

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE ALTA / NSPS Land Title Survey

- To:
- First American Title Insurance Company
 - Town Square Condominiums, LLC, a Wisconsin limited liability company
 - Green Lake Renewal Inc., a Wisconsin corporation

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on September 2, 2021.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2104540

Date of Plat or Map: _____

LANDS DESCRIBED IN COMMITMENT NO. NCS-1078844-MAD, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JULY 29, 2021:

PARCEL A:

LOT 2 OF CERTIFIED SURVEY MAP NO. 3825 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREEN LAKE COUNTY, WISCONSIN ON SEPTEMBER 30, 2021 IN VOLUME 23 OF CERTIFIED SURVEY MAPS ON PAGE 3825; BEING A PART OF LOT 1 OF CSM NO. 1465, LOCATED IN THE SE 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 21, TOWNSHIP 16 NORTH, RANGE 13 EAST, CITY OF GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

PARCEL B:

LOT 2 OF CERTIFIED SURVEY MAP NO. 721 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREEN LAKE COUNTY, WISCONSIN ON AUGUST 25, 1975 IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 721; BEING A PART OF LOT 8 IN BLOCK 7 OF THE ORIGINAL PLAT OF THE CITY OF GREEN LAKE, IN THE CITY OF GREEN LAKE, GREEN LAKE COUNTY, WISCONSIN.

ALTA NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Green Lake County. The North line of the Northwest 1/4 of Section 21-16-13 has a bearing of South 89°-18'-56" East.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline and Private Lines, Inc. markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55047C0127C with an effective date of February 3, 2010, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
- The property described herein contains 0.532 acres (23,156 sq. ft.) of land, more or less.
- First American Title Insurance Company, Commitment No. NCS-1078844-MAD, with a commitment date of July 29, 2021 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**

#10 Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1465 recorded/ filed July 24, 1961 in Volume 6 of Certified Survey Maps, Page 1465 referenced in the legal description contained herein. **Easement is depicted on this survey but does not affect the subject property. (Affects an adjacent parcel to the east).**

#11 Utility Easement to Village of Green Lake, a municipal corporation duly organized and existing under the laws of the State of Wisconsin, dated February 26, 1959, recorded/ filed July 24, 1961 in Volume 161 of Deeds, Page 609 as Document No. 170782. **This document affects the subject property and contains a general easement for laying, repairing and maintenance of sewer and water mains across portions of the subject property. No specific width or location of easement to depict on this survey.**

#12 Utility Easement to Wisconsin Power and Light Company, its successors and assigns, dated September 25, 1963, recorded/ filed October 10, 1963 in Volume 176 of Records, Page 557 as Document No. 175387. **Easement is depicted on this survey but does not affect the subject property. (Affects Lot 1 of CSM No. 3825).**

#13 Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement recorded on April 18, 1969 in Volume 221, Page 573, as Document No. 189215. **Easement is depicted on this survey but does not affect the subject property. (Affects Lot 1 of CSM No. 3825).**

#14 Utility Easement to City of Green Lake, a municipal corporation, dated June 20, 1980, recorded/ filed June 20, 1980 in Volume 304 of Records, Page 243 as Document 222583. **Easement is depicted on this survey but does not affect the subject property. (Affects an adjacent parcel to the east).**

#16 Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, Charter Cable Partner, LLC d/b/a Charter Communications and CenturyTel of the Midwest-Kendall, LLC, dated September 13, 2018, recorded/ filed September 28, 2018 as Document No. 399865. **Easement is depicted on this survey.**

#18 Easement and conditions as set forth in instrument recorded in Volume 346, Page 94 and as referenced on Certified Survey Map No. 3825. **Easement is depicted on this survey.**

#19 Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map Map No. 3825 referenced in the legal description contained herein.

- Other commitment items not specified herein may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 16 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 16 striped parking stalls.
- In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Green Lake County GIS Website on the sheet issue date of this survey.
- In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is situated at the intersection of Gold Street and Hill Street.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Green Lake or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
- In regards to ALTA/NSPS "Table A", Item No. 18, all plottable offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.
- In regards to ALTA/NSPS "Table A", Item No. 19, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

CURRENT ZONING: Commercial

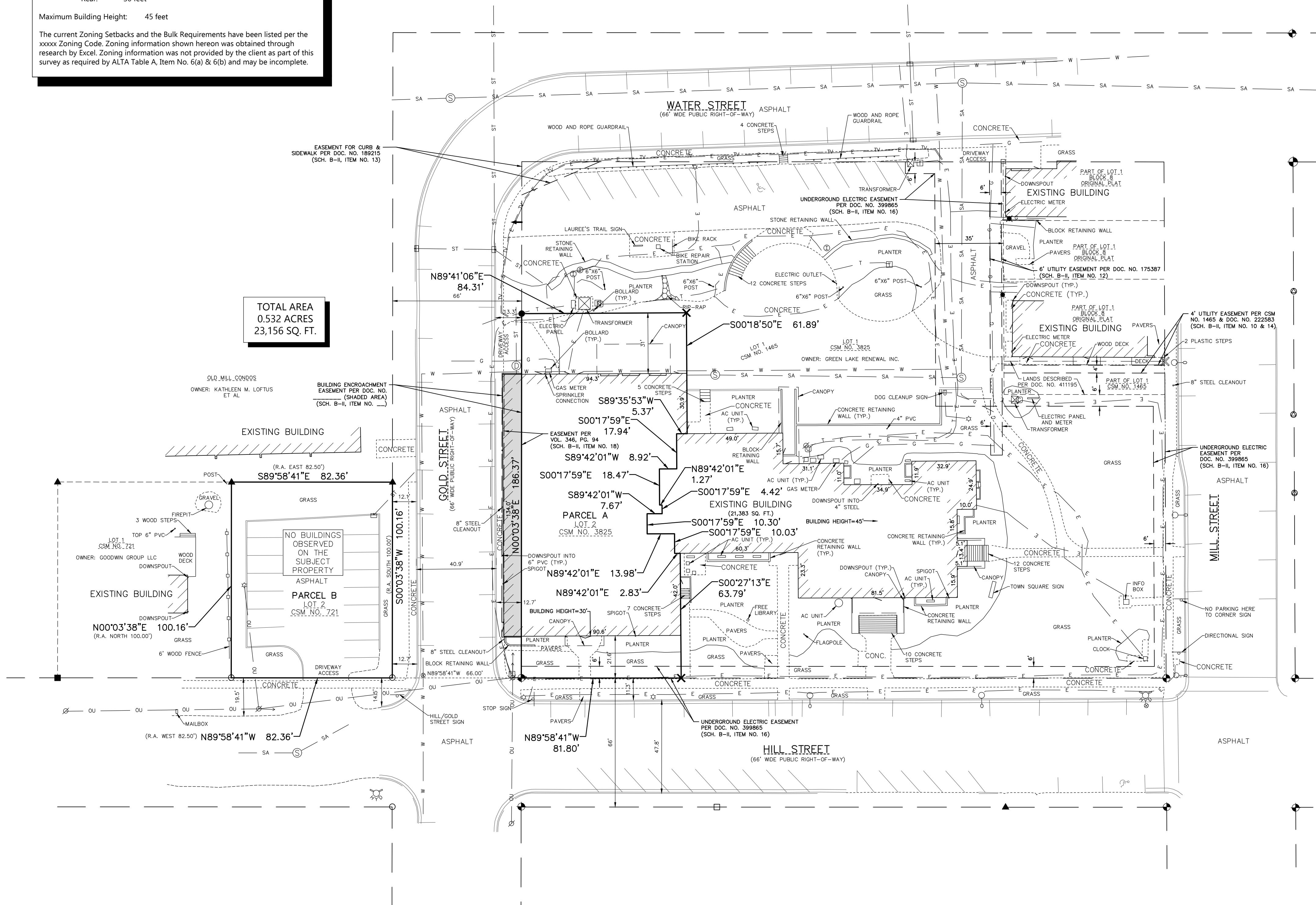
Building Setbacks:

Front: 0 feet
Side: 0 feet
Rear: 30 feet

Maximum Building Height: 45 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the xxxxx Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b) and may be incomplete.

TOTAL AREA
0.532 ACRES
23,156 SQ. FT.



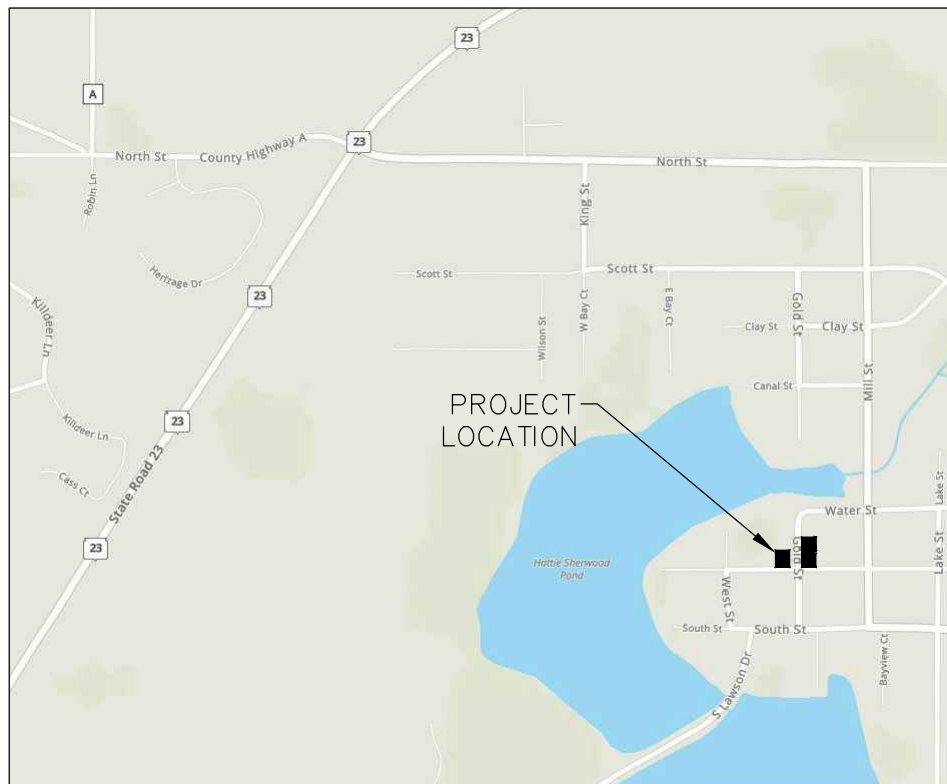
LEGEND:

- | | | | | | | |
|---|----------------------------|---|-----------------------------|-----------|---|---------------------------------------|
| ⊗ | WATER VALVE IN BOX | ⊕ | IRRIGATION CONTROL VALVE | — ST — | ⊕ | EXISTING STORM SEWER AND MANHOLE |
| ✱ | WATER SERVICE VALVE | ○ | 3/4" REBAR FOUND | — SA — | ⊕ | EXISTING SANITARY SEWER AND MANHOLE |
| ⊠ | EXISTING CURB INLET | ▲ | 1" IRON PIPE FOUND | — W — | ⊕ | EXISTING WATER LINE AND HYDRANT |
| ⊠ | UTILITY POLE WITH GUY WIRE | □ | 1/2" IRON PIPE FOUND | — OU — | ⊕ | EXISTING OVERHEAD UTILITY LINE |
| ⊠ | STREET LIGHT | ⊕ | DRILL HOLE FOUND | — E — | ⊕ | EXISTING UNDERGROUND ELECTRIC CABLE |
| ⊠ | ELECTRIC TRANSFORMER | ⊕ | 1" AXLE FOUND | — T — | ⊕ | EXISTING UNDERGROUND TELEPHONE CABLE |
| ⊠ | EXISTING LIGHT POLE | ✱ | CUT "X" FOUND | — G — | ⊕ | EXISTING UNDERGROUND GAS LINE |
| ⊠ | TELEPHONE PEDESTAL | ⊕ | BRASS CAPPED MONUMENT FOUND | — TV — | ⊕ | EXISTING UNDERGROUND TELEVISION CABLE |
| ⊠ | CABLE TV PEDESTAL | ⊕ | 3/4" REBAR SET | — — — — — | ⊕ | EXISTING CURB AND GUTTER |
| ⊠ | HANDICAP PARKING STALL | ⊕ | CUT "X" SET | — — — — — | ⊕ | EXISTING GUARD RAIL |
| ⊠ | EXISTING SIGN | | | — — — — — | ⊕ | PROPERTY LINE |
| | | | | — — — — — | ⊕ | RIGHT-OF-WAY LINE |
| | | | | — — — — — | ⊕ | ADJACENT PROPERTY LINE |

1" = 30'
SCALE
30' 0 30' 60'
FEET

NOTE:

SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS AND PRIVATE UTILITY MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. PRIVATE UTILITY MARKS WERE PROVIDED BY PRIVATE LINES, INC. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
476, 486 & 492 HILL STREET • GREEN LAKE, WI 54941

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE OCT. 21, 2021

REVISIONS

JOB NUMBER

2104540

SHEET NUMBER

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