

ALTA/NSPS LAND TITLE SURVEY

CLIENT

MWD Neenah Real Estate, LLC, a Wisconsin
limited liability company

LEGAL DESCRIPTION

Parcel 1:

Lot One (1) of Certified Survey Map No. 122 filed in the office of the Register of Deeds for Winnebago County, Wisconsin, in Volume 1 of Certified Survey Maps on Page 122, as Document No. 473039, being part of the Southwest 1/4 of the Southwest 1/4 of Section 28, Town 20 North, Range 17 East, City of Neenah, 6th Ward, Winnebago County, Wisconsin.

Parcel 2:

A triangular-shaped parcel of land in the W1/2-SW1/4, Section 28, Township 20 North, Range 17 East, in the City of Neenah, Winnebago County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 28; thence West along the South line of Section 29 in said Township 20 North, Range 17 East, a distance of one foot to the right of way reference line of Green Bay Road; thence N 2°41' E (true) along said right of way reference line, 932 feet; thence turning at right angles to the East, 87.5 feet to the point of beginning; thence S 2°41' W (true) 200 feet; thence turning at right angles to the East 152.5 feet; thence Northwesterly to the point of beginning.

That part of the West 1/2 of the Southwest 1/4 of Section 28, Township 20 North, Range 17 East, in the Sixth Ward, City of Neenah, Winnebago County, Wisconsin, lying North and West of the Westerly line of Big Slough, City of Neenah, as now located and South of a line described as follows, viz: Commencing on the West line of said Southwest 1/4 at a point that is 1,052.6 feet South of the intersection of said West line with the centerline of State Trunk Highway No. 114; thence N 90° East to the Westerly line of said Big Slough, as now located, EXCEPTING THEREFROM the four (4) following described tracts of land, viz:

1. That portion thereof included within the limits of Green Bay (formerly U.S. Highway No. 41);
2. That portion thereof included within the limits of West Cecil Street, as now located.
3. Commencing on the West line of said Southwest 1/4 at a point that is 1,052.6 feet South of the intersection of said West line with the center line of State Trunk Highway No. 114; thence North 90° East to a point on the East right of way line of Green Bay Road, the place of beginning; thence continuing North 90° East, 200 feet; thence South, parallel with the West line of said Southwest 1/4, 60 feet; thence South 90° West, 200 feet to the East right of way line of said Green Bay Road; thence North, along the East right of way line of said Road, 60 feet to the place of beginning.
4. All of Certified Survey Map No. 122.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the SW 1/4 bears N00°25'13"E.

TITLE COMMITMENT

This survey was prepared based on Knight Barry Title Insurance Company File No. 2156377, effective date of June 29, 2022 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7, 8, 10, 11 & 12 visible evidence shown, if any.

2, 3, 4, 9, 15, 16 & 17 not survey related.

13. Easement and other matters contained in the instrument recorded January 15, 1932 in Vol. 434, page 124.

Does not affect property by location.

14. Covenants, conditions, restrictions, easements, and other matters contained in the instrument recorded September 27, 1974 as Document No. 455236. Does not affect property by location, shown.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55139C0111E, effective date of March 17, 2003, this site falls in Zone X (Areas of 0.2% annual chance floodplain), Zone AE (regulatory floodway) & Zone AE (With Base Flood Elevations or Depth).
4. The Net Land Area of Parcel 1 is 26,896 square feet or 0.6174 acres.
The Gross Land Area of Parcel 1 is 33,774± square feet or 0.7753± acres.
The Net Land Area of Parcel 2 is 116,023 square feet or 2.6635 acres.
The Gross Land Area of Parcel 2 is 149,002± square feet or 3.4206± acres.
The Total Land Area is 182,776± square feet or 4.1959± acres.
9. There are 200 regular parking spaces, 26 Semi parking spaces and 1 handicap space marked on this site.
- 11(a). No plans or reports provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20222526146. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity. No sanitary, storm or water plans provided by the City.
- 20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of Neenah Municipal Code; Sec. 26-238

Site is zoned: C1 (General Commercial)

Front setback: 10 feet

Side setback: none

Rear setback: 10 feet

Maximum building height: 45 feet or 3 stories

TO: MWD Neenah Real Estate, LLC, a Wisconsin limited liability company
Knight Barry Title Insurance Company
Stewart Title Guaranty 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, 4, 7(a), 7(b), 7(c), 8, 9, 11(a)(b), 19 and 20(a) of Table A thereof. The field work was completed on July 1, 2022.

Date of Map: July 5, 2022

CHAPUT
LAND SURVEYS

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Drawing No. 4136-dmb

