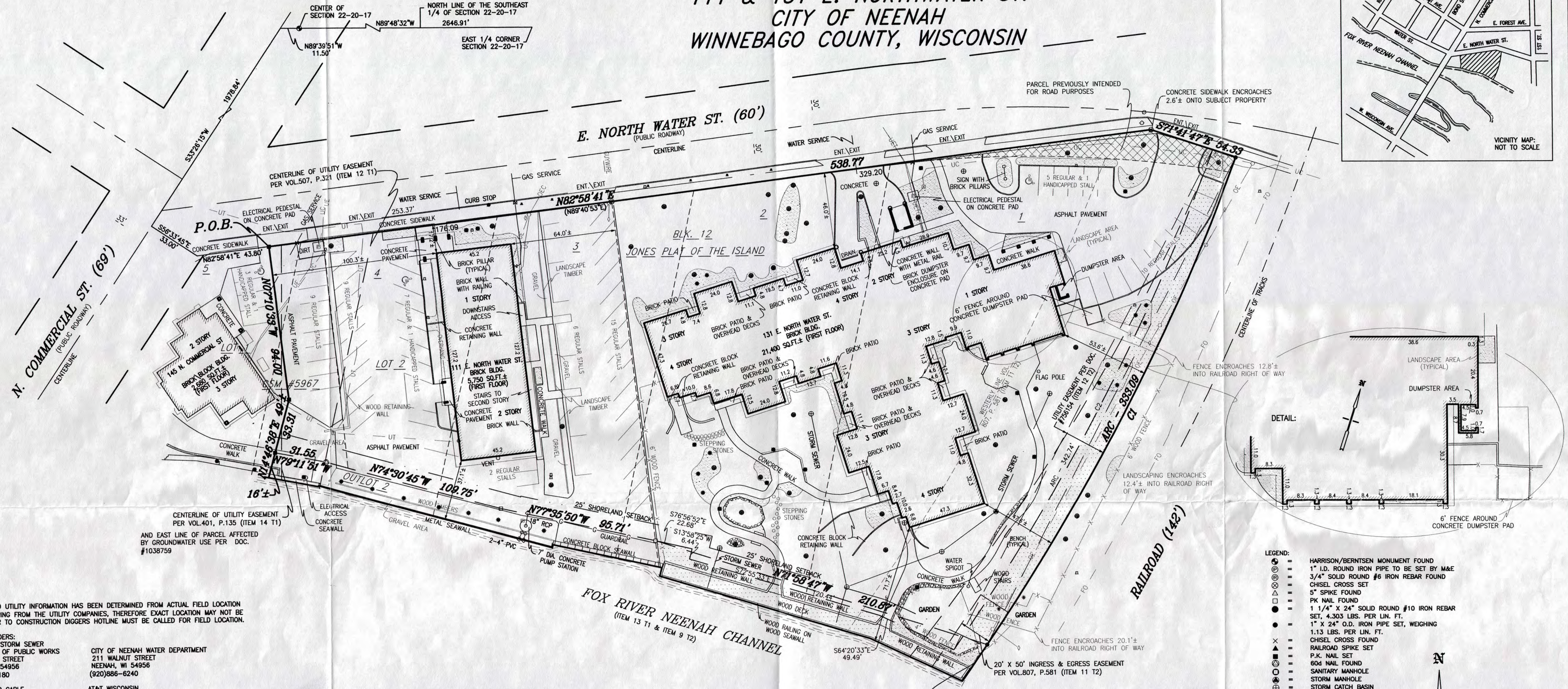
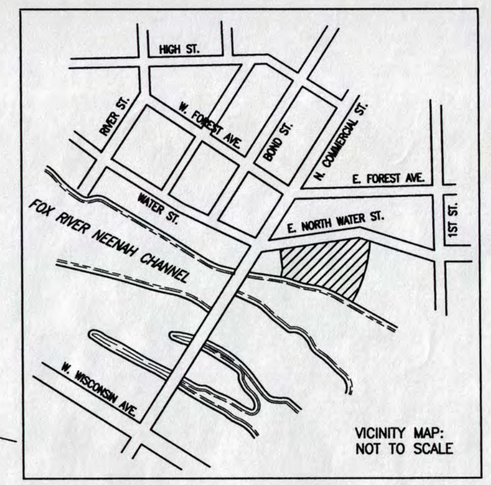
"ALTA/ACSM LAND TITLE SURVEY"

111 & 131 E. NORTHWATER ST.
CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN





NOTES:

- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION.

- UTILITY PROVIDERS:

SANITARY & STORM SEWER DEPARTMENT OF PUBLIC WORKS 211 WALNUT STREET NEENAH, WI 54956 (920)886-6180	CITY OF NEENAH WATER DEPARTMENT 211 WALNUT STREET NEENAH, WI 54956 (920)886-6240
TIME WARNER CABLE 100 W. KENNEDY AVENUE KIMBERLY, WI 54136 (920)749-1400	AT&T WISCONSIN ATTN: CHRIS SABOURIN OSPE 4TH FLOOR 221 W. WASHINGTON STREET APPLETON, WI 54911 (920)735-3252
WE ENERGIES ELECTRIC OPERATIONS ATTN: KEN VAN OSS P.O. BOX 1699 APPLETON, WI 54912-1699 (920)380-3318	WE ENERGIES GAS OPERATIONS ATTN: LINDA MCDANIEL P.O. BOX 1699 APPLETON, WI 54912-1699 (920)380-3343

ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS

(3) SUBJECT PROPERTY IS IN ZONES "AE" AND "X" AND A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0105E, EFFECTIVE DATE: MARCH 17, 2003.
- 100 YEAR REGIONAL FLOOD ELEVATION ALONG COMMERCIAL STREET IS 743.9
- 100 YEAR REGIONAL FLOOD ELEVATION ALONG RAILROAD IS 744.6
- SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN PER ELEVATION WORK COMPLETED ON MARCH 24, 2006.

(4) SAID PARCEL CONTAINS 135,100 SQUARE FEET (3.20 ACRES) OF LAND MORE OR LESS.

(6) PROPERTY ZONED C-2 CENTRAL BUSINESS DISTRICT:
(CITY ZONING CODE)
- SETBACKS:
  - MINIMUM FRONT YARD: NONE, UNLESS OFFSTREET PARKING SPACES ARE LOCATED BETWEEN THE RIGHT OF WAY LINE AND ANY BUILDINGS ON THE LOT, NECESSITATING A 10 FOOT SETBACK.
  - MINIMUM SIDE YARD: NONE, UNLESS PERIMETER AND BUFFERYARD LANDSCAPING R REQUIREMENTS APPLY.
  - MINIMUM REAR YARD: NONE, UNLESS PERIMETER AND BUFFERYARD LANDSCAPING REQUIREMENTS APPLY.
- MINIMUM SHORELAND SETBACK, 50 FEET FOR PRINCIPAL STRUCTURE OR ACCESSORY STRUCTURE. UPON REVIEW AND APPROVAL OF THE PLAN COMMISSION SETBACK MAY BE REDUCED TO 25 FEET PROVIDED SUFFICIENT PUBLIC ACCESS IS PROVIDED ALONG WATER AND AT LEAST 50% OF THE 50 FOOT SETBACK IS MAINTAINED AS OPEN SPACE.
- IF MULTIFAMILY DEVELOPMENT OF THREE STORIES OR LESS IS THE PRINCIPAL USE, THEN ALL REQUIREMENTS AND STANDARDS OF THE APPLICABLE MULTIFAMILY DISTRICT APPLY.
- MAXIMUM BUILDING HEIGHT: 100' OR 6 STORIES.
- NO OFF STREET PARKING IS REQUIRED FOR C-2, HOWEVER, PROVISION FOR SUCH PARKING IS ENCOURAGED. IF MULTIFAMILY DEVELOPMENT IS THE PRINCIPAL USE, PARKING SHALL BE PROVIDED AS REFERRED TO IN SECTION 26-514 ZONING CODE.

(9) NUMBER OF PARKING STALLS:
63 REGULAR STALLS PRESENT
2 HANDICAPPED STALLS PRESENT
65 TOTAL PARKING STALLS PRESENT

SCHEDULE B-II: EVANS TITLE COMPANIES TITLE COMMITMENT NO. 1430600 REVISION NO. 1 (T1)

11.) DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NEENAH AND NORTH RIVERWALK PLACE, LLC AS PER DOCUMENT NUMBER 1320358, DOES AFFECTS SUBJECT PROPERTY.
- PROVIDES FOR THE CONSTRUCTION OF A PUBLIC OVERLOOK AND HANDICAP ACCESS TO THE RIVERWALK DEVELOPMENT ON OFFICE PARCEL (PART OF LOTS 4 & 5, BLOCK 12 IN JONES PLAT OF THE ISLAND.)
- RIVER FRONT ACCESS FOR THE CONSTRUCTION OF A RIVERWALK EXTENDING ACROSS THE SOUTH PROPERTY LINE OF THE DEVELOPMENT ARE TO BE (THE ENTIRE SITE) GRANTED BY SEPARATE AGREEMENT.
- SEE DOCUMENT FOR DETAILS.

13.) RIGHT OF THE PUBLIC IN ANY PORTION OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGHWATER MARK OF THE FOX RIVER, DOES AFFECT SUBJECT PROPERTY.

14.) EASEMENT FOR PUBLIC UTILITIES AS PER VOLUME 401, PAGE 135, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- NO WIDTH SPECIFIED.

SCHEDULE B-II: EVANS TITLE COMPANIES TITLE COMMITMENT NO. 1132617 (T2)

9.) RIGHT OF THE PUBLIC IN ANY PORTION OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGHWATER MARK OF THE FOX RIVER, DOES AFFECT SUBJECT PROPERTY.

10.) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES, DOES AFFECT SUBJECT PROPERTY.

11.) RESERVATION FOR INGRESS AND EGRESS EASEMENT AS PER VOLUME 807, PAGE 581 AS DOCUMENT NUMBER 233600, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- EXCEPTING AND RESERVING UNTO THE PARTY OF THE FIRST, ITS SUCCESSORS AND ASSIGNS FOREVER, THE OWNERSHIP OF ALL THE COAL, OIL, GAS, CASINGHEAD GAS, AND ALL MINERALS OF EVERY KIND AND NATURE, IN, ON OR UNDER THE SURFACE OF THE LAND.
- SEE DOCUMENT FOR DETAILS.

12.) WISCONSIN ELECTRIC POWER COMPANY EASEMENT AS PER DOCUMENT NUMBER 756154, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- WIDTH VARIES, SEE DOCUMENT FOR DETAILS.

LEGAL DESCRIPTION:

BEING PART OF LOT 1, OUTLOT 2 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5967 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5967, LOCATED IN LOTS 3 AND 4, BLOCK 12, JONES PLAT OF THE ISLAND, PART OF LOTS 1, 2 AND 3, BLOCK 12, JONES PLAT OF THE ISLAND, AND PART OF GOVERNMENT LOT 6, SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, ALL IN THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST; THENCE N89°48'32"W, 2646.91 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22 TO THE CENTER OF SAID SECTION 22; THENCE N89°39'51"W, 11.50 FEET TO THE CENTERLINE OF NORTH COMMERCIAL STREET; THENCE S33°26'15"W, 1978.84 FEET ALONG SAID CENTERLINE; THENCE S56°33'45"E, 33.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST NORTH WATER STREET; THENCE N82°58'41"E, 43.80 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION TO THE POINT OF BEGINNING; THENCE CONTINUING N82°58'41"E, 538.77 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE S71°41'47"E, 54.33 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST NORTH WATER STREET WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS SAID RIGHT OF WAY LINE IS DEFINED IN THAT CERTAIN WARRANTY DEED DATED JULY 7, 1863 FROM GILBER C. JONES, ET AL, TO SAID RAILWAY COMPANY AND RECORDED IN THE REGISTER'S OFFICE OF WINNEBAGO COUNTY JULY 13, 1863, IN VOLUME 32 ON PAGE 79; THENCE SOUTHWESTERLY 333.09 FEET ON THE ARC OF A 1352.85 FOOT RADIUS CURVE TO THE RIGHT OF SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A CHORD WHICH BEARS S27°17'06"W AND IS 332.25 FEET IN LENGTH TO THE BEGINNING POINT OF A MEADER LINE OF THE WATERS EDGE OF THE FOX RIVER NEENAH CHANNEL, SAID POINT BEARS N34°54'19"E, 27 FEET MORE OR LESS FROM THE WATERS EDGE OF THE FOX RIVER NEENAH CHANNEL; THENCE N71°58'47"W, 210.87 FEET ALONG SAID MEANDER LINE; THENCE N77°35'50"W, 95.71 FEET ALONG SAID MEANDER LINE; THENCE N74°30'45"W, 109.75 FEET ALONG SAID MEANDER LINE; THENCE N79°11'51"W, 31.55 FEET ALONG SAID MEANDER LINE TO THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS N14°46'38"E A DISTANCE OF 16 FEET MORE OR LESS FROM SAID WATERS EDGE OF THE FOX RIVER NEENAH CHANNEL; THENCE N14°46'38"E, 33.31 FEET; THENCE N07°10'33"W, 94.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL INCLUDES ALL THAT LAND LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE WATERS EDGE OF THE FOX RIVER NEENAH CHANNEL BOUNDED BY THE EXTENSION OF THE RESPECTIVE LOT LINES OF THE ABOVE DESCRIBED PARCEL TO SAID WATERS EDGE OF THE FOX RIVER NEENAH CHANNE. SAID PARCEL CONTAINS 123,400 SQUARE FEET (2.83 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PROPERTY ADDRESS: 111 E. NORTHWATER ST., NEENAH, WI

CURVE TABLE:					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1352.85	14°06'26"	333.09	S27°17'06"W	332.25
C2	1337.85	14°40'42"	342.74	N27°35'32"E	341.80

TO: ISLAND SHORES, LLC., GUARANTY BANK, EVANS TITLE COMPANIES AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE: MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1) 8, 9, 10, 11(b), 13, 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE [RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN] [MAXIMUM RELATIVE POSITIONAL ACCURACY 1/10,000 FEET.]

12/14/06

THOMAS F. HALVERSON, REGISTERED PUBLIC LAND SURVEYOR
REGISTRATION NO. 1445
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297

WISCONSIN — THOMAS F. HALVERSON — S-1445 — APPLETON, WIS. — LAND SURVEYOR

LEGEND:

●	HARRISON/BERNTSEN MONUMENT FOUND
◎	1" I.D. ROUND IRON PIPE TO BE SET BY M&E
⊛	3/4" SOLID ROUND #6 IRON REBAR FOUND
⊗	CHISEL CROSS SET
△	5" SPIKE FOUND
□	PK NAIL FOUND
●	1 1/4" X 24" SOLID ROUND #10 IRON REBAR SET, 4.303 LBS. PER LIN. FT.
●	1" X 24" O.D. IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
×	CHISEL CROSS FOUND
▲	RAILROAD SPIKE SET
■	P.K. NAIL SET
ⓐ	60d NAIL FOUND
Ⓢ	SANITARY MANHOLE
Ⓢ	STORM MANHOLE
⊕	STORM CATCH BASIN
⊞	WATER VALVE
○	FIRE HYDRANT
○	POWER POLE
◊	DOWN GUY
⋈	GAS VALVE
⋈	GAS METER
Ⓔ	ELECTRICAL PEDESTAL
Ⓣ	TELEPHONE PEDESTAL
Ⓒ	CABLE TV PEDESTAL
▢	LIGHT
●	DECORATIVE LIGHT
⎍	SIGN
⊛	TREE
○	CONCRETE FILLED GUARD POST
▪	PARKING METER
⊠	AIR CONDITIONER
( )	RECORDED AS
OE	OVERHEAD ELECTRICAL
OT	OVERHEAD TELEPHONE
OC	OVERHEAD CABLE TV
OTC	OVERHEAD TELEPHONE & CABLE TV
OET	OVERHEAD ELECTRICAL & TELEPHONE
OETC	OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
FO	UNDERGROUND FIBER OPTIC
UE	UNDERGROUND ELECTRICAL
UT	UNDERGROUND TELEPHONE
UC	UNDERGROUND CABLE TV
UTC	UNDERGROUND TELEPHONE & CABLE TV
UET	UNDERGROUND ELECTRICAL & TELEPHONE
UETC	UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV
	LANDSCAPED AREA

N

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N89°48'32"W.

30 0 30 60 90

Scale: 1" = 30'

REVISIONS			
INT.	DATE		

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

ANDEV, INC.
ATTENTION: MICHAEL SAMUELS
899 SKOKIE BLVD.
NORTHBROOK, IL 60062

DESIGNED	DRAWN	CHECKED
	DCV	RFR

SCALE	DATE	PROJECT NO.
1" = 30'	12-14-06	C891.85-2-06

SHEET NO.