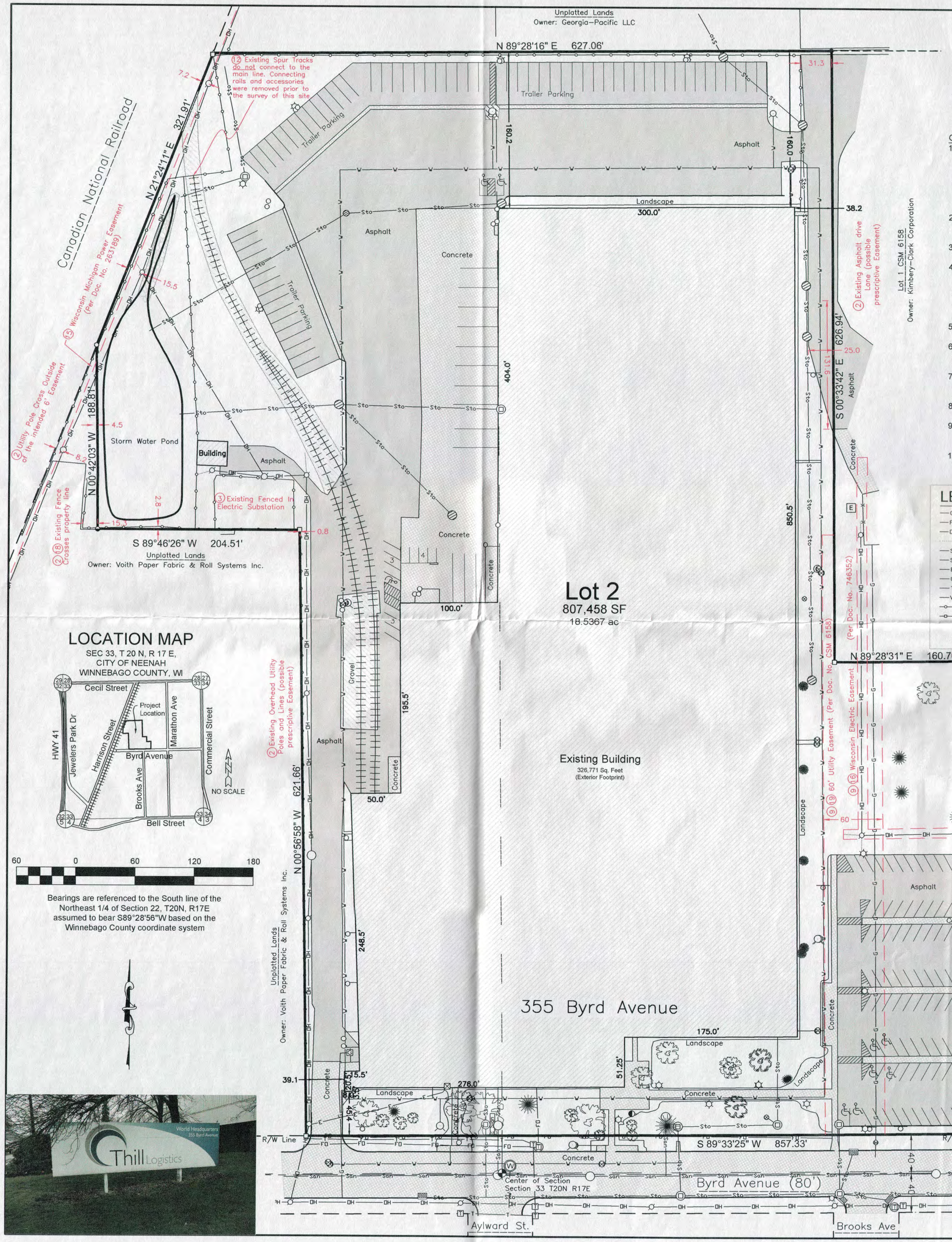
ALTA/NSPS LAND TITLE SURVEY

Lot 2 of CSM 6158 being part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northwest 1/4, Section 33 Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.



LOCATION MAP

SEC 33, T 20 N, R 17 E,
CITY OF NEENAH
WINNEBAGO COUNTY, WI

60 0 60 120 180

Bearings are referenced to the South line of the Northeast 1/4 of Section 22, T20N, R17E assumed to bear S89°28'56"W based on the Winnebago County coordinate system

LEGEND

CATV Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH Overhead Electric Lines	Storm Manhole	Sign
Utility Guy Wire	Inlet	¾" x 18" Steel Rebar @ 1.50lbs/LF SET
San Sanitary Sewer	Catch Basin / Yard Drain	Masonry (PK) Nail SET
Sto Storm Sewer	Water MH / Well	¾" Rebar Found
E Underground Electric	Hydrant	1" Iron Pipe Found
G Underground Gas Line	Utility Valve	2" Iron Pipe Found
T Underground Telephone	Utility Meter	Chiseled "X" Found
W Water Main	Utility Pole	Masonry (PK) Nail Found
Fence - Steel	Light Pole / Signal	Government Corner
Fence - Wood	Guy Wire / Pump	
Telephone Pedestal	Electric Pedestal	
Telephone Manhole	Electric Transformer	
	Air Conditioner	

General Notes:

1. Parcels are currently Zoned: I-2 Gerneral Industrial (Per City Zoning Map)
   Zoning Setback:
   Front Yard: 10 Feet
   Side Yard: 0 Feet
   Rear Yard: 10 Feet
   Height: 100 Feet
2. Subject Site is Mapped as Zone X: Areas Determined to be Outside the 0.2% Annual Chance Floodplain - per FIRM Map No. 55139C0111E with and effective date of March 17, 2003.
3. Total land area is 807,458 Square Feet (18.5367 Acres)
4. Parking Stalls

Regular	198 Stalls
Disabled	9 Stalls
Trailer	66 Stalls
Total	273 Stalls

5. Byrd Avenue is adjacent to site as mapped.
6. There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.
7. There were no observed street changes to the public road right of way. In addition no observed recent street or sidewalk construction during the conducted fieldwork.
8. There was no wetland delineation marking observed while performing survey fieldwork.
9. There are no plottable offsite easements provided within Schedule B of the Title Commitment or found while researching the parcel.
10. 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 811.

Old Republic National Title Insurance Company
File No. ORTE745578 - Notes to Schedule B - II

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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 I - Requirements are met.
   (No Observed Burden to Subject Parcel)
2. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
   (Mapped and Labeled on this Instrument)
3. Rights and claims of parties in possession.
   (Existing Electric Substation - Unsure of Public or Private utility)
5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained or by making inquiry of person(s) in possession thereof.
   (No Observed Burden to Subject Parcel)
9. Easement rights as reserved in that certain Special Warranty Deed dated October 19, 2007, filed October 24, 2007, as Document No. 1451779.
   (Easements described as the right to use all existing driveways, roads, water, gas, electrical, sanitary sewer, and other utility lines, fiber optic lines, wires and similar facilities located WITHIN THE DESCRIBED EASEMENTS listed in Exhibit D of Doc. 1451779 which run across the subject site of this commitment - Described Easements are same as Item 16 and Item 19 (60' easement as shown on CSM 6158) - - (Mapped and Labeled on this instrument)
10. Terms, conditions and restrictive covenants as set forth in that certain Restrictive Covenant Filing dated June 1, 2008, filed June 16, 2008, as Document No. 1474588.
    (Restrictive Covenant states that said Owner of the subject site shall Agree to Maintain And Orderly SIte - See Doc. No. 1474588 Section 1, Subsection 3.6 for a detailed list)
11. Easement for public utilities as disclosed by instrument filed March 9, 2011, as Document No. 1567350.
    (Easement is described as being a 16.5 ft easement for telecommunication purpose through the Railroad Corridor. Note that said easement may cross a portion of the subject site along the railroad right of way. Due to lack of Digger's Hotline response under ticket #20191711987 exact burden to the subject site is unknown)
12. Rights and easement (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject property.
    (Railroad spur shown as located on parcel. Said spur does not currently connect to main rail line and ends short of property line. No recorded documents were provided for discontinued rights to connect or rights to reconnect to the main line.)
13. Easement for electric transmission line purposes, together with incidental rights thereof, in favor of Wisconsin Michigan Power Company as set forth in that certain Easement dated March 11, 1936, filed March 31, 1936, in Volume 459, Page 296.
    (Said easement does not encumber property and is described to be located on the N1/2 of the NE 1/4.)
14. Easement for storm sewer purposes, together with incidental rights thereof, in favor of the City of Neenah, as set forth in that certain Easement dated June 7, 1956, filed in Volume 813 of Misc., Page 599 as Document No. 236812.
    (No Observed Burden to Subject Parcel)
15. Easement for transmission line purposes, together with incidental rights thereof, in favor of Wisconsin Michigan Power Company dated January 9, 1959, filed March 2, 1959, in Volume 913 of Misc., Page 211, as Document No. 263189.
    (Existing 6' Utility Easement along the Railroad Right of way - Mapped and Labeled on this instrument)
16. Easement for electric line purposes, together with incidental rights thereof, in favor of Wisconsin Electric Power Company dated April 24, 1990, filed June 21, 1994, as Document No. 746352.
    (Existing 10' Utility Easement East Side of the Subject Parcel - Mapped and Labeled on this instrument)
17. Reservation for easements, setback lines and other matters as shown on Certified Survey Map No. 5945 filed in Volume 1 of Certified Survey Maps on Page 5945, as Document No. 1406792.
    (No additional matters to discloses from CSM 5945)
18. Encroachments upon the subject property by a fence as disclosed on Certified Survey Map No. 5945 and Certified Survey Map No. 6158.
    (Mapped and Labeled on this Instrument)
19. Reservation for easements, setback lines and other matters as shown on Certified Survey Map No. 6158 filed as Document No. 1451238.
    (Existing 10' Utility Easement, East Side of the Subject Parcel and Existing 60' Utility Easement, East Side of Subject Building - Mapped and Labeled on this instrument)

Legal Description

(Per Commitment File No.: ORTE745578 with an effective date of April 05, 2019)

The land is described as follows:

Lot 2 of Certified Survey Map No. 6158, recorded in Volume 1 of Certified Survey Maps on Page 6158, as Document No. 1451238; said map being all of Certified Survey Map No. 5945 located in the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northwest 1/4, Section 33, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Property Address: 355 Byrd Avenue, Neenah, WI 54956

Surveyor's Certificate

To: Continental Property Group, LLC, a Minnesota limited liability company; Continental Decatur, LLC, a Minnesota limited liability company; Associated Bank, National Association, a national banking association, its successors and/or assigns; and Old Republic National 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 "2016 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, 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on April 29, 2019. 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: 6-14-2019

SCOTT R ANDERSEN S-3169 OMRO WISCONSIN LAND SURVEYOR

Scott R. Andersen PLS-3169
scott@davelpro

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-830-9995
www.davelpro

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ALTA / NSPS Land Title Survey
(355 Byrd Ave, Neenah WI)

Lot 2 of CSM 6158
City of Neenah, Winnebago County, WI
For: Continental Property Group, LLC

Date:	06/14/2019
Filename:	5701ALTA.dwg
Author:	SRA
Last Saved by:	scott
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