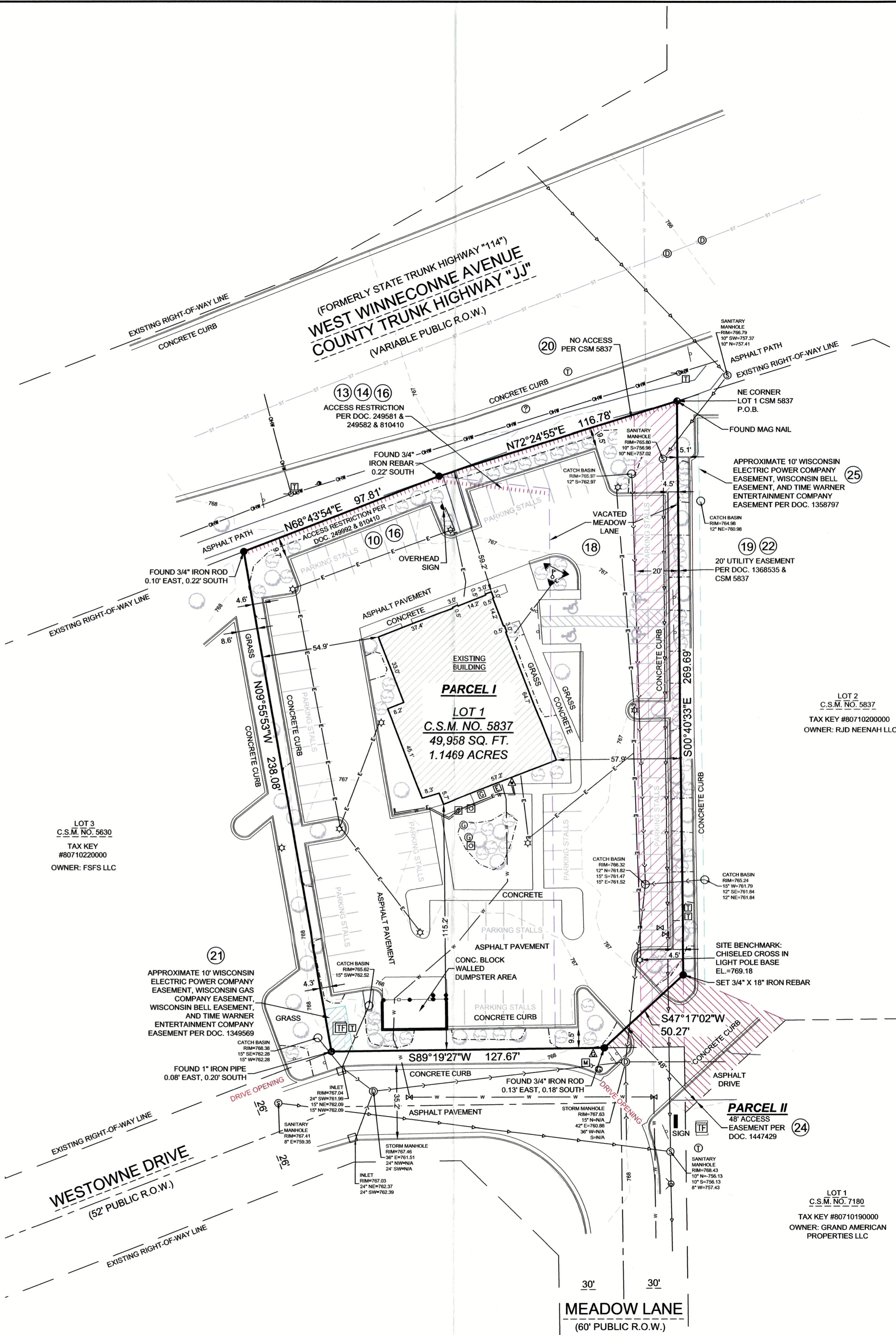
Date of Plat or Map: NOVEMBER 14, 2022

PINNACLE ENGINEERING GROUP, LLC.  
20725 WATERTOWN ROAD SUITE 100  
BROOKFIELD, WI 53186  
Phone: 262-754-8888  
Fax: 262-754-8850



## TABLE A

- Monuments placed at all corners of the surveyed property boundary.
- Address (as disclosed in title commitment): 1121 Westowne Drive, Neenah, WI 54956.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55139C0111E with an effective date of MARCH 17, 2003. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Gross Land Area: 49,958 Square Feet (1.1469 Acres).
- Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Bronze Wisconsin Department of Transportation Geodetic Survey Control Station Disk PID - DE7569 stamped 4K01 2001, Elevation = 760.27.
- Letter / Zoning Report not supplied by client at time of survey.
- (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
- Substantial features observed in the process of conducting the survey graphically shown on survey.
- Evidence of underground utilities existing of serving the property as determined by plans and/or reports not provided by the client at the time of the survey. Private utility locate by Private Lines, Inc.
- Names of adjoining owners according to current public records: Shown on Survey.
- The surveyed property is located 415 feet northeast of the intersection of Westowne Place and Westowne Drive.
- No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Offsite easements, if any, shown on Survey.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.



PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
20725 WATERTOWN ROAD SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

1121 WESTOWNE DRIVE  
LOT 1 OF C.S.M. NO. 5837 IN THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF  
SEC. 29, T20N, R17E, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

ALTA/NSPS LAND  
TITLE SURVEY

## REVISIONS


REC JOB No. 3033.00

REC PM

DATE 11/14/2022

SCALE 1"=30'

SHEET  
1  
9  
1

6 COPY/DATE 2022  
SURVEY

www.pinnacle-engr.com