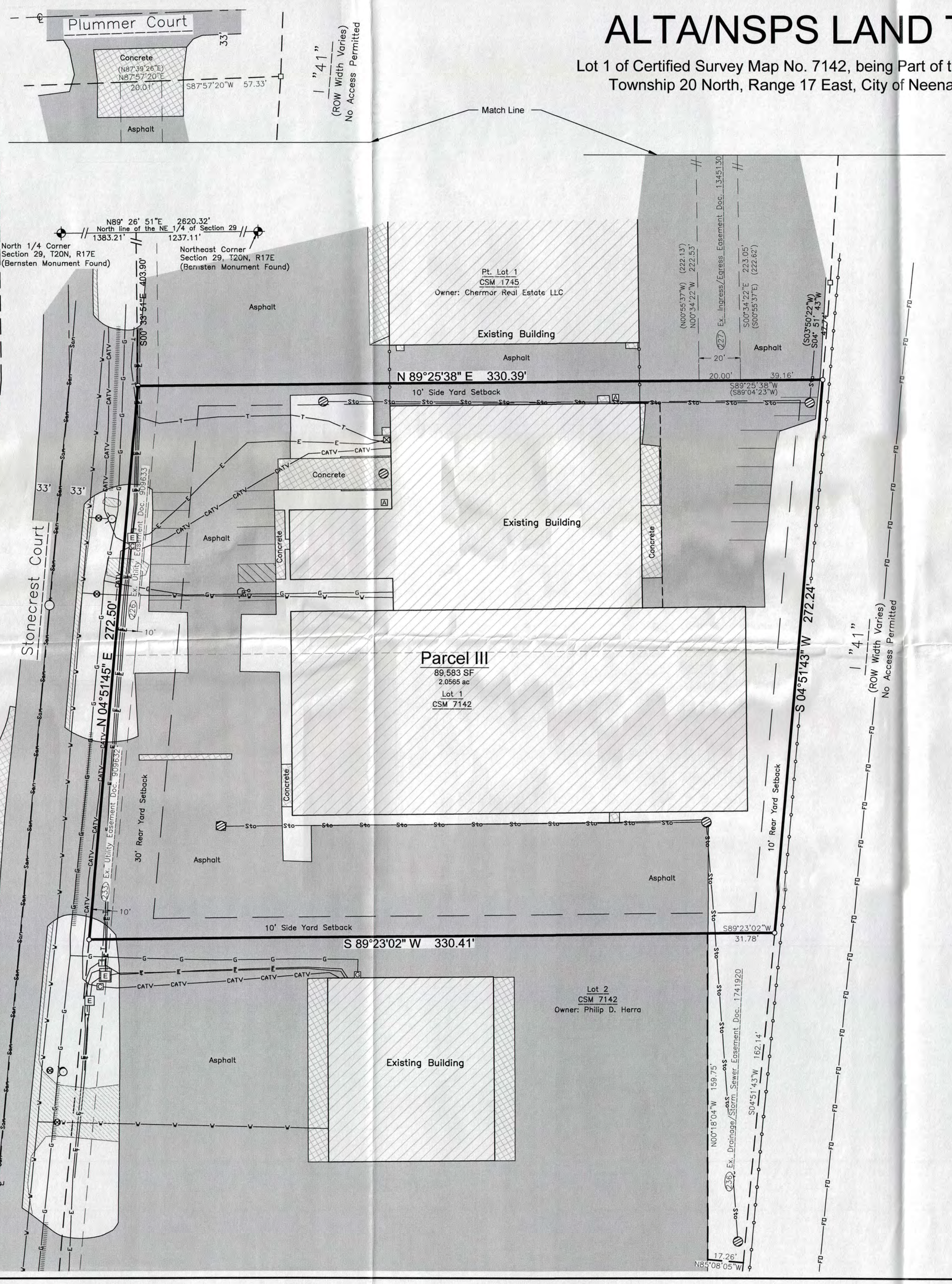
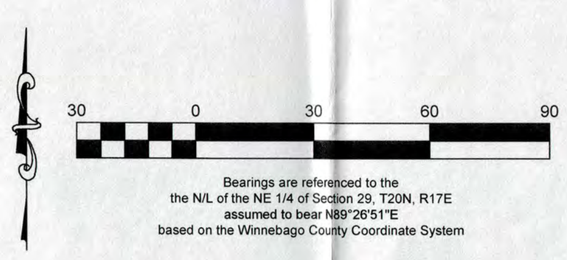
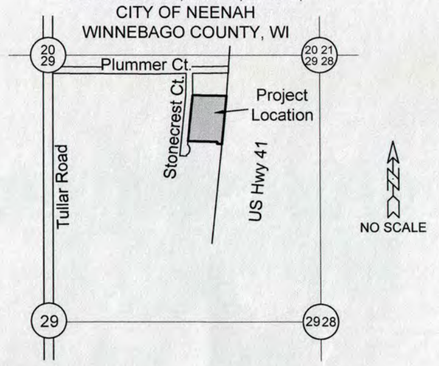
ALTA/NSPS LAND TITLE SURVEY

Lot 1 of Certified Survey Map No. 7142, being Part of the NE 1/4 of the NE 1/4 of Section 29,
Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin







General Notes:

1. Address of Parcel is 304 Stonecrest Court, Neenah, WI 54956
2. Parcel is currently Zoned: I-1 Planned Business Center
3. Setbacks:
   Front Yard: 30 Feet
   Side Yard: 10 Feet
   Rear Yard: 10 Feet
   Height: 100 feet
4. Total land area is 89,583 Sq. Ft., (2.0565 Acres)
5. Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 1-800-242-8511
6. Subject Site is Mapped as Zone X: Area determined to be outside the 0.2% annual chance floodplain per FIRM Map No. 55139C0111E with and effective date of March 17, 2003.
7. Parking Stalls (Painted)

Regular	17 Stalls
Handicap	1 Stalls
Total	18 Stalls

8. Stonecrest Ct. is the adjacent road to the subject property as mapped.
9. There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.
10. There are no proposed street changes per discussion with City Planning Department.
11. There was no delineation marking observed while performing survey fieldwork.
12. There was one plottable offsite easements provided within Schedule B of the Title Commitment (Item 227).

Legal Description (Per File # 927919 with an commitment date of October 29, 2017)

Parcel III:
Lot One (1) of Certified Survey Map No. 7142 as filed in the Office of the Register of Deeds for Winnebago County, Wisconsin in Volume 1 of Certified Survey Maps on Page 7142, as Document No. 5687, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 20 North, Range 17 East, in the City of Neenah, Winnebago County, Wisconsin.

Surveyor's Certificate

To: TSRK Investments,LLC, a Wisconsin limited liabilty company, a/k/a TSRK Investments, LLC, as to Parcel III; Johnson Bank; and Knight Barry Title Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6a, 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field work was completed on November 27, 2017. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor Professional in the State of Wisconsin , the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Map: 11/28/2017

WISCONSIN JAMES R SEHLOFF S-2692 LAND SURVEYOR

James R. Sehloff P.L.S. 2692
jim@davel.pro

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Existing Easement Line
- Culvert
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- CATV Pedestal
- Gas Regulator
- Gravel
- Asphalt Pavement
- Concrete Pavement
- 1½" Rebar Found
- ⅝" Rebar Found
- 1" Iron Pipe Found
- Masonry (PK) Nail Found
- Government Corner

Knight Barry Title Insurance Company by Knight Barry Title Services, LLC
File No. 927919 - Notes to Schedule B - II

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 Requirements are met.
   (None of the above items were found while preparing this survey)
5. Rights or claims of parties in possession not shown by the Public Records
   (Area between building on CSM 1745 and building on CSM 7142 is closed off by steel fence and gate connected to each of said buildings. No clear storage separation other than the property line)
7. Easements or claims of easements not shown by the Public Records.
   1) (Area between building on CSM 1745 and building on CSM 7142 is closed off by steel fence and gate connected to each of said buildings. No clear storage separation other than the property line.)
   2) (In NE Corner of Subject property, an existing Storm Sewer line extends north into CSM 1745. No Easement found, or provided, on record)
8. Any claim of adverse possession or prescriptive easement.
   (Area between building on CSM 1745 and building on CSM 7142 is closed off by steel fence and gate connected to each of said buildings. No clear storage separation other than the property line)

219. Covenants, conditions, restrictions and other matters contained in the instrument recorded April 7, 1995 as Document No. 901596. As to Parcel III
   (Document states that "Grantee" is in acceptance that subject property is next to an active quarry and said "Grantee" agrees not to object at any time to lawful quarry activities.)
220. Covenants, conditions, restrictions, and other matters contained in the instrument recorded August 22, 1957 in Vol. 849 on Page 389 as Document No. 247763. As to Parcel III
   (No burden on Subject property)
221. Finding, Determination and Declaration by the State Highway Commission of Wisconsin Establishing certain Controlled-Access Highways in Winnebago County, Wisconsin and other matters contained in the instrument recorded January 18, 1960 in Vol. 940 on Page 618 as Document No. 273219. As to Parcel III
   (No direct access to Interstate 41 "US 41")
222. Covenants, conditions, restrictions, and other matters contained in the instrument recorded October 4, 1957 in Vol. 850 on Page 503 as Document No. 248997. As to Parcel III
   (No burden on Subject property)
223. Finding, Determination and Declaration by the State Highway Commissions of Wisconsin establishing Certain Controlled-Access Highways in Winnebago County, Wisconsin and other matters contained in the instrument recorded September 21, 1951 in Vol. 678 on Page 209 as Document No. 186820. As to Parcel III
   (No direct access to Interstate 41 "US 41")
224. Holding Tank Servicing Contract and other matters contained in the instrument recorded September 11, 1987 as Document No. 688388. As to Parcel III
   (No burden on Subject property)
225. Holding Tank Servicing Contract and other matters contained in the instrument recorded September 11, 1987 as Document No. 688389. As to Parcel III
   (No burden on Subject property)
226. Utility Easement and other matters contained in the instrument recorded July 17, 1995 as Document No. 909633. As to Parcel III
   (Easement mapped and labeled)
227. Terms, conditions, restrictions, provisions, and other matters contained in the instrument recorded February 17, 2005 as Document No. 1345130. As to Parcel III
   (Easement mapped and labeled - Vehicular and Pedestrian ingress/egress easement access to Plummer Ct.)
228. Terms, conditions, restrictions, and other matters contained in the instrument recorded July 2, 1969 in Vol. 1245 on Page 463 as Document No. 385659. As to Parcel III
   (No burden on Subject property)
229. Terms, conditions, restrictions, and other matters contained in the instrument recorded April 7, 1995 as Document No. 901595. As to Parcel III
   (Document states that "Grantee" is in acceptance that subject property is next to an active quarry and said "Grantee" agrees not to object at any time to lawful quarry activities.)
230. Easement and other matters contained in the instrument recorded October 29, 1987 as Document No. 690911. As to Parcel III
   (No burden on Subject property)
231. Access Easement and other matters contained in the instrument recorded February 11, 1993 as Document No. 854839. As to Parcel III
   (No burden on Subject property)
232. Easements, restrictions and other matters shown on Certified Survey Map 3116 recorded March 6, 1995 as Document No. 899114. As to Parcel III
   (No additional items shown on CSM 3116 burden the Subject property)
233. Distribution Easement Underground and other matters contained in the instrument recorded July 17, 1995 as Document No. 909632. As to Parcel III
   (Easement mapped and labeled)
234. Easements, restrictions and other matters shown on Certified Survey Map 5687 recorded March 11, 2005 as Document No. 1347481. As to Parcel III
   (No additional items shown on CSM 5637 burden the Subject property)
235. Easements, restrictions and other matters shown on Certified Survey Map 7142 recorded September 22, 2016 as Document No. 1723585. As to Parcel III
   (No additional items shown on CSM 7142 burden the Subject property)
236. Drainage/ Storm Sewer Easement and other matters contained in the instrument recorded June 15, 2017 as Document No. 1741920. As to Parcel III
   (Easement mapped and labeled)

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-830-9595
www.davel.pro

11/28/2017 1:24 PM J:\Projects\5215\oh\dwg\Civil 3D\5215ALTA.dwg Printed by: scott

ALTA / NSPS Land Title Survey
(304 Stonecrest Court)

Lot 1 CSM 7142
City of Neenah, Winnebago County, WI
For: Johnson Bank

Date: 11/28/2017
Filename: 5215ALTA.dwg
Author: SRA
Last Saved by: scott
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