

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
- (i) First American Title Insurance Company
 - (ii) Merrill Housing Authority
 - (iii) Park Place & Westgate, LLC
 - (iv) Winconsin Circle LLP, its successors and assigns
 - (v) Enterprises Housing Partners XXIX Limited Partnership
 - (vi) Enterprise Housing Partners XXVI Limited Partnership
 - (vii) U.S. Bank National Association

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(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, 20, 21(a), 21(b), 21(c), 21(d), 21(e), 21(f) & 21(g) of Table A thereof. The field work was completed on May 2, 2017.

Ryan W. Green, P.L.S. No. S-2647
License Expires: January 31, 2018
ryan.w@gexcelengineer.com
Excel Engineering, Inc.
Fond Du Lac, Wisconsin 54935
Project Number: 1706640



Date of Plat or Map: 10/24/17

LANDS DESCRIBED IN COMMITMENT NO. NCS-812429-MAD, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 04, 2017.

PARCEL I-A: (215 Grand Avenue)

COMMENCING AT THE EAST CORNER OF LOT TWENTY-FOUR (24) OF THE PLAN OF PROSPECT PARK, IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN, THE SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEAST LINE OF ELLIS COURT AND THE SOUTHWEST LINE OF GRAND AVENUE, AND RUNNING FROM SAID POINT SOUTHEASTERLY ON THE SOUTHWEST LINE OF GRAND AVENUE TO THE NORTH LINE OF WEST MAIN STREET, AS NOW ESTABLISHED; THENCE WEST ON THE NORTH LINE OF WEST MAIN STREET TO THE EAST LINE OF PROSPECT STREET; THENCE NORTHERLY ALONG THE EAST LINE OF PROSPECT STREET TO THE SOUTHWEST CORNER OF SAID LOT 24, WHICH POINT IS ALSO THE INTERSECTION OF THE SOUTHEAST LINE OF ELLIS COURT AND THE EAST LINE OF PROSPECT STREET; THENCE RUNNING NORTHEASTERLY ALONG THE SOUTHEAST LINE OF ELLIS COURT TO THE PLACE OF BEGINNING, BEING A PART OF LOTS SEVENTY (70), SEVENTY-ONE (71) AND SEVENTY-TWO (72) IN THE PLAN OF PROSPECT PARK, INCLUDING ALSO THAT PORTION OF VACATED ELLIS COURT ADJOINING SAID PREMISES ON THE NORTHWEST, AND THAT PART OF VACATED ELLIS COURT WHICH INURED THERE, BY REASON OF CITY COUNCIL RESOLUTION 715 AND ADOPTED JUNE 6, 1922 AND RECORDED IN VOLUME 258 OF MISC., PAGE 542, LINCOLN COUNTY REGISTRY.

LANDS DESCRIBED AS SURVEYED:

Part of Lots 70, 71 and 72, Plan of Prospect Park Plat and vacated Ellis Court, located in the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4, said Section 11; thence North 19°-01'-18" West, a distance of 452.05 feet to the North right-of-way line of State Trunk Highway "64" (also known as West Main Street) per Wisconsin Department of Transportation right-of-way Project No. 9000-10-22, said point also being the point of beginning; thence South 88°-46'-25" West along said North right-of-way line, a distance of 228.79 feet; thence North 66°-19'-37" West along said North right-of-way line, a distance of 35.42 feet to the East right-of-way line of North Prospect Street; thence North 07°-42'-50" West along said East right-of-way line, a distance of 75.40 feet to the Northerly line of vacated Ellis Court recorded in Volume 262 of Miscellaneous, Page 568; thence North 44°-17'-10" East along said Northerly line, a distance of 149.55 feet to the Southwesterly right-of-way line of Grand Avenue; thence South 42°-42'-50" East along said Southwesterly right-of-way line, a distance of 220.45 feet; thence South 01°-55'-04" East along said Southwesterly right-of-way line, a distance of 40.05 feet to the point of beginning.

PIN NO.: 35.2514.3106.113.0479 (old)
New PIN: 35.2514.3106.113.0279

Parcel I-B:
THE NORTH ONE-HALF (1/2) OF ALL LAND CONTAINED WITHIN THE BOUNDARY OF THE STREET FORMERLY KNOWN AS ELLIS COURT AND NOW VACATED, BOUNDED ON THE EAST BY THE WEST LINE OF GRAND AVENUE, AND BOUNDED ON THE WEST BY THE EAST LINE OF NORTH PROSPECT STREET, AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT TWENTY-FOUR (24) OF THE PLAN OF PROSPECT PARK, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN, AND BOUNDED ON THE SOUTH BY THE NEW BADGER HOTEL PROPERTY, PRESENTLY OWNED BY ONE EDMUND J. DYMSKI AND ADELINE T. DYMSKI, HUSBAND AND WIFE, AND ALSO KNOWN AS ASSessor'S PLAT LOT NO. 527 OF THE ASSessor'S PLAT OF THE CITY OF MERRILL, WISCONSIN.

Parcel I-C:
All that part of vacated Ellis Court which may inure to the abutting property owners by reason of the resolution to vacate dated November 20, 1968 and recorded November 25, 1968 in Volume 262 of Miscellaneous, page 568 and described therein as follows:

Commencing at the intersection of the East property line of North Prospect Street and the North property line of West Main Street, this point also known as the Southwest corner of Assessor's Plat 527; all in the Plan of Prospect Park, City of Merrill, Lincoln County, Wisconsin; thence North along the East property line of said North Prospect Street 15.55 feet at an assumed bearing of North 0 degrees 00' East to the point of beginning. Thence continuing North 0 degrees 00' East a distance of 84.85 feet; thence North 45 degrees 00' East a distance of 150.10 feet; thence South 41 degrees 32' East a distance of 60.11 feet; thence South 45 degrees 00' West a distance of 213.73 feet to the point of beginning.

Parcel I-D:
Utility easement contained in Underground Utility Easement, recorded September 11, 2017, as Document No. 526408.

LEGEND:

- ⊗ WATER SERVICE VALVE
- ⊙ WATER VALVE IN BOX
- ⊖ ELECTRIC MANHOLE
- ⊕ EXISTING SQUARE CATCH BASIN
- ⊘ EXISTING CURB INLET
- ⊞ TELEPHONE PEDESTAL
- ⊚ ELECTRIC TRANSFORMER
- ⊛ EXISTING LIGHT POLE
- ⊜ EXISTING SIGN
- ⊝ 1" IRON PIPE FOUND
- ⊞ CUT "X" FOUND
- ⊘ 3/4" REBAR SET
- ⊜ CUT "X" SET
- ⊞ EXISTING STORM SEWER AND MANHOLE
- ⊙ EXISTING SANITARY SEWER AND MANHOLE
- ⊕ EXISTING WATER LINE AND HYDRANT
- ⊖ EXISTING UNDERGROUND ELECTRIC CABLE
- ⊗ EXISTING UNDERGROUND TELEPHONE CABLE
- ⊘ EXISTING UNDERGROUND GAS LINE
- ⊙ EXISTING UNDERGROUND TELEVISION CABLE
- ⊕ EXISTING CURB AND GUTTER
- ⊖ EXISTING WOOD FENCE
- ⊗ PROPERTY LINE
- ⊘ RIGHT-OF-WAY LINE

1" = 20'
SCALE

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. 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.

ENCROACHMENT STATEMENTS:

- 1 PAVERS, BENCH, AND NEWSPAPER BOX CROSS SOUTHEAST LOT LINE
- 2 ASPHALT AND RETAINING WALL CROSSES WEST LOT LINE
- 3 CONCRETE CROSSES WEST LOT LINE
- 4 ASSIGNED PARKING SIGN IS NORTHWEST OF NORTHWEST LOT LINE
- 5 STREET DIRECTIONAL SIGN IS SOUTHWEST OF NORTHEAST LOT LINE
- 6 CONCRETE SIDEWALK CROSSES SOUTH LOT LINE

NOTES:

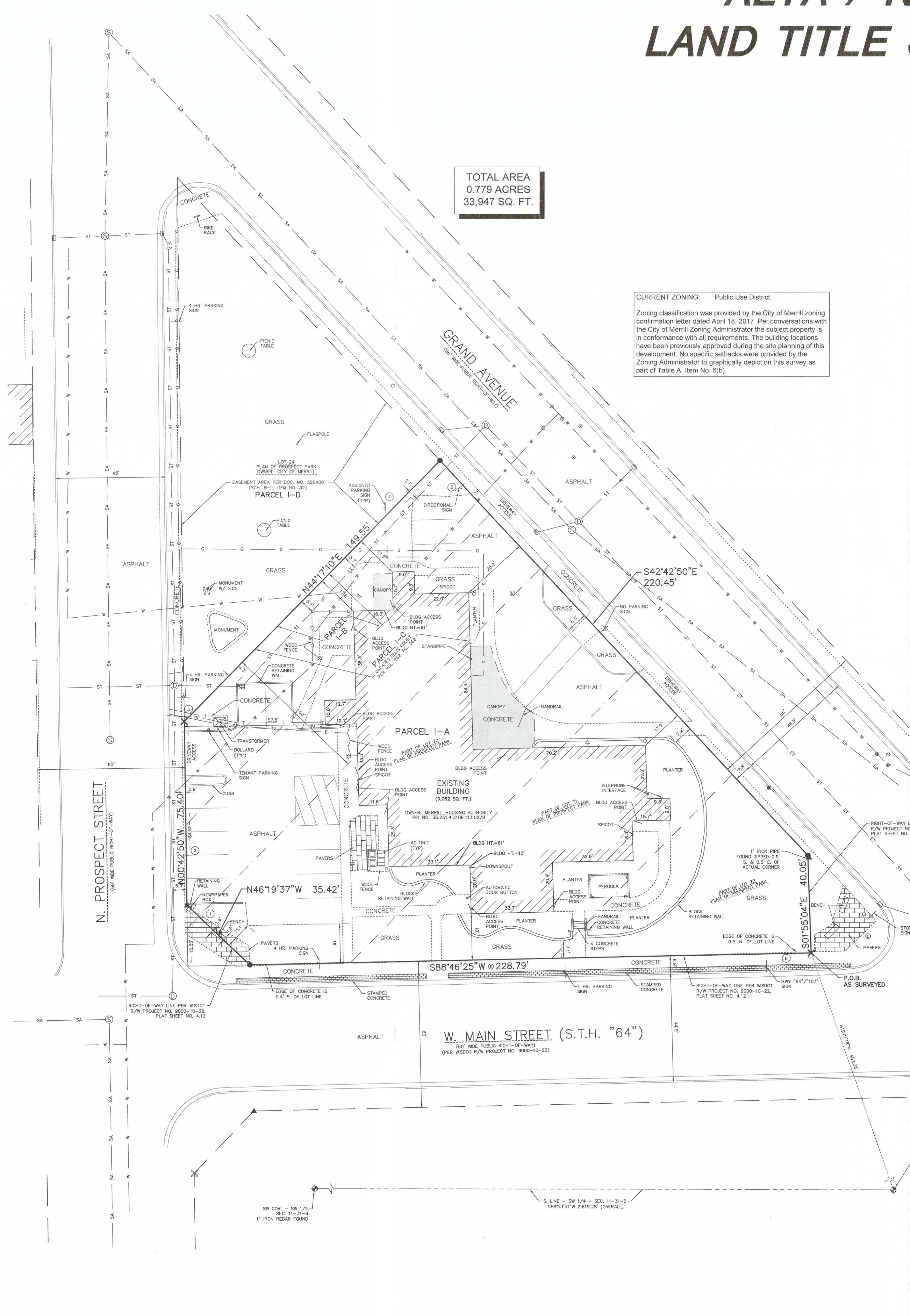
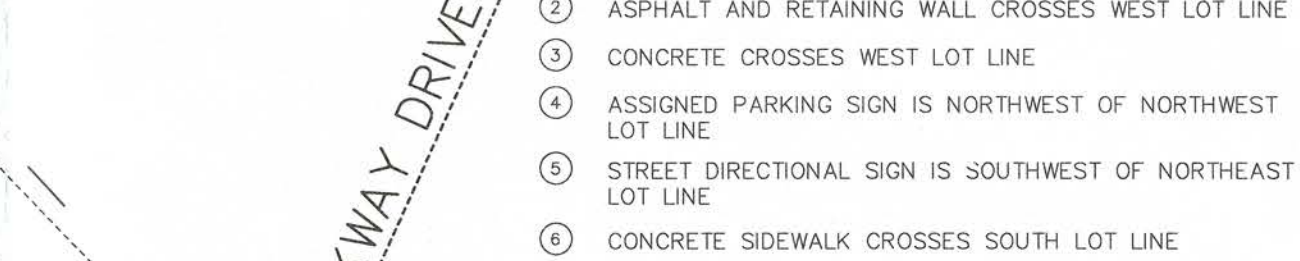
THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE COMMITMENT NO. NCS-812429-MAD DATED OCTOBER 04, 2017.

THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.

THE SUBJECT PROPERTY IS ACCESSIBLE VIA GRAND AVENUE AND N. PROSPECT STREET.

ALTA NOTES:

- 1 Bearings are referenced to the Wisconsin County Coordinate System, Lincoln County. The South line of the Southwest 1/4, has a bearing of North 89°-53'-41" West.
- 2 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.
- 3 Surface indications of utilities along with Digger's Hotline 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.
- 4 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.
- 5 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.
- 6 Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55069C0537D with an effective date of August 16, 2011, the property falls within Zone "X".
- 7 The property described hereon contains 0.779 acres (33,947 sq. ft.), more or less.
- 8 First American Title Insurance Company, Commitment No. NCS-812429-MAD, with an effective date of October 04, 2017 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:
 - #12 Time Warner Cable Bulk Service Agreement between Time Warner cable, a division of Time Warner Entertainment Company, L.P. ("TWC") and Merrill Housing Authority ("Owner"), dated October 17, 1996 and recorded November 26, 1996 in Volume 580 of Records, Page 512 as Document No. 353971. Easement is general in nature and does not have a specific width or location to depict on this survey.
 - #13 Nonexclusive Installation and Service Agreement between Charter Cable Partners, LLC and Merrill Housing Authority, dated January 4, 2008 and recorded August 20, 2011 as Document No. 490283. Easement is general in nature and does not have a specific width or location to depict on this survey.
 - #30 Matters set forth as shown on survey by Excel Engineering, Inc. Visible evidence of utilities has been depicted on this survey.
 - #32 Terms and Conditions of Underground Utility Easement, recorded September 11, 2017 as Document No. 526408. This document describes a general blanket easement, including ingress and egress, for the construction, operation, maintenance, repair, replacement and reconstruction of underground utility lines, including existing underground storm sewer lines, an existing underground water line and an existing underground gas line located on the subject property. Lot 24 of the Plan of Prospect Park is depicted on this survey.
- 9 Other commitment items not specified hereon 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).
- 10 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.
- 11 In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Lincoln County GIS Viewer Website on the sheet issue date of this survey.
- 12 In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is located at the intersection of Grand Avenue and West Main Street and the intersection of West Main Street and North Prospect Street.
- 13 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.
- 14 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 Merrill or the current Title Commitment.
- 15 In regards to ALTA/NSPS "Table A", Item No. 18, no wetland flagging was observed on the subject property during the course of the survey fieldwork.
- 16 In regards to ALTA/NSPS "Table A", Item No. 19, there is an offsite easement benefiting the subject property described in Document No. 526408. The easement described in this document is a general blanket easement and is noted on this survey. See ALTA Note No. 8, Item No. 32.
- 17 In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
- 18 In regards to ALTA/NSPS "Table A", Item No. 21, the following optional items have been included:
 - a) All areas affected by any recorded restrictions or access limitations. Recorded restrictions and access limitations disclosed in the current title commitment have been depicted on this survey.
 - b) The locations of existing improvements as measured on each side to the nearest property line. Locations of existing improvements have been depicted and dimensioned on this survey.
 - c) The proposed locations of contemplated improvements. No proposed improvements were provided as part of this survey.
 - d) Interior lotlines, if any. Interior lotlines have been depicted on this survey.
 - e) Location of all buildings and improvements, as built, as measured on each side to the nearest property line. Locations of all buildings and improvements have been depicted and dimensioned on this survey.
 - f) All entrances to and exits from each building. Building access locations have been depicted on this survey.
 - g) All water retention areas and drainage water receptacles. Visible evidence of storm sewer structures has been depicted on this survey.
- 19 There was no visible evidence of a cemetery or burial ground observed on the subject property at the time of this survey. Evidence is limited to items casually observed through the normal course of completing a survey. No record documents related to cemeteries were provided to Excel Engineering, Inc.



TOTAL AREA
0.779 ACRES
33,947 SQ. FT.

CURRENT ZONING: Public Use District
Zoning classification was provided by the City of Merrill zoning confirmation letter dated April 18, 2017. Per conversations with the City of Merrill Zoning Administrator the subject property is in conformance with all requirements. The building locations have been previously approved during the site planning of this development. No specific setbacks were provided by the Zoning Administrator to graphically depict on this survey as part of Table A, Item No. 6(b).

521

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
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WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1706640

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 13th DAY OF November 2017
Tom DW
COUNTY SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
215 GRAND AVENUE • MERRILL, WI

PROFESSIONAL SEAL

SHEET DATES	
ISSUE DATE	FEB. 21, 2017
REVISIONS	
	AUG. 22, 2017
	SEPT. 13, 2017
	OCT. 16, 2017
	OCT. 26, 2017

SHEET INFORMATION
ALTA / NSPS
LAND TITLE SURVEY
SHEET NUMBER

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