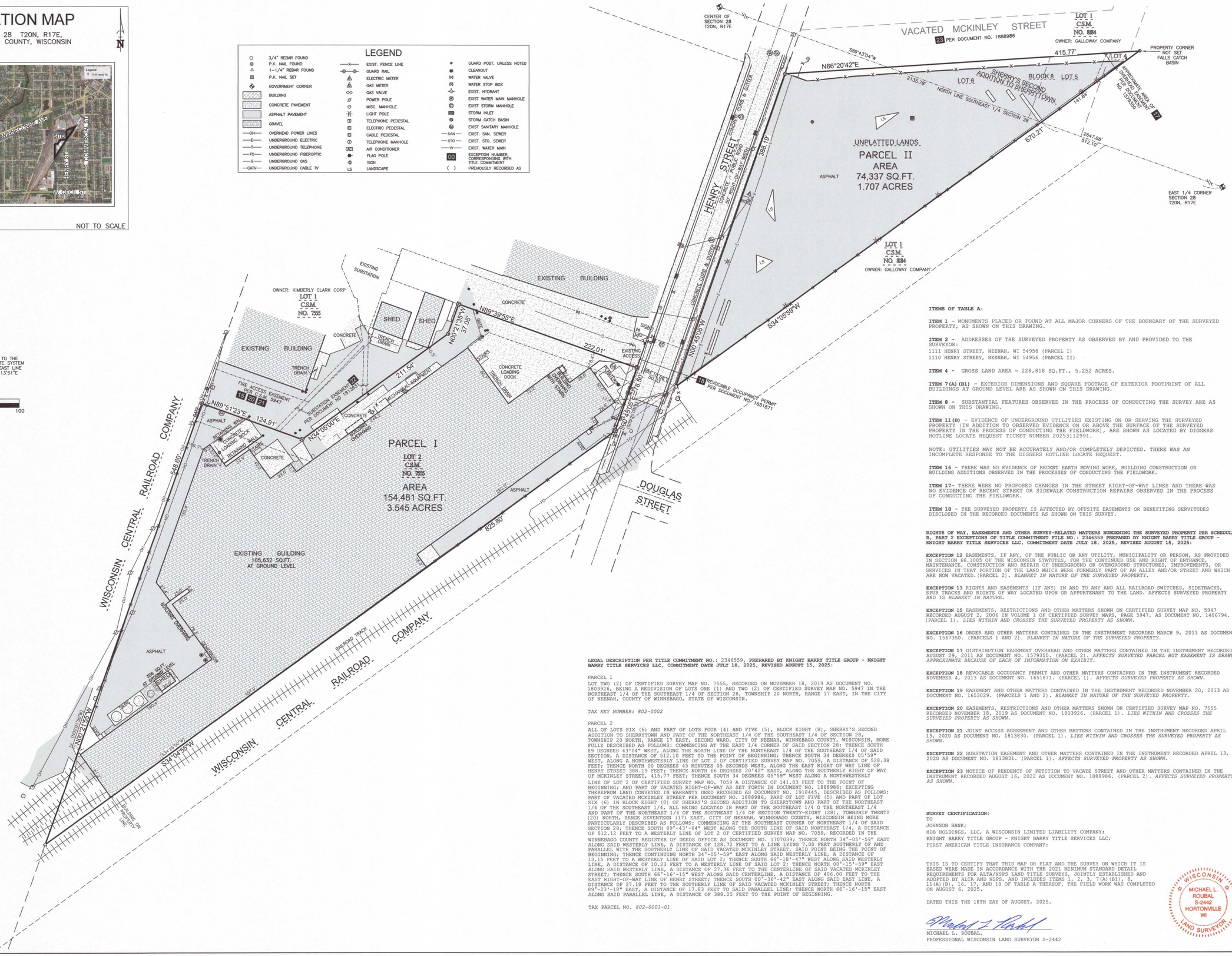
LOCATION MAP

SECTION 28 T20N, R17E,
WINNEBAGO COUNTY, WISCONSIN

NOT TO SCALE

LEGEND

3/4" REBAR FOUND	EXIST. FENCE LINE	GUARD POST, UNLESS NOTED
P.K. NAIL FOUND	GUARD RAIL	CLEANOUT
1-1/4" REBAR FOUND	ELECTRIC METER	WATER VALVE
P.K. NAIL SET	GAS METER	WATER STOP BOX
GOVERNMENT CORNER	GAS VALVE	EXIST. HYDRANT
BUILDING	POWER POLE	EXIST WATER MAIN MANHOLE
CONCRETE PAVEMENT	MISC. MANHOLE	EXIST STORM MANHOLE
ASPHALT PAVEMENT	LIGHT POLE	STORM INLET
GRAVEL	TELEPHONE PEDESTAL	STORM CATCH BASIN
OVERHEAD POWER LINES	ELECTRIC PEDESTAL	EXIST SANITARY MANHOLE
UNDERGROUND ELECTRIC	CABLE PEDESTAL	EXIST. SAN. SEWER
UNDERGROUND TELEPHONE	TELEPHONE MANHOLE	EXIST. STO. SEWER
UNDERGROUND FIBEROPTIC	AIR CONDITIONER	EXIST. WATER MAIN
UNDERGROUND GAS	FLAG POLE	EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT
UNDERGROUND CABLE TV	SIGN	PREVIOUSLY RECORDED AS
	LANDSCAPE	



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM NAD83(1997) IN WHICH THE EAST LINE OF SECTION 28 BEARS S00°13'51"E

1" = 50'
0 50 100
SCALE IN FEET

ITEMS OF TABLE A:

ITEM 1 - MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AS SHOWN ON THIS DRAWING.

ITEM 2 - ADDRESSES OF THE SURVEYED PROPERTY AS OBSERVED BY AND PROVIDED TO THE SURVEYOR:
1111 HENRY STREET, NEENAH, WI 54956 (PARCEL I)
1110 HENRY STREEY, NEENAH, WI 54956 (PARCEL II)

ITEM 4 - GROSS LAND AREA = 228,818 SQ.FT., 5.252 ACRES.

ITEM 7(A)(B1) - EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE AS SHOWN ON THIS DRAWING.

ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THIS DRAWING.

ITEM 11(B) - EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO OBSERVED EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK), ARE SHOWN AS LOCATED BY DIGGERS HOTLINE LOCATE REQUEST TICKET NUMBER 20253112991.

NOTE: UTILITIES MAY NOT BE ACCURATELY AND/OR COMPLETELY DEPICTED. THERE WAS AN INCOMPLETE RESPONSE TO THE DIGGERS HOTLINE LOCATE REQUEST.

ITEM 16 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESSES OF CONDUCTING THE FIELDWORK.

ITEM 17- THERE WERE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES AND THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 18 - THE SURVEYED PROPERTY IS AFFECTED BY OFFSITE EASEMENTS OR BENEFITING SERVITUDES DISCLOSED IN THE RECORDED DOCUMENTS AS SHOWN ON THIS SURVEY.

RIGHTS OF WAY, EASEMENTS AND OTHER SURVEY-RELATED MATTERS BURDENING THE SURVEYED PROPERTY PER SCHEDULE B, PART 2 EXCEPTIONS OF TITLE COMMITMENT FILE NO.: 2346559 PREPARED BY KNIGHT BARRY TITLE GROUP - KNIGHT BARRY TITLE SERVICES LLC, COMMITMENT DATE JULY 18, 2025, REVISED AUGUST 15, 2025:

EXCEPTION 12 EASEMENTS, IF ANY, OF THE PUBLIC OR ANY UTILITY, MUNICIPALITY OR PERSON, AS PROVIDED IN SECTION 66.1005 OF THE WISCONSIN STATUTES, FOR THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF UNDERGROUND OR OVERGROUND STRUCTURES, IMPROVEMENTS, OR SERVICES IN THAT PORTION OF THE LAND WHICH WERE FORMERLY PART OF AN ALLEY AND/OR STREET AND WHICH ARE NOW VACATED.(PARCEL 2). *BLANKET IN NATURE OF THE SURVEYED PROPERTY.*

EXCEPTION 13 RIGHTS AND EASEMENTS (IF ANY) IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE LAND. AFFECTS SURVEYED PROPERTY AND IS *BLANKET IN NATURE.*

EXCEPTION 15 EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 5947 RECORDED AUGUST 2, 2006 IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 5947, AS DOCUMENT NO. 1406794. (PARCEL 1). *LIES WITHIN AND CROSSES THE SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 16 ORDER AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 9, 2011 AS DOCUMENT NO. 1567350. (PARCELS 1 AND 2). *BLANKET IN NATURE OF THE SURVEYED PROPERTY.*

EXCEPTION 17 DISTRIBUTION EASEMENT OVERHEAD AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 29, 2011 AS DOCUMENT NO. 1579350. (PARCEL 2). *AFFECTS SURVEYED PARCEL BUT EASEMENT IS DRAWN APPROXIMATE BECAUSE OF LACK OF INFORMATION ON EXHIBIT.*

EXCEPTION 18 REVOCABLE OCCUPANCY PERMIT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 4, 2013 AS DOCUMENT NO. 1651871. (PARCEL 1). *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 19 EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 20, 2013 AS DOCUMENT NO. 1653029. (PARCELS 1 AND 2). *BLANKET IN NATURE OF THE SURVEYED PROPERTY.*

EXCEPTION 20 EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 7555 RECORDED NOVEMBER 18, 2019 AS DOCUMENT NO. 1803926. (PARCEL 1). *LIES WITHIN AND CROSSES THE SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 21 JOINT ACCESS AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 13, 2020 AS DOCUMENT NO. 1813830. (PARCEL 1). *LIES WITHIN AND CROSSES THE SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 22 SUBSTATION EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 13, 2020 AS DOCUMENT NO. 1813831. (PARCEL 1). *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 23 NOTICE OF PENDENCY OF PETITION TO VACATE STREET AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 16, 2022 AS DOCUMENT NO. 1888986. (PARCEL 2). *AFFECTS SURVEYED PROPERTY AS SHOWN.*

LEGAL DESCRIPTION PER TITLE COMMITMENT NO.: 2346559, PREPARED BY KNIGHT BARRY TITLE GROUP - KNIGHT BARRY TITLE SERVICES LLC, COMMITMENT DATE JULY 18, 2025, REVISED AUGUST 15, 2025:

PARCEL 1
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 7555, RECORDED ON NOVEMBER 18, 2019 AS DOCUMENT NO. 1803926, BEING A REDIVISION OF LOTS ONE (1) AND TWO (2) OF CERTIFIED SURVEY MAP NO. 5947 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE CITY OF NEENAH, COUNTY OF WINNEBAGO, STATE OF WISCONSIN.

TAX KEY NUMBER: 802-0002

PARCEL 2
ALL OF LOTS SIX (6) AND PART OF LOTS FOUR (4) AND FIVE (5), BLOCK EIGHT (8), SHERRY'S SECOND ADDITION TO SHERRYTOWN AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 43'04" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 512.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 05'59" WEST, ALONG A NORTHWESTERLY LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7059, A DISTANCE OF 528.38 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 05 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF HENRY STREET 388.19 FEET; THENCE NORTH 66 DEGREES 20'42" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF MCKINLEY STREET, 415.77 FEET; THENCE SOUTH 34 DEGREES 05'59" WEST ALONG A NORTHWESTERLY LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7059 A DISTANCE OF 141.83 FEET TO THE POINT OF BEGINNING; AND PART OF VACATED RIGHT-OF-WAY AS SET FORTH IN DOCUMENT NO. 1888986; EXCEPTING THEREFROM LAND CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 1918445, DESCRIBED AS FOLLOWS: PART OF VACATED MCKINLEY STREET PER DOCUMENT NO. 1888986, PART OF LOT FIVE (5) AND PART OF LOT SIX (6) IN BLOCK EIGHT (8) OF SHERRY'S SECOND ADDITION TO SHERRYTOWN AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING LOCATED IN PART OF THE SOUTHEAST 1/4 O THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°-43'-04" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 512.12 FEET TO A WESTERLY LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7059, RECORDED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 1707039; THENCE NORTH 34°-05'-59" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 128.72 FEET TO A LINE LYING 7.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID VACATED MCKINLEY STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 34°-05'-59" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 13.15 FEET TO A WESTERLY LINE OF SAID LOT 2; THENCE SOUTH 66°-18'-47" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.23 FEET TO A WESTERLY LINE OF SAID LOT 2; THENCE NORTH 00°-15'-59" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 27.36 FEET TO THE CENTERLINE OF SAID VACATED MCKINLEY STREET; THENCE SOUTH 66°-16'-15" WEST ALONG SAID CENTERLINE, A DISTANCE OF 406.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HENRY STREET; THENCE SOUTH 00°-36'-42" EAST ALONG SAID EAST LINE, A DISTANCE OF 27.18 FEET TO THE SOUTHERLY LINE OF SAID VACATED MCKINLEY STREET; THENCE NORTH 89°-23'-18" EAST, A DISTANCE OF 17.83 FEET TO SAID PARALLEL LINE; THENCE NORTH 66°-16'-15" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 388.25 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. *802-0001-01*

SURVEY CERTIFICATION:
TO
JOHNSON BANK;
HDB HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY;
KNIGHT BARRY TITLE GROUP - KNIGHT BARRY TITLE SERVICES LLC;
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 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, 7(A)(B1), 8, 11(A)(B), 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 6, 2025.

DATED THIS THE 18TH DAY OF AUGUST, 2025.

MICHAEL L. ROUBAL,
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2442

WISCONSIN
MICHAEL L. ROUBAL
S-2442
HORTONVILLE
WI
LAND SURVEYOR

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	CHECKED	APPROVED
L Lucht	BHF	MLR

NO.	DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7555, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALL OF LOT 6 AND PART OF LOTS 4 AND 5, BLOCK 8 SHERRY'S SECOND ADDITION TO SHERRY TOWN, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PREPARED FOR:
JOHNSON FINANCIAL GROUP
4433 W WISCONSIN AVE
APPLETON, WI 54913

SCALE	DATE
1" = 50'	August 2025

COMPUTER FILE
1-2072-002bdry.dwg

DRAWING NO.
1-2072-002