

# ALTA / NSPS LAND TITLE SURVEY



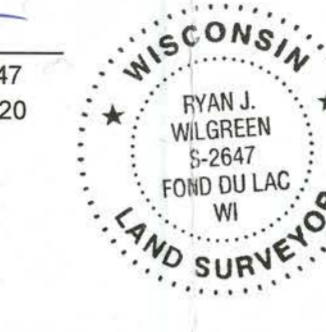
PROJECT INFORMATION  
PROJECT NUMBER 1640420

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) Wisconsin Circle L.L.P., its successors and assigns
  - (v) Enterprise Housing Partners XXIX Limited Partnership
  - (vi) Enterprise Housing Partners XXVI Limited Partnership
  - (vii) U.S. Bank, National Association, its successors and assigns

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(a), 6(b), 7(a), 7(b)(1), 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 December 10, 2018.

Ryan Wilgreen, P.L.S. No. S-2647  
License Expires January 31, 2020  
ryan.wilgreen@excel-engineering.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 1640420



Date of Plat or Map: 12/29/18

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

PARCEL II: (307 W. Main St.)

Lot One (1), Certified Survey Map No. 2587 recorded in the office of the Register of Deeds for Lincoln County, Wisconsin on March 20, 2017, in Vol 15 of Certified Survey Maps, Page 40 as Document No. 523615 located in the City of Merrill, Lincoln County, Wisconsin.

Formerly Described As:

Parcel II-A:  
THE WEST 120 FEET OF LOTS SEVEN (7) AND EIGHT (8), OF THE PLAN OF PROSPECT PARK, IN THE CITY OF MERRILL, AS SHOWN ON THE PLAT THEREOF DATED AUGUST 12, 1881, IN VOLUME 1, PAGE 6 OF LINCOLN COUNTY RECORDER'S OFFICE, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

AND

A PARCEL OF LAND DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT 320 FEET STRAIGHT EAST OF THE NORTHWEST CORNER OF LOT EIGHT (8) OF THE PLAN OF PROSPECT PARK, WHICH IS THE PLACE OF BEGINNING; THENCE EAST ON A STRAIGHT LINE PARALLEL TO THE NORTH LINE OF SAID LOT EIGHT (8), A DISTANCE OF THIRTY-SIX (36) FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE TO A POINT WHICH IS 22 FEET DIRECTLY SOUTH OF THE PLACE OF BEGINNING; THENCE NORTHERLY ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT EIGHT (8) TO THE PLACE OF BEGINNING, ALL IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN; THIS PARCEL IS SUBJECT TO AN EASEMENT FOR EGRESS AND INGRESS HERETOFORE EXECUTED BY FIRST PARTIES TO JOHN P. ADLER AND RECORDED IN VOLUME 156 OF DEEDS ON PAGE 80 OF THE RECORDS OF THE REGISTER'S OFFICE OF LINCOLN COUNTY, WISCONSIN, EXCEPTING THEREFROM LANDS DESCRIBED IN DOCUMENT NO. 451397.

Parcel II-B:  
PARCEL A OF CERTIFIED SURVEY MAP NO. 96, RECORDED MARCH 27, 1975, IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 108, AS DOCUMENT NO. 235551, IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN, BEING ALL OF LOTS FIVE (5) AND PART OF LOT SIX (6) OF THE RECORDED PLAT OF PLAN OF PROSPECT PARK.

Parcel II-C:  
LOT SIX (6) OF PROSPECT PARK PLAT, IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN; EXCEPTING THEREFROM THE SOUTH FIVE (5) FEET OF LOT SIX (6) OF SAID PROSPECT PARK PLAT.

Parcel II-D:  
ALL OF LOTS SEVEN (7) AND EIGHT (8) OF THE PLAN OF PROSPECT PARK, EXCEPT THE WEST 120 FEET THEREOF, (SAID MEASUREMENT OF 120 FEET BEING TAKEN FROM THE EAST EDGE OF THE SIDEWALK ON THE WEST SIDE OF LOTS AS NOW LAID OUT) AND EXCEPTING FROM THAT PORTION OF SAID LOTS A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 120 FEET STRAIGHT EAST OF THE NORTH WEST CORNER OF SAID LOT 8 WHICH IS THE PLACE OF BEGINNING; THENCE EAST ON A STRAIGHT LINE PARALLEL TO THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 36 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE TO A POINT WHICH IS 22 FEET DIRECTLY SOUTH OF THE PLACE OF BEGINNING; THENCE NORTHERLY ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 8 TO THE PLACE OF BEGINNING, IN THE CITY OF MERRILL, TOGETHER WITH AND SUBJECT TO A GRANT OF EASEMENT FOR DRIVEWAY PURPOSES RECORDED MAY 20, 1947 IN VOLUME 156 OF DEEDS, PAGE 80.

Underlying PIN NO.: 35.251.4.3106.113.0479, 35.251.4.3106.113.0237, 35.251.4.3106.113.0236, 35.251.4.3106.113.0235

New PIN: 35.251.4.3106.113.0497

ALTA NOTES:

- 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.
- 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 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 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 community plat 55069C0537D with an effective date of August 16, 2011, the majority of the property falls within Zone "X" (Unshaded) areas determined to be outside of the 0.02% annual chance floodplain and an Eastern portion of the property falls within Zone "AE" (Floodway area-the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights).
- The property described hereon contains 1.65 acres, more or less to the water's edge of the Prairie River.
- 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-11 Exceptions are as follows:
  - #15 Corporation Conveyance of Easement to GTE North Incorporated, dated January 27, 1988 and recorded January 29, 1988 in Volume 435 of Records, Page 206 as Document No. 295731. This document releases the easement described in Document No. 284251. The easement described in this document commences at a point that can no longer be accurately identified in the field. The approximate location of this easement is depicted on this survey.
  - #24 15' Wide Public Storm Sewer Easement, as shown on Certified Survey Map 2587, filed March 20, 2017 as Document No. 523615. Easement is depicted on this survey.
  - #26 Easement, recorded July 5, 2017, as Document No. 525318. This document describes a 15' wide public storm sewer easement. Easement is depicted on this survey.
  - #31 Matters set forth as shown on survey by Excel Engineering, Inc. Visible evidence of utilities has been depicted on this survey.
  - #33 Electric Underground Easement, recorded October 16, 2017 as Document No. 526961. Easement is depicted on this survey.
  - #34 Declaration of Restrictive Covenant, recorded October 16, 2017 as Document No. 526960. Restricted area is depicted on this survey.
- 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).
- In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 36 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 38 striped parking stalls.
- 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.
- In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is located at the intersection of West Main Street and South Prospect Street.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of the survey fieldwork 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 Merrill or the current Title Commitment.
- 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.
- In regards to ALTA/NSPS "Table A", Item No. 19, there are no offsite easements or servitudes benefiting the surveyed property that are disclosed in record documents provided to Excel Engineering, Inc.
- 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.
- 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. Proposed improvements, if any, have not been shown 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. No buildings exist on the subject property. Locations of all improvements have been depicted and dimensioned on this survey.
  - f) All entrances to and exits from each building. Doors 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.
- 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.

- ENCROACHMENT STATEMENTS:
- 1 BLOCK RETAINING WALL AND RIP-RAP ALONG THE PRAIRIE RIVER CROSS THE NORTH AND EAST LOT LINES
  - 2 CONCRETE SIDEWALK CROSSES THE WEST LOT LINE
  - 3 BLOCK RETAINING WALL CROSSES THE NORTH LOT LINE

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.

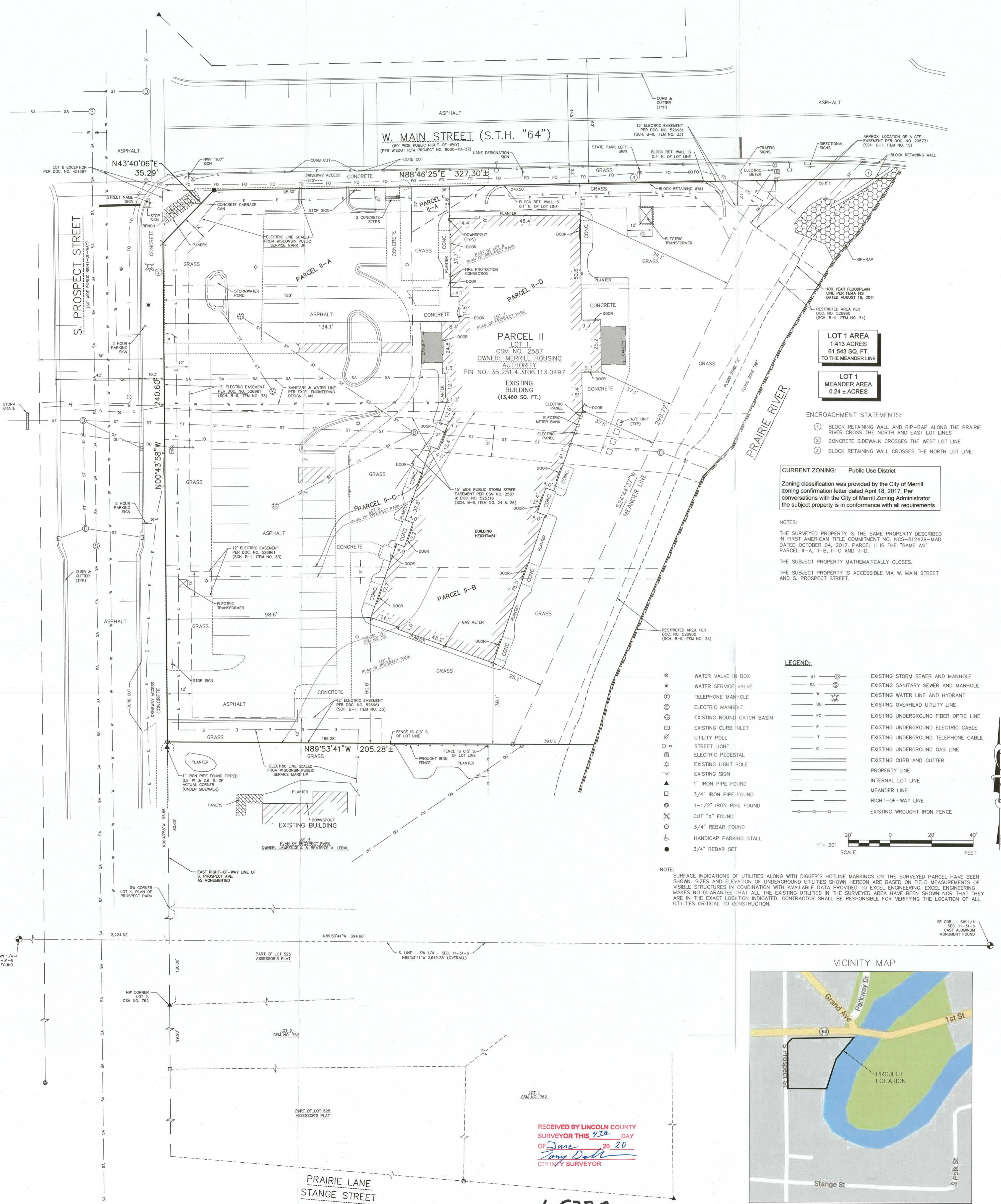
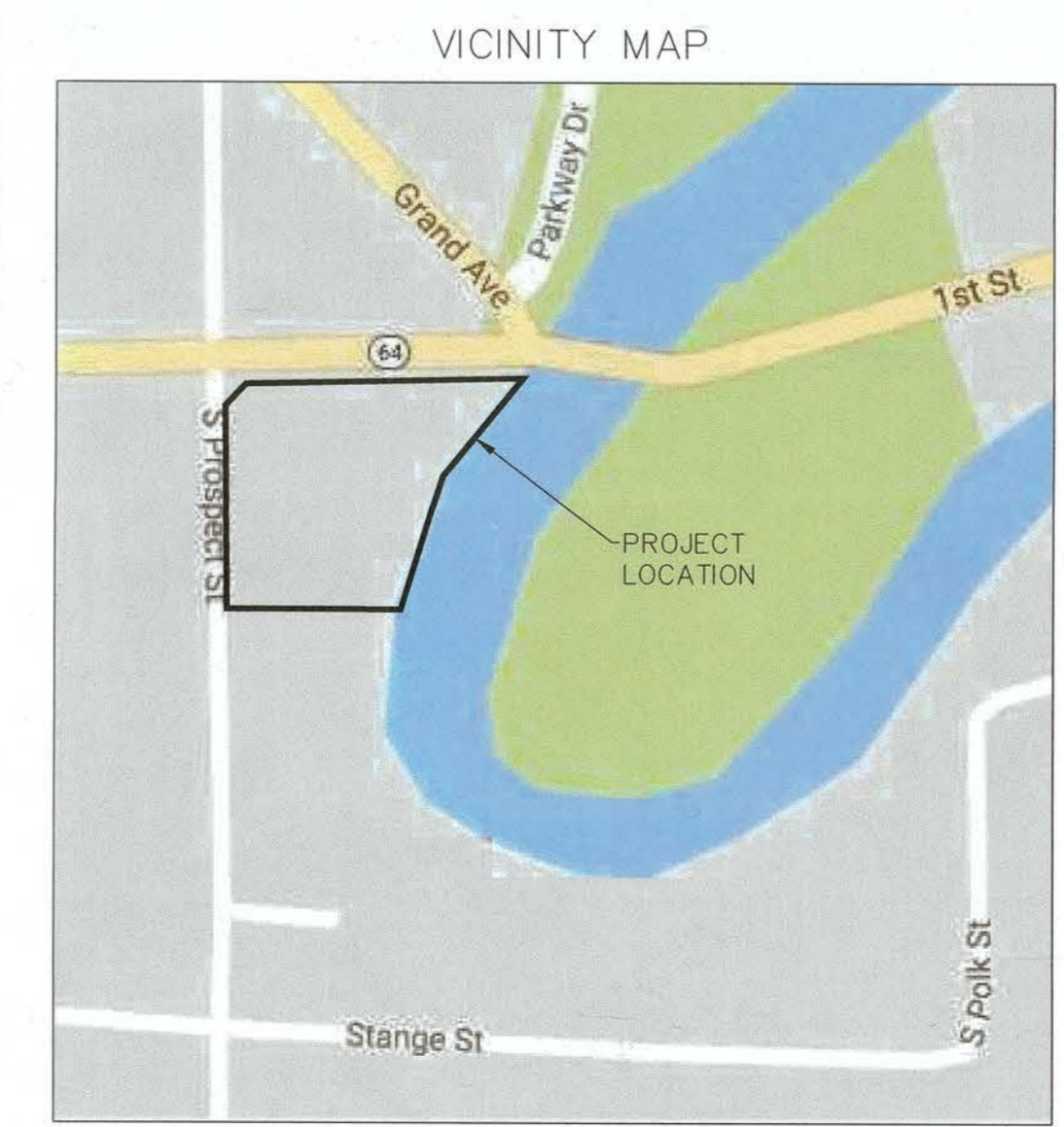
NOTES:

THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE COMMITMENT NO. NCS-812429-MAD DATED OCTOBER 04, 2017. PARCEL II IS THE "SAME AS" PARCEL II-A, II-B, II-C AND II-D.  
THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.  
THE SUBJECT PROPERTY IS ACCESSIBLE VIA W. MAIN STREET AND S. PROSPECT STREET.

**LEGEND:**

|     |                                       |
|-----|---------------------------------------|
| ST  | EXISTING STORM SEWER AND MANHOLE      |
| SA  | EXISTING SANITARY SEWER AND MANHOLE   |
| W   | EXISTING WATER LINE AND HYDRANT       |
| OU  | EXISTING OVERHEAD UTILITY LINE        |
| FO  | EXISTING UNDERGROUND FIBER OPTIC LINE |
| E   | EXISTING UNDERGROUND ELECTRIC CABLE   |
| T   | EXISTING UNDERGROUND TELEPHONE CABLE  |
| G   | EXISTING UNDERGROUND GAS LINE         |
| C   | EXISTING CURB AND GUTTER              |
| P   | PROPERTY LINE                         |
| I   | INTERNAL LOT LINE                     |
| M   | MEANDER LINE                          |
| R   | RIGHT-OF-WAY LINE                     |
| W-I | EXISTING WROUGHT IRON FENCE           |

1" = 20'  
SCALE



RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 28th DAY OF June 20 20  
Tony Dell  
COUNTY SURVEYOR

L537A

PROFESSIONAL SEAL

SHEET DATES  
ISSUE DATE DEC. 20, 2018

| REVISIONS |
|-----------|
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|           |
|           |
|           |

SHEET INFORMATION  
ALTA / NSPS  
LAND TITLE SURVEY  
SHEET NUMBER  
**AL**