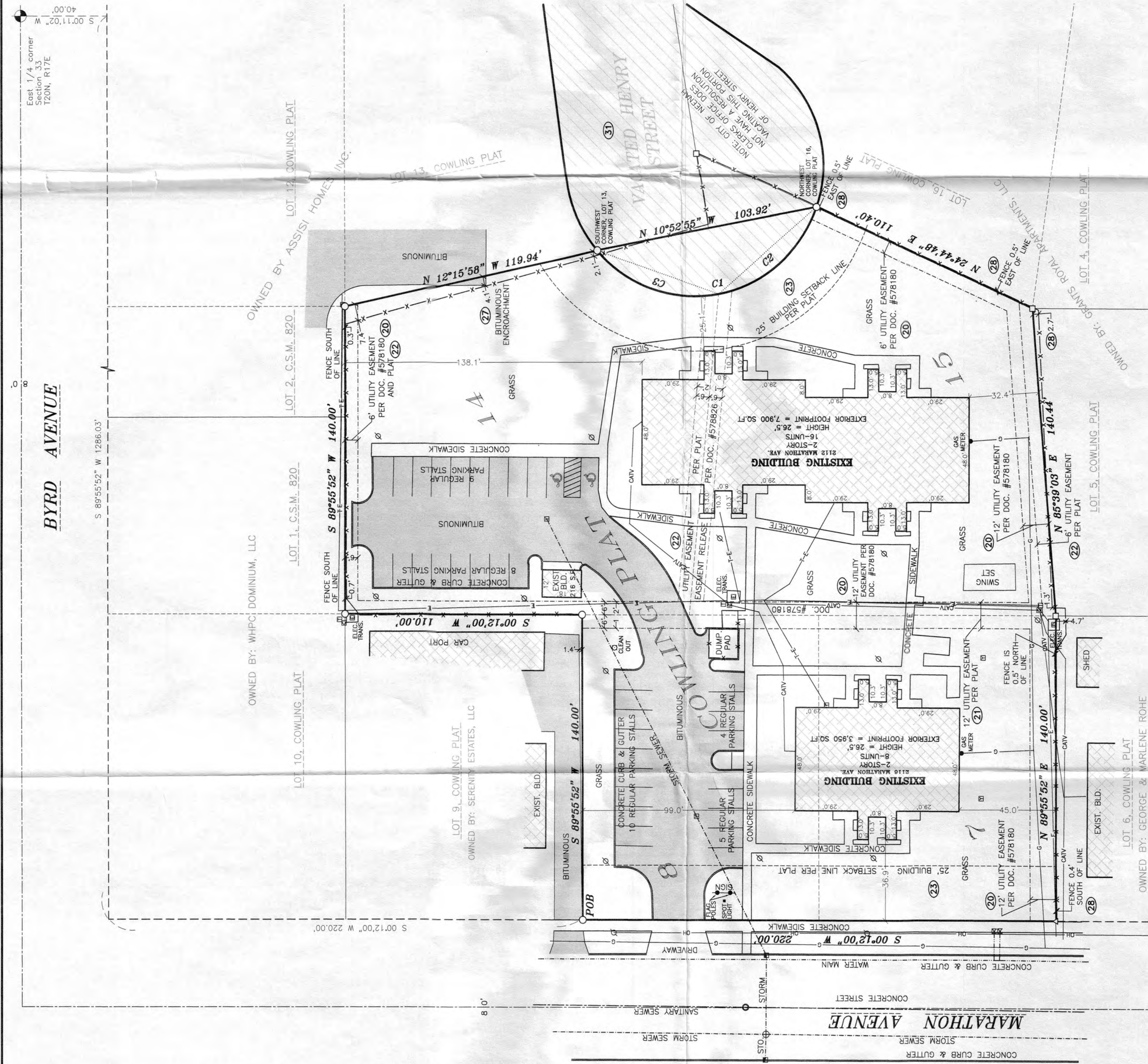




LEGEND	
1" x 18" ROW PIPE SET	EXIST. HYDRANT
1-1/4" x 30" REBAR SET	WATER STOP BOX
CHISELED "X" SET	EXIST. STORM MANHOLE
3/4" REBAR FOUND	STORM INLET
1" IRON PIPE FOUND	YARD DRAIN
2" IRON PIPE FOUND	EXIST. SAN. MANHOLE
3" IRON PIPE FOUND	EXIST. SAN. SWER
GOVERNMENT CORNER	EXIST. WATER MAIN
RECORDED AS	EXCEPTION NUMBER
DECIDUOUS TREE	TITLE COMMITMENT NO.
DECIDUOUS TREE	EFFECTIVE DATE: MARCH 21, 2012
WETLANDS	
SOIL BORING	
IRILLATION SOIL BORING	
TOPSOIL DEPTH	
OVERHEAD POWER LINES	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	
UNDERGROUND GAS	
UNDERGROUND CABLE TV	
UNDERGROUND FENCE LINE	
SUN	
GAS VALVE	
POWER POLE	
LIGHT POLE	
TELEPHONE PEDSTAL	
ELECTRIC PEDSTAL	
SOIL PEDSTAL	



Curve	Radius	Delta	Length	Chord Bearing	Chord
1	60.00'	120°00'00"	125.66'	N 10°52'55.0" W	103.92'
2	60.00'	60°00'00"	62.83'	N 19°07'03.0" E	60.00'
3	60.00'	060°00'00"	62.83'	N 19°07'03.0" E	60.00'

1377 Midway Road, Menasha, WI 54952

Phone (920) 731-0381 Fax (920) 733-8578

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Planning - Surveying - Engineering - Architecture

M.E.

LOCATION MAP

CITY OF NEEHAH
WINNEBAGO COUNTY, WISCONSIN

DRAWN BY

CHECKED

APPROVED

NO.

DATE

8/24/2012

1

9-7-2012

Updated Title Commitment and Site Inspection

NEENAH PROPERTY, NEEHAH, WISCONSIN.

ALL OF LOTS 7, 8, 14 AND 15 IN COWLING PLAT

AND PART OF VACATED HENRY STREET

CITY OF NEEHAH, WINNEBAGO COUNTY, WISCONSIN.

SCALE

DATE

1"=30'

MAY 2011

COMPUTER FILE

154685A.dwg

DRAWING NO.

154-685 A

Legal Description per Title Commitment No. PT05825&26 11-88749, dated August 24, 2012 and as stated in Pro Forma:
Parcel 1:
Lots Seven (7), Eight (8), Fourteen (14) and Fifteen (15) in COWLING PLAT, City of Neenah, Winnebago County, Wisconsin, more fully described as follows:
Commencing at the East 1/4 corner of Section 33, Township 20 North, Range 17 East, thence South 0 degrees 11 minutes 02 seconds West, along the East line of the Southeast 1/4 of Section 33, 40.00 feet to the extended South right-of-way line of Byrd Avenue, thence South 59 degrees 52 minutes 52 seconds West, along said South line, 174.63 feet to the intersection of the extended South line of Lot 8, thence continue South 00 degrees 12 minutes 00 seconds East, 220.00 feet to the North 89 degrees 55 minutes 52 seconds East, 140.00 feet; thence North 85 degrees 39 minutes 03 seconds East, 141.44 feet; thence North 24 degrees 44 minutes 48 seconds East, 110.40 feet to a curve on the right-of-way of Henry Street, thence northwesterly along the arc of a curve to the right (62.83 feet, said curve having a radius of 60.00 feet and a chord of 60.00 feet which bears North 40 degrees 52 minutes 55 seconds West, thence continuing along the arc of said curve (62.83 feet, said curve having a radius of 60.00 feet and a chord of 60.00 feet which bears North 19 degrees 07 minutes 03 seconds West, thence North 12 degrees 15 minutes 58 seconds West, 119.94 feet; thence South 89 degrees 55 minutes 52 seconds West, 140.00 feet; thence South 00 degrees 12 minutes 00 seconds West, 110.00 feet; thence South 89 degrees 55 minutes 52 seconds West, 140.00 feet to the point of beginning.
THENCE SOUTHWESTERLY along the arc of a curve to the right (62.83 feet, said curve having a radius of 60.00 feet and a chord of 60.00 feet which bears North 40 degrees 52 minutes 55 seconds West, thence continuing along the arc of said curve (62.83 feet, said curve having a radius of 60.00 feet and a chord of 60.00 feet which bears North 19 degrees 07 minutes 03 seconds West, thence North 12 degrees 15 minutes 58 seconds West, 119.94 feet; thence South 89 degrees 55 minutes 52 seconds West, 140.00 feet; thence South 00 degrees 12 minutes 00 seconds West, 110.00 feet; thence South 89 degrees 55 minutes 52 seconds West, 140.00 feet to the point of beginning.
THENCE SOUTHWESTERLY along the arc of a curve to the right (62.83 feet, said curve having a radius of 60.00 feet and a chord of 60.00 feet which bears North 40 degrees 52 minutes 55 seconds West, thence continuing along the arc of said curve (62.83 feet, said curve having a radius of 60.00 feet and a chord of 60.00 feet which bears North 19 degrees 07 minutes 03 seconds West, thence North 12 degrees 15 minutes 58 seconds West, 119.94 feet; thence South 89 degrees 55 minutes 52 seconds West, 140.00 feet; thence South 00 degrees 12 minutes 00 seconds West, 110.00 feet; thence South 89 degrees 55 minutes 52 seconds West, 140.00 feet to the point of beginning.
Plus thence Southwesterly to the Northwest corner of Lot 16 in said Cowling Plat and the point of termination of said line.

Exceptions from Schedule B - Section II of Title Commitment No. PT05825&26 11-88749, dated August 24, 2012, and as stated in Pro Forma:
Exception 20: Easement contained in Instrument recorded in the Office of Register of Deeds, Winnebago County, Wisconsin as Document No. 578180, affects parcel as shown.
Exception 21: Reservations for Utility Easement over the East 6 feet of Lots 7 and 8 as designated on the recorded plat of COWLING PLAT recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin, in File 1 of Plats on Pages 106-106A as Document No. 518909, affect parcel as shown.

Exception 22: Reservations for Utility Easement over the North 6 feet and South 6 feet of Lots 14 and 15 as designated on the recorded plat of COWLING PLAT, affects parcel as shown.
Partial Release of Utility Easements for Lots 14 and 15 contained in Quit Claim of Easement Rights recorded in the Office of Register of Deeds for Winnebago County, Wisconsin as Document No. 578626, affects parcel as shown.
Exception 23: Building setback line over the front 25 feet of all lots as designated on the recorded plat of COWLING PLAT, affects parcel as shown.

Exception 26: Setback and Building Height Limits as based on survey, dated May 2011 and revised September 7, 2012, drawn by Gary A. Zahinger, Surveyor for Martenson & Eisele, Inc., as Drawing No. 154-685A, affects parcel as stated below as Item 6 of Table A.
Exception 27: Adverse Encroachment of a parking lot located mainly on the property lying East and adjoining over and upon the subject premises to the extent of 4.1 feet, affects parcel as shown.
Exception 28: Adverse Encroachment of a fence located mainly on the subject property over and onto the property lying South and adjoining by various distances up to 2.7 feet, affects parcel as shown.

Exception 31: Easements, if any, in that portion of the subject property premises which were formerly a part of Henry Street now vacated, affects parcel as shown.

Items of Table A

- Property is not located within a flood plain area per FIRM Map Number 55139C0111E and 55139C0112E, Effective Date March 17, 2003.
- Gross Land Area = 83,744 Sq.ft. [1.922 acres]
- Property is zoned C-1 General Commercial District per City of Neenah Zoning Ordinance (Setbacks per M-2 Multi-Family Residential)
- Building Height: Maximum - 45 ft.
Setbacks:
Front - 20 ft.
Side - 10 ft. each
Rear - 25 ft.
Accessory buildings - 3 ft.
- No regular parking spaces
2 handicap parking spaces
- There is no observable evidence of recent earth moving and construction.
- No changes in street right-of-way proposed and there is no evidence of recent street or sidewalk construction.
- There is no observable evidence of this site used as a solid waste dump, sump or sanitary landfill.

Certification
I hereby certify to
U.S. Department of Housing and Urban Development (HUD), its successors and assigns,
Walker & Dunlop, LLC, its successors and assigns,
Janesville/Neenah Properties, LLC, an Illinois Limited Liability Company, its successors and assigns,
Chicago Title Insurance Company, its successors and assigns,
American Enterprise Bank, its successors and assigns:

I make an on the ground survey per recorded description of the land shown herein located in the City of Neenah, Winnebago County, Wisconsin, on May 26, 2011; as required by the provisions of the Wisconsin Surveying Act, Chapter 195, Wisconsin Statutes, and the rules and regulations of the Board of Surveying and Mapping, Wisconsin Department of Transportation, and the requirements for an ALTA/ACSM Land Title Survey as defined in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11b, 12, 13, 16, 17, 18, 19 and 20a of Table "A" herein.
To the best of my knowledge, belief and information, except as shown herein: There are no encroachments other way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 55139C0111E and 55139C0112E, effective date of March 13, 2007.
Dated this 7th day of September, 2012.

Gary A. Zahinger
Gary A. Zahinger, Registered Wisconsin Land Surveyor S-2098