©Vierbicher Associates, Inc.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, LANGLADE COUNTY, THE NORTH LINE OF LOT 1 WAS USED AS BEARING N89°55'48"E.

SCALE: ONE INCH = FORTY FEET

SURVEYED FOR:
NORTHPOINTE DEVELOPMENT, LLC
ATTN: SEAN O'BRIEN
230 OHIO STREET, SUITE 200
OSHKOSH, WI 54902

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@vierbicher.com

SURVEY LEGEND

- BENCHMARK
- FOUND 2" ø IRON PIPE
- FOUND 3/4" ø IRON ROD
- FOUND IRON STAKE WITH RED PLASTIC CAP "MSA CONTROL"

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING DOWN GUY
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING POST

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING GAS LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING ASPHALT SURFACE

ALTA/NSPS CERTIFICATION:

To Antigo Development Land, LLC, a Wisconsin limited liability company; Wisconsin Housing and Economic Development Authority, its successors and assigns (WHEDA); Hogan Street Cottages; Hogan Street Cottages-Antigo, LLC, a Wisconsin limited liability company; Cinnaire Fund for Housing Limited Partnership 38, its successors and/or assigns; and to Cinnaire Title Services, LLC, Agent for Old Republic National 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 16, 17, 18, 19, 20(a), 20(b), 20(c), 20(d), 20(e), 20(f), 20(g), 20(h), 20(i), 20(j), 20(k), 20(l), 20(m), 20(n), 20(o), 20(p), 20(q), and 20(r) of Table A thereof. The field work was completed on January 10, 2023.

Vierbicher Associates, Inc.
By: Michael S. Marty

Dated this 12th day of January, 2023.

Michael S. Marty, P.L.S. No. 2452

WISCONSIN MICHAEL S. MARTY S-2452 NEW GLARUS, WIS. LAND SURVEYOR

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

ADDITIONAL NOTES:

1. SURVEYOR HAS BEEN PROVIDED WITH A COPY OF ALTA COMMITMENT NO. 705560 FROM CINNAIRE TITLE SERVICES, LLC; AGENTS FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF DECEMBER 01, 2022. THERE WERE NO PLOTTABLE EXCEPTIONS LISTED IN THE TITLE COMMITMENT. HOWEVER, THE CERTIFIED SURVEY MAP DEPICTS A 15' UTILITY EASEMENT RUNNING WITHIN THE LIMITS OF THE PARCEL SURVEYED AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF HOGAN STREET.
2. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM – LANGLADE COUNTY, THE NORTH LINE OF LOT 1 MEASURED AS BEARING N89°55'48"E. ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM, (2012 GEOID).
3. THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON AUGUST 13 & 19, 2022, AND JANUARY 10, 2023. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER JANUARY 10, 2023 ARE NOT REFLECTED ON THIS SURVEY.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES CONTACT THE APPROPRIATE AGENCIES.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
6. THE MENDLIK AVENUE RIGHT-OF-WAY AS PLATTED ON MORSE AND TRADEWELL'S ADDITION IS 50'. THE RIGHT-OF-WAY OF MENDLIK AVENUE PER SUBSEQUENT CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 11, PAGE 134, AS DOCUMENT NUMBER 371114, CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 19, PAGE 009, AS DOCUMENT NUMBER 447812, AND CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 20, PAGE 062, AS DOCUMENT NUMBER 465066, ALL AT THE LANGLADE COUNTY REGISTER OF DEEDS OFFICE IS 100'. THE RIGHT-OF-WAY FOR MENDLIK AVENUE AS DEPICTED ON THIS ALTA SURVEY IS 100' AS PER SAID CERTIFIED SURVEY MAPS.
7. THE SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE.

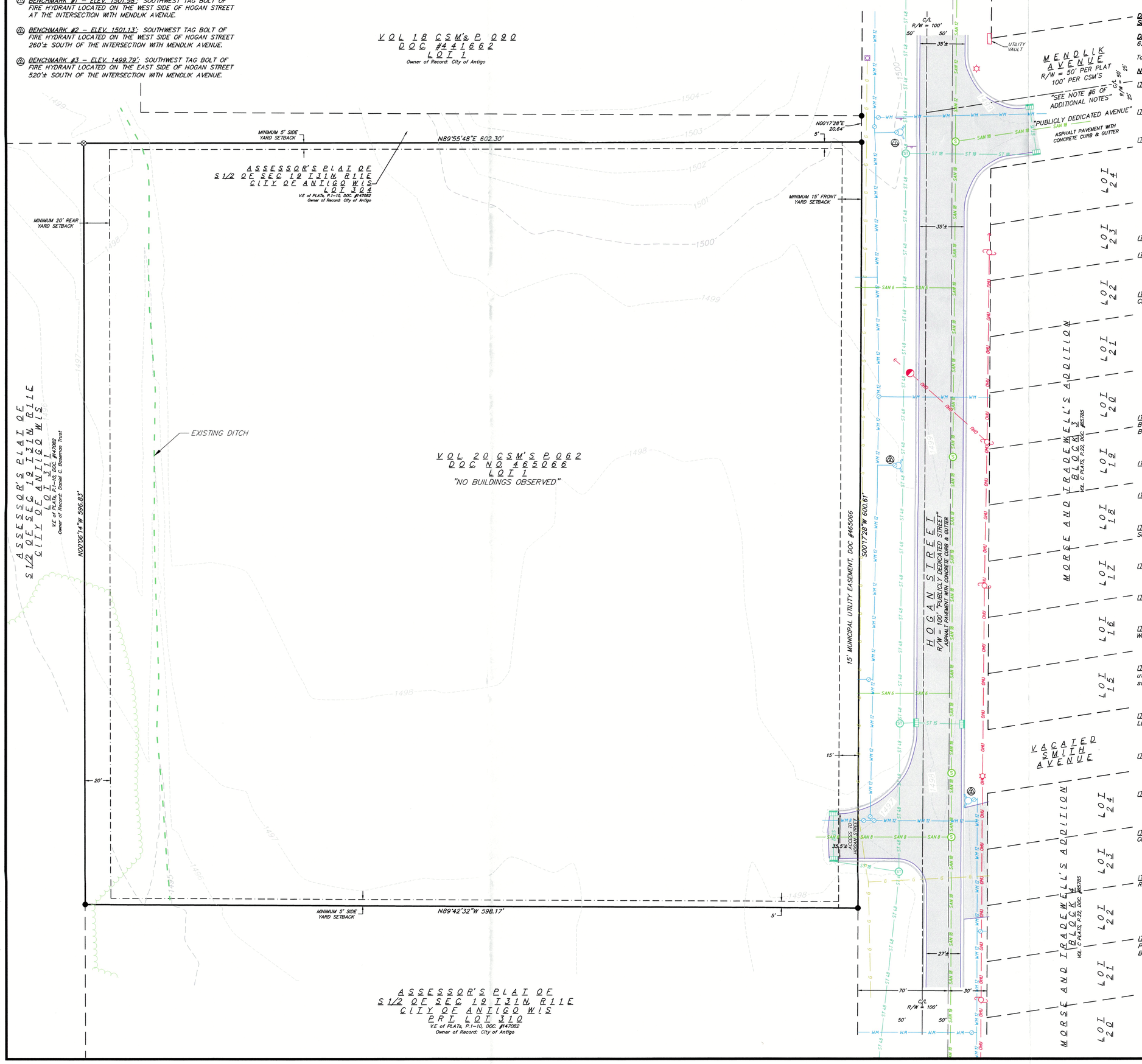
LOCATION MAP
(NOT TO SCALE)

BENCHMARK TABLE:

BM #1 – ELEV. 1501.98': SOUTHWEST TAG BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF HOGAN STREET AT THE INTERSECTION WITH MENDLIK AVENUE.

BM #2 – ELEV. 1501.13': SOUTHWEST TAG BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF HOGAN STREET 260'± SOUTH OF THE INTERSECTION WITH MENDLIK AVENUE.

BM #3 – ELEV. 1499.79': SOUTHWEST TAG BOLT OF FIRE HYDRANT LOCATED ON THE EAST SIDE OF HOGAN STREET 520'± SOUTH OF THE INTERSECTION WITH MENDLIK AVENUE.



DESCRIPTION AS PROVIDED IN TITLE COMMITMENT NO. 705560, COMMITMENT DATE OF DECEMBER 01, 2022 FROM CINNAIRE TITLE SERVICES, LLC; AGENTS FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

DESCRIPTION: Lot One (1) of the Certified Survey Map dated August 5, 2022 and recorded in Volume 20 of Certified Surveys, Page 62, as Document No. 465066, in the office of the Register of Deeds, Langlade County, Wisconsin.

Tax ID No.s: 201-2900 & 201-2901

NOTES PERTAINING TO TABLE A REQUIREMENTS:

ITEM 1: MONUMENTS

Shown hereon.

ITEM 2: THE ADDRESS OF THE PARCEL SURVEYED IS

1350 Hogan Street (f/k/a: 1310-1322 Hogan Street), Antigo, WI.

ITEM 3: FLOOD ZONE CLASSIFICATION:

By graphic plotting only, the parcel surveyed falls within the Map Index City of Antigo, WI (Langlade Co.), Community No. 555541A, Effective Date of October 31, 1975. Per the FEMA Flood Map Service Center, there is no digital data available for this area. Per the Standard Flood Hazard Determination Form provided to the Surveyor on January 10, 2023 indicates the following:

- NFIP Community Name, County, State & Community Number: Antigo, City of; Langlade County, Wisconsin; 555541.
- NFIP Map Number or Community-Panel Number, Effective/Revised Date: 555541-01; 10/31/75.
- Is there a Letter of Map Change (LOMC)?: NO.
- Flood Zone: C
- Federal Flood Insurance Availability: Federal Flood Insurance is available through the Regular Program.
- Determination: Is the Building/Mobile Home in Special Flood Hazard Area (Zones Containing the Letters "A" or "V")? – NO.
- Date of Determination: 12-09-2022 at 03.19 PM CST.

ITEM 4: GROSS LAND AREA: 359,370 square feet, or 8.25 acres, more or less.

ITEM 5: VERTICAL RELIEF WITH THE SOURCE OF INFORMATION:

Contours and benchmark information have been shown. Elevations depicted are based upon the NAVD88 Datum (2012 Geoid). Benchmarks shall be verified prior to construction.

ITEM 6(a): IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS:

Surveyor has been provided with a zoning letter from the City of Antigo, Building Inspector/Zoning Administrator Elizabeth A. McCarthy, dated December 13, 2022. Said letter references the following:

-Current zoning is R-4 General Residence District.
-Front setback: 15 feet minimum.
-Side setback: 5 feet minimum for interior Lot.
-Rear setback: 20 feet minimum.
-Height allowance: Floor area ratio = 1.80.
-Density max: None.
-Lot coverage: Min. 33% Green Space.
-Parking requirements: 50 parking spaces required. One parking space shall be provided for each dwelling unit. There are no handicap parking requirements in the R-4 General Residence District.

ITEM 6(b): IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS:

Minimum setback lines have been shown per the above letter.

ITEM 7(a): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL:

No buildings exist within the limits of the Parcel Surveyed.

ITEM 7(b)(1): SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL:

No buildings exist within the limits of the Parcel Surveyed.

ITEM 7(c): MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED:

No buildings exist within the limits of the Parcel Surveyed.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

Improvements listed in Item 8 have been shown.

ITEM 9: NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES:

There are no clearly identifiable parking spaces within the limits of the Parcel Surveyed.

ITEM 10: AS DESIGNATED BY THE CLIENT, DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS):

There are no division or party walls with respect to adjoining properties.

ITEM 11(a): Evidence of underground utilities existing on or surveying the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv) as determined by plans and/or reports provided by client (with reference as to the sources of information):

Utilities have been shown per ITEM 20(r).

ITEM 12: AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS):

See Items 20(a) through 20(r) listed hereon.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS.

Names of adjoining owners have been noted and are based upon information obtained from the Langlade County GIS website on December 26, 2022.

ITEM 14: AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.

Client did not specify, however, the parcel surveyed is located approximately 100' West of the intersection of Hogan Street and Mendlik Avenue.

ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

At the time of the survey there was no evidence of which the Surveyor is aware of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

ITEM 17: PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

There are no proposed changes in street right-of-way lines of which the surveyor is aware.

At the time field survey work was performed, there was no evidence of recent street or sidewalk construction or repairs of which the surveyor is aware.

ITEM 18: PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

There were no offsite easements referenced in the Documents provided to the Surveyor. Surveyor did not obtain information regarding offsite easements.

NOTES PERTAINING TO TABLE A REQUIREMENTS CONTINUED:

ITEM 20a: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #1: PROJECT NAME- Hogan Street Cottages and Townhomes.

ITEM 20b: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #2: PROJECT LOCATION- 1350 Hogan Street (f/k/a: 1310-1322 Hogan Street), Antigo, WI.

ITEM 20c: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #3: PROJECT NUMBER- 111133.

ITEM 20d: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #4: TYPE AND NUMBER OF HOUSING UNITS- There are a total of 50 Units for this proposed development consisting of 29 Senior Units and 21 Family Units.

ITEM 20e: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #5: THE SCALE OF THE SURVEY MUST NOT BE LESS THAN 1"=20' MINIMUM- Drawing scale is 1"=40'.

ITEM 20f: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #6: NAME OF PRESENT OWNER(S) OF THE SURVEYED PROPERTY- Antigo Development Land, LLC

ITEM 20g: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #7: NAME OF PERSON IN POSSESSION OF THE SURVEYED PROPERTY- Antigo Development Land, LLC.

ITEM 20h: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #8: LEGAL DESCRIPTION OF THE SURVEYED PROPERTY- Noted hereon and below as follows per the description provided in the Title Commitment:

- Lot One (1) of the Certified Survey Map dated August 5, 2022 and recorded in Volume 20 of Certified Surveys, Page 62, as Document No. 465066, in the office of the Register of Deeds, Langlade County, Wisconsin.

ITEM 20i: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #9: CERTIFIED SURVEY MAP INCLUDING RECORDING INFORMATION OF THE VOLUME, PAGE NUMBER, DOCUMENT NUMBER AND NAME OF COUNTY IN WHICH IT IS RECORDED- Noted hereon and below as follows per the description provided in the Title Commitment:

- Lot One (1) of the Certified Survey Map dated August 5, 2022 and recorded in Volume 20 of Certified Surveys, Page 62, as Document No. 465066, in the office of the Register of Deeds, Langlade County, Wisconsin.

ITEM 20j: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #11: TOPOGRAPHY- Shown hereon.

ITEM 20k: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #14: NOTE AND DELINEATE POTENTIAL ENCROACHMENTS- There are no potential encroachments of which the Surveyor is aware.

ITEM 20l: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #15: HIGHWAYS, STREETS, ALLEYS, DRIVEWAYS, PARKING LOTS, SIDEWALKS, PATIOS, PRIVATE ROADS, TRAILS, OR FOOTPATHS ADJOINING, INTERSECTING OR CROSSING THE SURVEYED PROPERTY- Shown hereon.

ITEM 20m: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #16: WATER BODIES, WATER COURSES, RETENTION AREAS, SWALES, DITCHES, DRAINS, CULVERTS- The existing ditch has been shown. There are no other substantial, visible water bodies, water courses, definable retention areas, drains, culverts, or water boundaries of which the surveyor is aware within the limits of the parcel surveyed.

ITEM 20n: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #17: CEMETERY OR BURIAL GROUNDS- There are no cemeteries or burial grounds on, or adjacent to the parcel surveyed of which the surveyor is aware.

ITEM 20o: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #18: STRUCTURES ON ADJOINING PROPERTY WITHIN TEN FEET (10') OF THE SURVEYED PROPERTY- There were no structures observed within ten feet (10') of the surveyed property of which the surveyor is aware.

ITEM 20p: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #19: WETLANDS- There are no wetlands of which the Surveyor is aware. There were no substantial, visible field marking of wetlands observed during the course of the fieldwork of which the Surveyor is aware. Per information obtained from the DNR's Surface Water Data Viewer website on January 10, 2023 and by graphic plotting only, there are no mapped wetlands located within the limits of the Parcel Surveyed.

ITEM 20q: PER EXHIBIT B, ADDITIONAL WHEDA SURVEY RESPONSIBILITIES AND SPECIFICATIONS #20: ZONING REPORT OR LETTER- A zoning report or letter was provided to the surveyor. Refer to Table A Items 6(a) and 6(b).

ITEM 20r: LOCATION OF UTILITIES:

Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20223401792, 20223401957, 20223401968, 20223401984 and 20223401986. Location of buried private utilities are not within the scope of this survey.

Source information from plans and markings will be combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

RECORD # 3015
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: 1-16-23 BY: D. Trusty

vierbicher
planners engineers advisors

ALTA/NSPS LAND TITLE SURVEY

LOT 1, CERTIFIED SURVEY MAP VOLUME 20, PAGE 062, DOCUMENT #465066, LANGLADE COUNTY REGISTER OF DEEDS OFFICE
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW 1/4) OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 11 EAST, CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE: JANUARY 12, 2023
DRAFTER: MMAR
CHECKED: MZIE
PROJECT NO.: 210131
SHEET: 1 OF 1

S-954

12 Jan 2023 - 9:31a M:\Northpointe Development\210131_Antigo WI\CADD\210131_ALTA.dwg by: mmar