

CLIENT

John Beauprey

SITE ADDRESS

320 and 332, State Street, City of Ripon, Fond du Lac County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin County Coordinate System (WCCS), Fond du Lac County, NAD83(2011) adjustment, where the South line of Block 21, Ceresco Plat bears North 89°31'45" West.

LAND AREA

The Land Area of the subject property is 19,460 square feet or 0.45 acres.

FLOOD NOTE

According to the flood insurance rate map of Fond du Lac County, Community Panel No. 55039C0202F, effective date of November 4, 2009, this site falls in Zone X Unshaded (Areas determined to be outside the 0.2% annual chance floodplain)

TABLE "A" ITEMS

9. There are 0 Regular parking spaces and 0 Handicap parking spaces marked.

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 2021422211 and 20214222185. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1:

That part of Lot 5, Block 21 of Ceresco Plat, City of Ripon, Fond du Lac County, Wisconsin, more particularly described as follows: Commencing at the Southwest corner of said Lot 5; thence North 111 feet on the West side of said Lot; thence East and parallel with the South line of Lot 5 to the East line of said Lot; thence South along the East line to the Southeast corner thereof; thence West along the South line to the point of beginning. Tax ID: RIP-16-14-99-CE-968-00 (For informational purposes)

PARCEL 2:

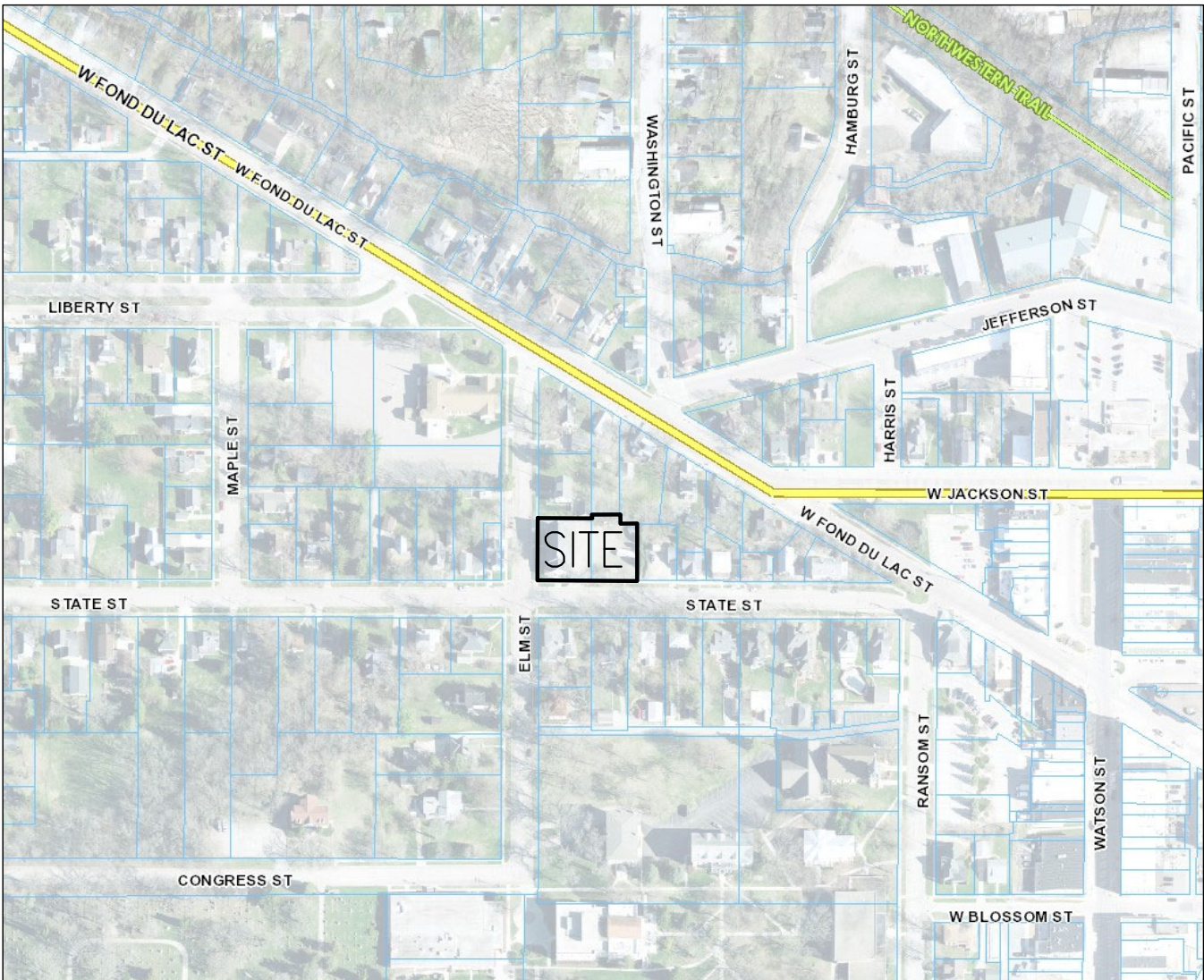
Lot 6, Block 21 of Ceresco Plat, City of Ripon, Fond du Lac County, Wisconsin, EXCEPT the East 71 feet thereof. AND The South 1 rod of Lot 4, Block 21 of Ceresco Plat, City of Ripon, Fond du Lac County, Wisconsin.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company, Commitment No. 4-182352 with an effective date of October 6, 2021 which lists the following easements and/or restrictions from schedule B-II:

Items 1-4 are not survey related.

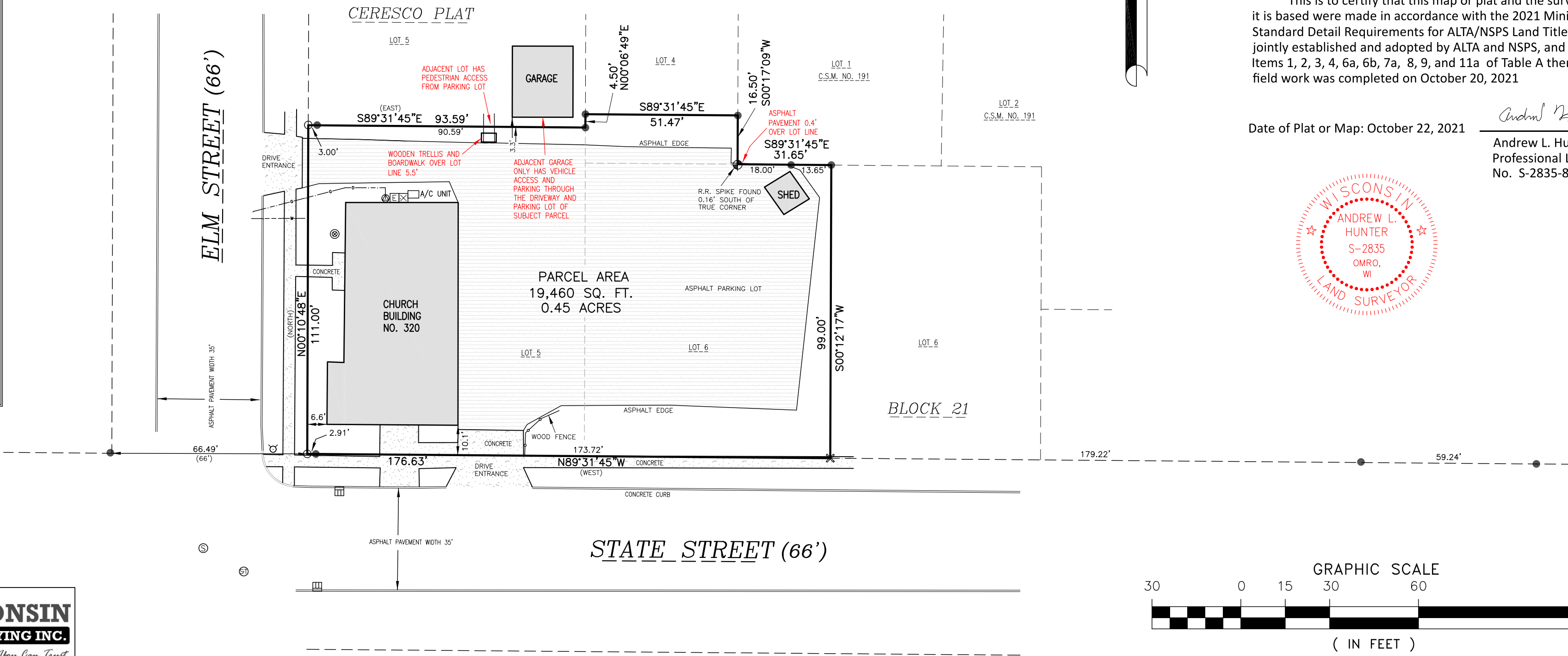
5. Rights or claims of parties in possession not shown by the Public Records. (Vehicle access to the garage, parking area and pedestrian access to the parcel to the North are currently through subject parcel)
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the land. (Wooden boardwalk, Trellis, asphalt parking lot)
7. Easements or claims of easements not shown by the Public Records. (None apparent, none shown)
8. Any claim of adverse possession or prescriptive easement. (None apparent, none shown)



VICINITY MAP
(NOT TO SCALE)

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES SET CUT CROSS
- ⦿ INDICATES FOUND R.R. SPIKE
- ⊙ SANITARY MANHOLE
- ⊗ SANITARY CLEANOUT OR VENT
- ⊖ STORM MANHOLE
- ⊙ GAS METER
- ⊗ WATER VALVE
- ⊕ HYDRANT
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊕ ELECTRIC SERVICE PANEL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊕ SIGN
- ⊕ HANDICAP SPACE
- S— SANITARY SEWER
- STO— STORM SEWER
- W— WATERLINE
- G— MARKED GAS MAIN
- E— MARKED ELECTRIC
- OHW— OVERHEAD WIRES
- T— MARKED TELEPHONE
- TV— MARKED CABLE TV LINE
- FO— MARKED FIBER OPTIC
- X— FENCE



2021 ALTA/NSPS LAND TITLE SURVEY

TO: John Beauprey,
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, 4, 6a, 6b, 7a, 8, 9, and 11a of Table A thereof. The field work was completed on October 20, 2021

Date of Plat or Map: October 22, 2021

Andrew L. Hunter
Professional Land Surveyor
No. S-2835-8

