

Description per Policy Number 3105594, Issued by First American Title Insurance Company, Date of Policy August 03, 2021 at 1:56 p.m.:

The Easterly 127 feet of the Westerly 202 feet of Lot Nine (9) of Block Five (5), in the FIRST WARD, City of Neenah, per the Palmer's Map and now in the Tenth Ward of said City, Winnebago County, Wisconsin.

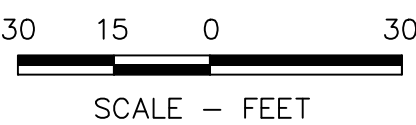
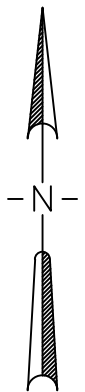
Address: 410 East Wisconsin Avenue, Neenah, WI 54956

Exceptions from Coverage per Policy Number 3105594, Issued by First American Title Insurance Company, Date of Policy August 03, 2021 at 1:56 p.m.:

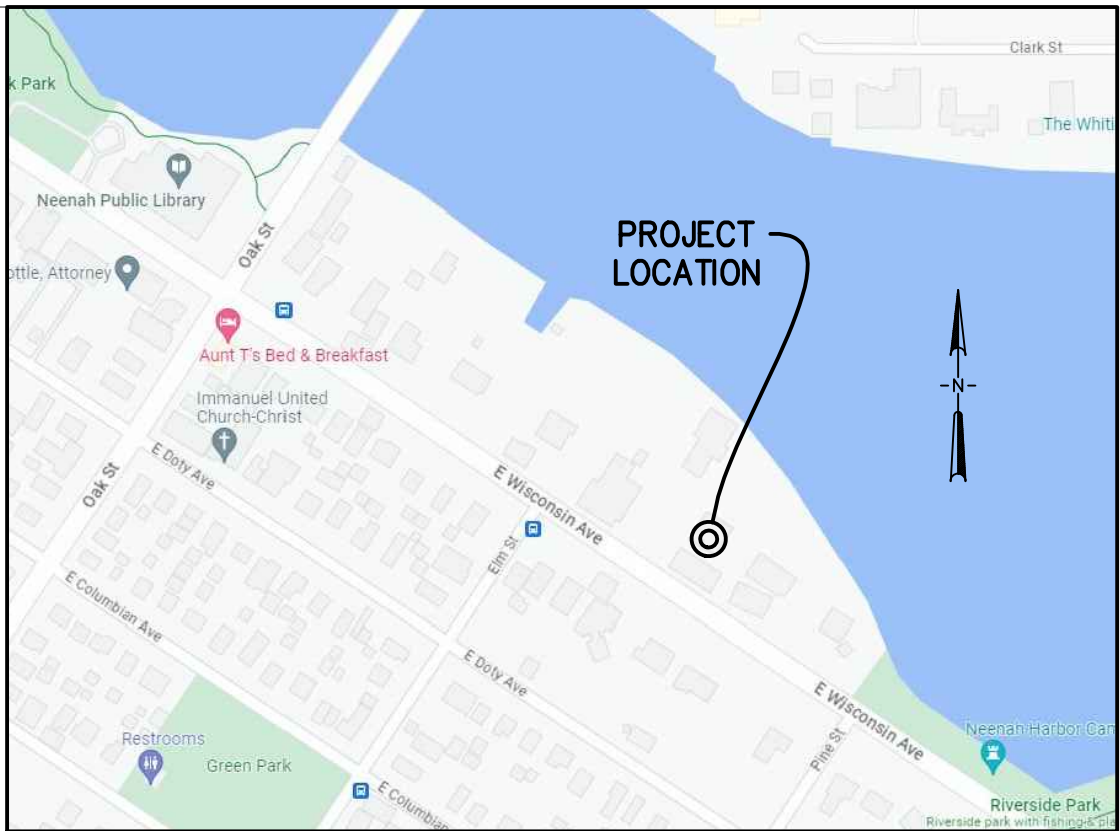
- Easement or claims of easements that are not shown by the Public Records.  
[NONE PROVIDED]
- Any encroachment, encumbrance, violation, variation or adverse circumstance, affecting the title including discrepancies, conflict in boundary lines, shortages in any area of any other facts that would be disclosed by an accurate and complete land survey of the Land.  
[NONE VISIBLE]
- The lien of real estate taxes for the year of 2021 and thereafter.  
[NOT SURVEY RELATED]
- Rights of the public in any portions of the subject premises lying below the ordinary highwater mark of Fox River.  
[NONE PROVIDED]

DIGGERSHOTLINE

Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 17 EAST WHICH BEARS N00°23'02"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY.

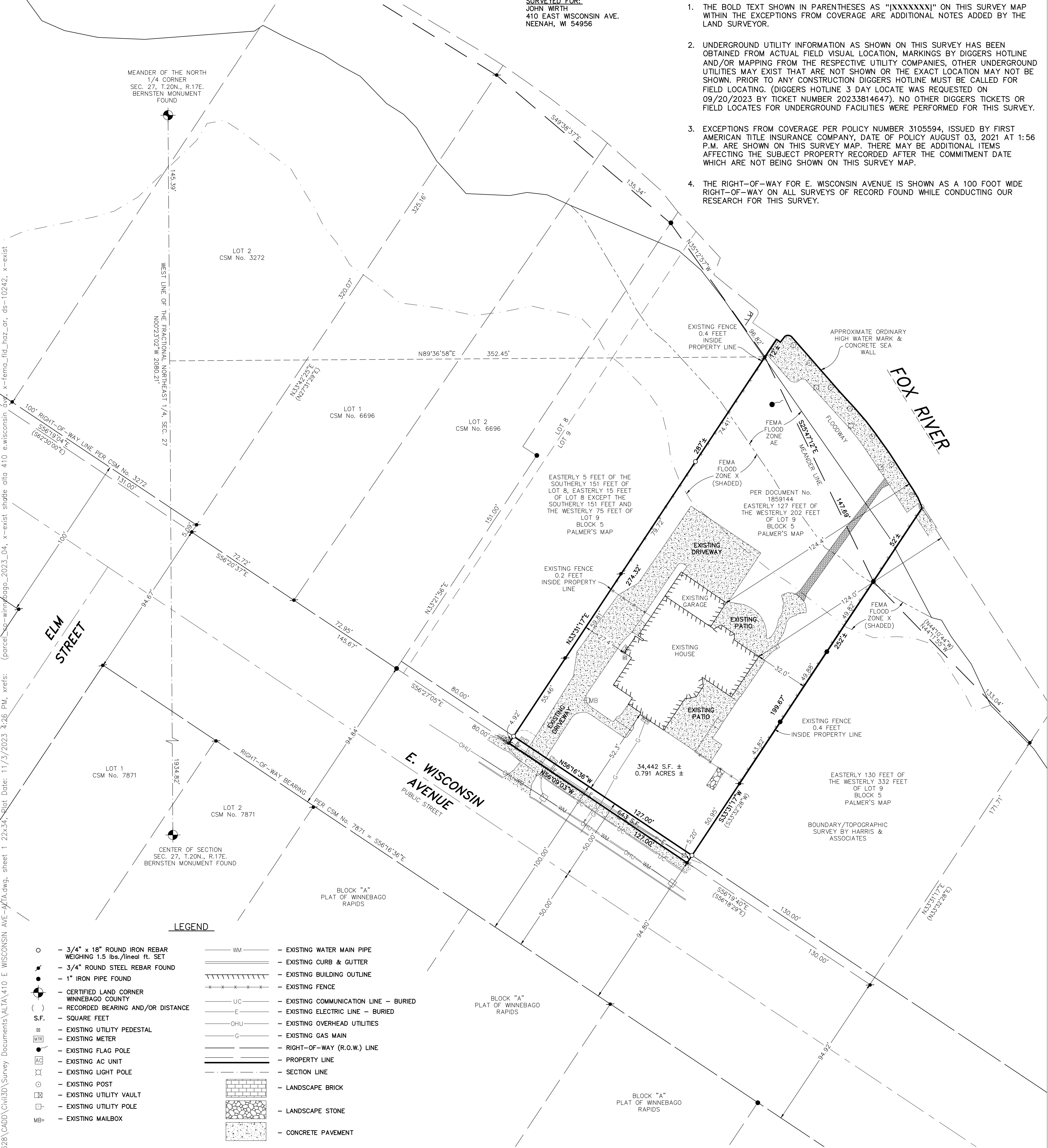


LOCATION MAP

SURVEYED FOR:  
JOHN WIRTH  
410 EAST WISCONSIN AVE.  
NEENAH, WI 54956

NOTES:

- THE BOLD TEXT SHOWN IN PARENTHESES AS "[XXXXXXXX]" ON THIS SURVEY MAP WITHIN THE EXCEPTIONS FROM COVERAGE ARE ADDITIONAL NOTES ADDED BY THE LAND SURVEYOR.
- UNDERGROUND UTILITY INFORMATION AS SHOWN ON THIS SURVEY HAS BEEN OBTAINED FROM ACTUAL FIELD VISUAL LOCATION, MARKINGS BY DIGGERS HOTLINE AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES, OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN OR THE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING. (DIGGERS HOTLINE 3 DAY LOCATE WAS REQUESTED ON 09/20/2023 BY TICKET NUMBER 20233814647). NO OTHER DIGGERS TICKETS OR FIELD LOCATES FOR UNDERGROUND FACILITIES WERE PERFORMED FOR THIS SURVEY.
- EXCEPTIONS FROM COVERAGE PER POLICY NUMBER 3105594, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATE OF POLICY AUGUST 03, 2021 AT 1:56 P.M. ARE SHOWN ON THIS SURVEY MAP. THERE MAY BE ADDITIONAL ITEMS AFFECTING THE SUBJECT PROPERTY RECORDED AFTER THE COMMITMENT DATE WHICH ARE NOT BEING SHOWN ON THIS SURVEY MAP.
- THE RIGHT-OF-WAY FOR E. WISCONSIN AVENUE IS SHOWN AS A 100 FOOT WIDE RIGHT-OF-WAY ON ALL SURVEYS OF RECORD FOUND WHILE CONDUCTING OUR RESEARCH FOR THIS SURVEY.



LEGEND

- — 3/4" x 18" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- — 3/4" ROUND STEEL REBAR FOUND
- — 1" IRON PIPE FOUND
- — CERTIFIED LAND CORNER WINNEBAGO COUNTY
- ( ) — RECORDED BEARING AND/OR DISTANCE
- S.F. — SQUARE FEET
- — EXISTING UTILITY PEDESTAL
- — EXISTING METER
- — EXISTING FLAG POLE
- — EXISTING AC UNIT
- — EXISTING LIGHT POLE
- — EXISTING POST
- — EXISTING UTILITY VAULT
- — EXISTING UTILITY POLE
- — EXISTING MAILBOX
- — EXISTING WATER MAIN PIPE
- — EXISTING CURB & GUTTER
- — EXISTING BUILDING OUTLINE
- — EXISTING FENCE
- — EXISTING COMMUNICATION LINE — BURIED
- — EXISTING ELECTRIC LINE — BURIED
- — EXISTING OVERHEAD UTILITIES
- — EXISTING GAS MAIN
- — RIGHT-OF-WAY (R.O.W.) LINE
- — PROPERTY LINE
- — SECTION LINE
- — LANDSCAPE BRICK
- — LANDSCAPE STONE
- — CONCRETE PAVEMENT

SURVEYOR'S ALTA CERTIFICATE:

I hereby certify to: John L. Wirth, as Trustee of the John L. Wirth Trust under agreement dated October 2, 2019.

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, 3, 8 & 11(b) of Table A thereof. The field work was completed on September 25, 2023 & September 27, 2023. Field Book 1507, Page 67.

Date 11-3-2023  
Wi Professional Land Surveyor (S-2726)  
Corey W. Kalkofen



TABLE A NOTES:

- MONUMENTS SET OR FOUND AS SHOWN ON THE SURVEY MAP.
- THE SUBJECT PROPERTY IS MAPPED WITHIN ZONE AE, ZONE X (SHADED) AND ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55139C0112E, COMMUNITY NAME — CITY OF NEENAH (550509) WITH AN EFFECTIVE DATE OF MARCH 17, 2003.
- SUBSTANTIAL VISIBLE GROUND FEATURES, EXCEPT LANDSCAPING SHOWN ON THE SURVEY MAP.
- UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD MARKINGS PROVIDED BY DIGGERS HOTLINE. DIGGERS HOTLINE 3 DAY LOCATE WAS REQUESTED ON 09/20/2023 BY TICKET NUMBER 20233814647, SEE NOTES.

ALTA/NSPS LAND TITLE SURVEY CITY OF NEENAH, WINNEBAGO COUNTY, WI JOHN WIRTH — 410 EAST WISCONSIN AVENUE				NO.	DATE	REVISION	McMahon Associates, Inc. provides this drawing & data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon Associates, Inc. The client and/or recipient agrees to the fullest extent permitted by law to indemnify and hold McMahon Associates, Inc. harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMahon Associates, Inc.	<b>McMAHON</b> ENGINEERS ARCHITECTS McMAHON ASSOCIATES, INC. 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM
SHEET NO.	DATE	PROJECT NO.	SURVEYED CWM	DRAWN CWM				
1	OCTOBER, 2023	W1071 0923000628						