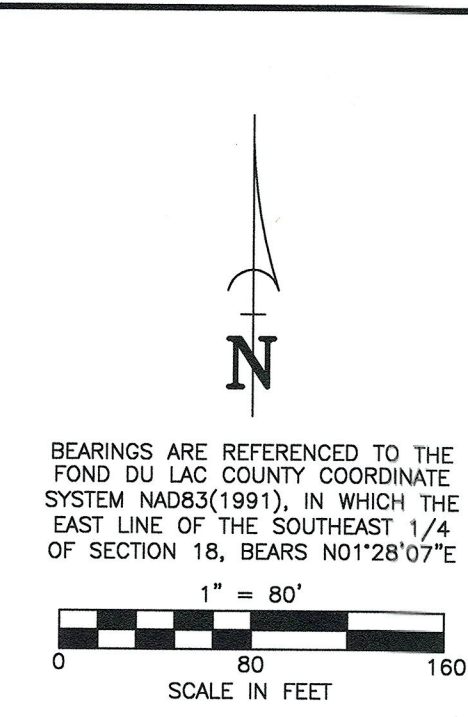
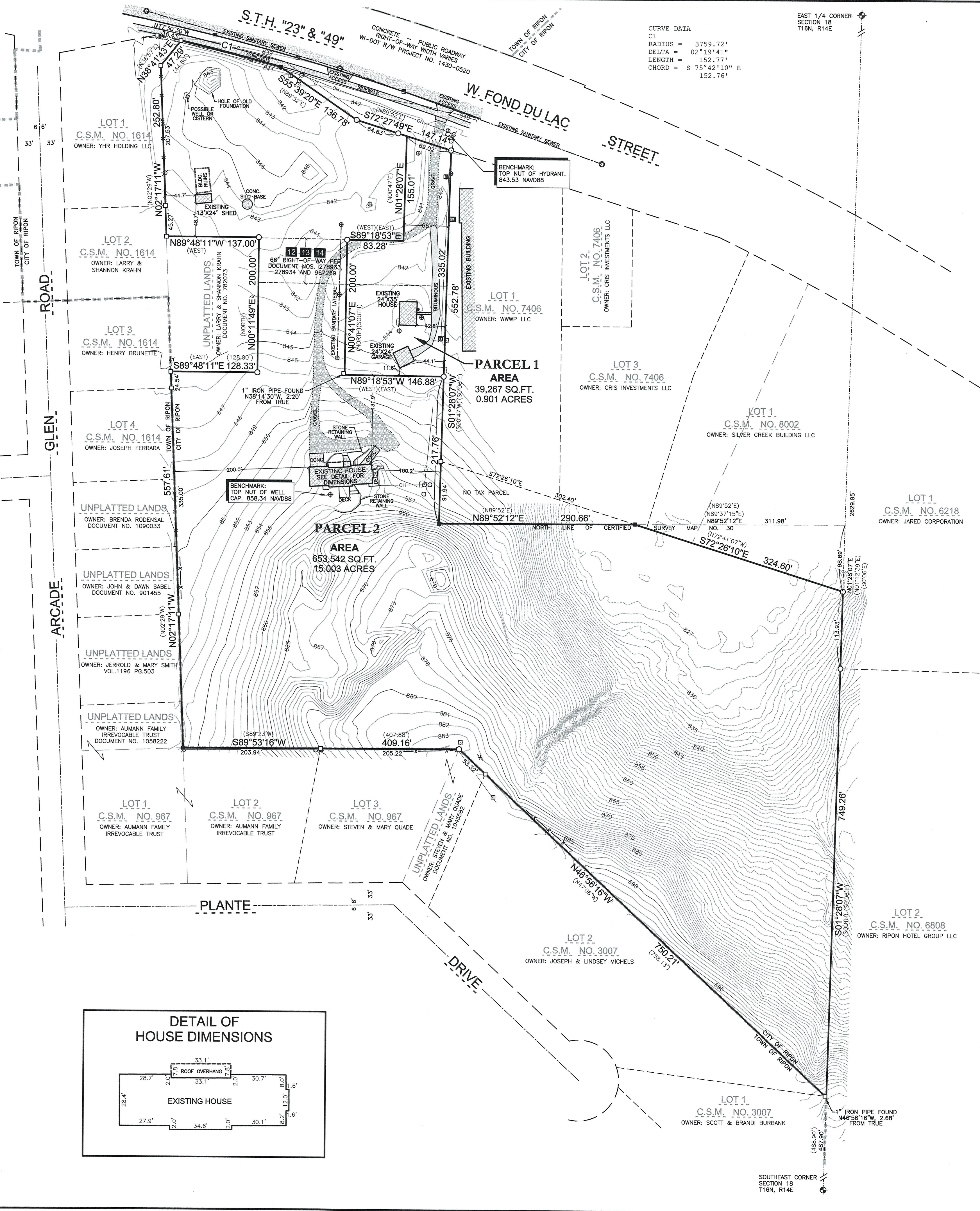
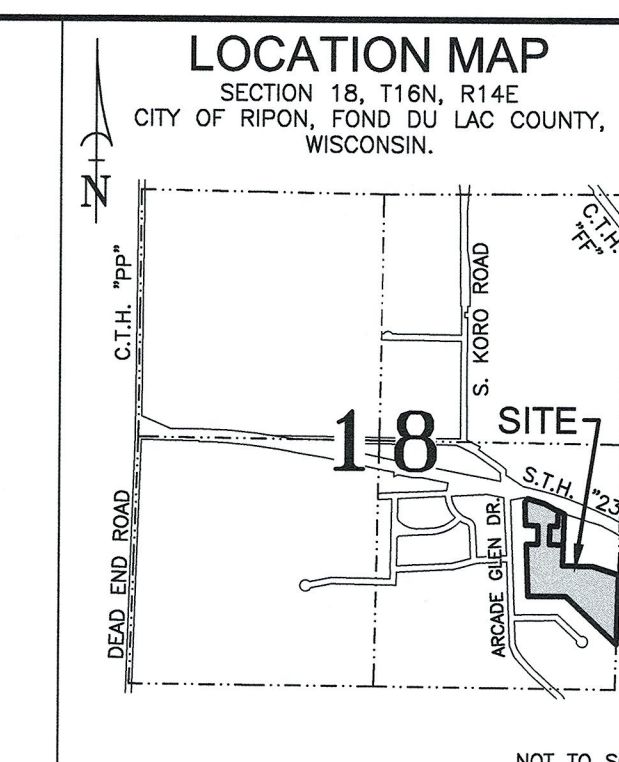




LEGEND		
1" x 18" IRON PIPE SET	UNDERGROUND TELEPHONE	EXIST. HYDRANT
CHESEBROUGH "X" SET	UNDERGROUND FIBEROPTIC	WATER VALVE
P.K. NAIL SET	UNDERGROUND GAS	WATER STOP BOX
1" IRON PIPE FOUND	CATV	EXIST. STORM MANHOLE
3/4" REBAR FOUND	EXIST. FENCE LINE	STORM INLET
GOVERNMENT CORNER	GAS VALVE	CLEANOUT
GAS METER	POWER POLE	EXIST. SANITARY MANHOLE
GRAVEL	LIGHT POLE	GUY
CONCRETE PAVEMENT	TELEPHONE PEDESTAL	EXIST. SAN. SEWER
BITUMINOUS PAVEMENT	ELECTRIC PEDESTAL	EXIST. ST. SEWER
OVERHEAD POWER LINES	ELECTRIC MANHOLE	EXIST. WATER MAIN
UNDERGROUND ELECTRIC	WELL	EXCEPTION NUMBER CORRESPONDING WITH TITLE COMMITMENT
	CABLE PEDESTAL	000 FIELD LOCATED CONTOUR W/ ELEVATION
		000 2018 COUNTY CONTOUR W/ ELEVATION



LEGAL DESCRIPTION PER TITLE COMMITMENT FILE NUMBER: 4-177562 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - GUARANTY TITLE SERVICES, INC., COMMITMENT DATE NOVEMBER 19, 2019:

PARCEL 1:
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 14 EAST, TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST LINE OF SEC. 18-16-14 LYING 488.90 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE NORTH 488.90 FEET; THENCE N47°06'W, 758.13 FEET; THENCE S89°23'W, 407.88 FEET; THENCE N02°29'W, 557.61 FEET; THENCE EAST 247.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 200.00 FEET; THENCE EAST 83.28 FEET; THENCE N00°47'12", 162.70 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STH "23"; THENCE S67°14'E ALONG SAID RIGHT OF WAY 71.10 FEET; THENCE S00°47'W, 335.02 FEET; THENCE WEST 146.88 FEET TO THE POINT OF BEGINNING.
(FOR INFORMATIONAL PURPOSES) RIP-16-14-18-13-007-00

PARCEL 2:
THAT PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 14 EAST, CITY OF RIPON, FOND DU LAC COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST LINE OF SEC. 18-16-14 LYING 488.90 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE N47°06'W, 758.13 FEET; THENCE S89°23'W, 407.88 FEET; THENCE N02°29'W, 557.61 FEET; THENCE EAST 128.00 FEET; THENCE NORTH 200.00 FEET; THENCE EAST 119.00 FEET; THENCE SOUTH 200.00 FEET; THENCE EAST 146.88 FEET; THENCE S00°47'W, 223.23 FEET; THENCE N89°52'E, 596.55 FEET; THENCE SOUTH 846.95 FEET TO THE PLACE OF BEGINNING, SUBJECT TO A RIGHT OF WAY ACROSS THE NORTH 66.00 FEET OF THE AFORE DESCRIBED PREMISES.
AND COMMENCING AT A POINT LYING 488.90 FEET NORTH, 758.13 FEET N47°06'W, 407.88 FEET N89°23'W AND 757.80 FEET N02°29'W OF THE SOUTHEAST CORNER OF SECTION 18-16-14; THENCE N02°29'W, 232.80 FEET; THENCE N36°57'E, 44.80 FEET; THENCE S74°53'E, 194.80 FEET; THENCE S60°33'E, 136.82 FEET; THENCE S67°14'E, 20.11 FEET; THENCE S00°47'W, 162.10 FEET; THENCE WEST 339.28 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM:
A PARCEL OF LAND LOCATED IN PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 18, T16N, R14E, TOWN OF RIPON, FOND DU LAC COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE N01°12'39"E ALONG THE EAST LINE OF THE SE 1/4, 1237.16 FEET TO THE SOUTHEAST CORNER OF THE EDWARD TOLL PROPERTY AND BEING THE POINT OF BEGINNING; THENCE N72°41'07"W ALONG THE SOUTHERLY LINE OF SAID EDWARD TOLL PROPERTY 324.60 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 30 AS RECORDED IN VOLUME 1 OF THE SE 1/4; THENCE S01°12'49"W, 98.69 FEET TO THE POINT OF BEGINNING.
AND FURTHER EXCEPTING THAT PORTION CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN VOLUME 1260 OF RECORDS, PAGES 610-611, AS DOCUMENT NO. 591463.
(FOR INFORMATIONAL PURPOSES) RIP-16-14-18-13-003-00

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B, PART II EXCEPTIONS OF TITLE COMMITMENT FILE NUMBER: 4-177562 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - GUARANTY TITLE SERVICES, INC., COMMITMENT DATE NOVEMBER 19, 2019:

EXCEPTION 12 RIGHT OF WAY GRANTED BY NICOLAS W. SMOKEY AND ROSALIE A. SMOKEY TO MAYNARD MEIERHOFFER AND VIRGINIA M. MEIERHOFFER BY AN INSTRUMENT RECORDED ON JUNE 15, 1973, IN VOLUME 689, AT PAGE 542, AS DOCUMENT NO. 378933. AFFECTS THE SURVEYED PROPERTY AS SHOWN.

EXCEPTION 13 RIGHT OF WAY GRANTED BY NICOLAS W. SMOKEY AND ROSALIE A. SMOKEY TO EDWIN C. VANDE BRINK AND MARION J. VANDE BRINK BY AN INSTRUMENT RECORDED ON JUNE 15, 1973, IN VOLUME 689, AT PAGE 543, AS DOCUMENT NO. 278934. AFFECTS THE SURVEYED PROPERTY AS SHOWN.

EXCEPTION 14 COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN QUIT CLAIM DEED, RECORDED SEPTEMBER 30, 2010, AS DOCUMENT NO. 967269 AFFECTS THE SURVEYED PROPERTY AS SHOWN.

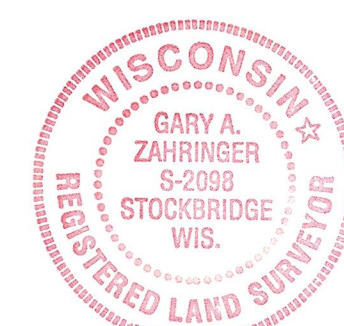
- ITEMS OF TABLE A:
- ITEM 1 - MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AS SHOWN ON THIS DRAWING.
 - ITEM 2 - PROPERTY ADDRESS AS OBSERVED BY AND PROVIDED TO THE SURVEYOR: 1223 W. FOND DU LAC STREET AND 1233 W. FOND DU LAC STREET RIPON WI 54971
 - ITEM 3 - THE PREMISE IS 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. 50390C0201E, EFFECTIVE DATE NOVEMBER 04, 2009.
 - ITEM 4 - GROSS LAND AREA = 692,809 SQ.FT., 15.904 ACRES.
 - ITEM 5 - SURVEYED PROPERTY 1-FOOT CONTOURS ARE FROM DECEMBER 11, 2019 GROUND SURVEY. VERTICAL DATUM IS NAVD88. BENCHMARK AS SHOWN. IN AREAS OF GREAT RELIEF, 1-FOOT CONTOURS ARE SHOWN PER FOND DU LAC COUNTY 2018 LIDAR.
 - ITEM 7(A) - EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE AS SHOWN ON THIS DRAWING.
 - ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, AS SHOWN ON THIS DRAWING.
 - ITEM 11 - ALL OBSERVABLE EVIDENCE FOR THE LOCATIONS OF THE WATER, SEWER, GAS, CABLE TELEVISION, AND ELECTRIC LINES AND MAINS AS SHOWN ON THIS DRAWING ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND/OR MAPPING FROM RESPECTIVE UTILITY COMPANY. THEREFORE, THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. DIGGER HOTLINE MUST BE CONTACTED PRIOR TO CONSTRUCTION. NOTE: UTILITIES MAY NOT BE ACCURATELY AND/OR COMPLETELY DEPICTED. ALL UTILITIES WERE ARE NOT LOCATED AS REQUESTED THROUGH DIGGERS HOTLINE TICKET NUMBER 20194907106.
 - ITEM 16 - ALL OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY ARE AS SHOWN ON THIS DRAWING.
 - ITEM 17 - AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, ARE AS SHOWN ON THIS DRAWING.
 - ITEM 18 - AS OF THE DATE OF THIS SURVEY, THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - ITEM 19 - SURVEYED PROPERTY IS NOT AFFECTED BY ANY OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN RECORDED DOCUMENTS.

SURVEY CERTIFICATION:
TO
VILLA RITA HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY PARTNERSHIP;
KASU PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY PARTNERSHIP, AS TO PARCEL 1;
MGM QUALIFIED RESIDENTIAL FAMILY TRUST DATED SEPTEMBER 20, 2010, AS TO PARCEL 2;
AND FIRST AMERICAN TITLE INSURANCE COMPANY - GUARANTY TITLE SERVICES, INC.:

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, 5, 7(A), 8, 11, 16, 17, 18 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2019.

DATED THIS THE 20TH DAY OF DECEMBER, 2019.

Gary A. Zahringer
GARY A. ZAHNINGER
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098



ALT/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 14 EAST, CITY OF RIPON, FOND DU LAC COUNTY, WISCONSIN.

SCALE
1" = 80'

DATE
DEC. 2019

COMPUTER FILE
1-1326-001alta.dwg

DRAWING NO.
1-1326-001

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920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	DATE	FIELDWORK	APPROVED	GAZ
NO.	NO.	NO.	NO.	NO.