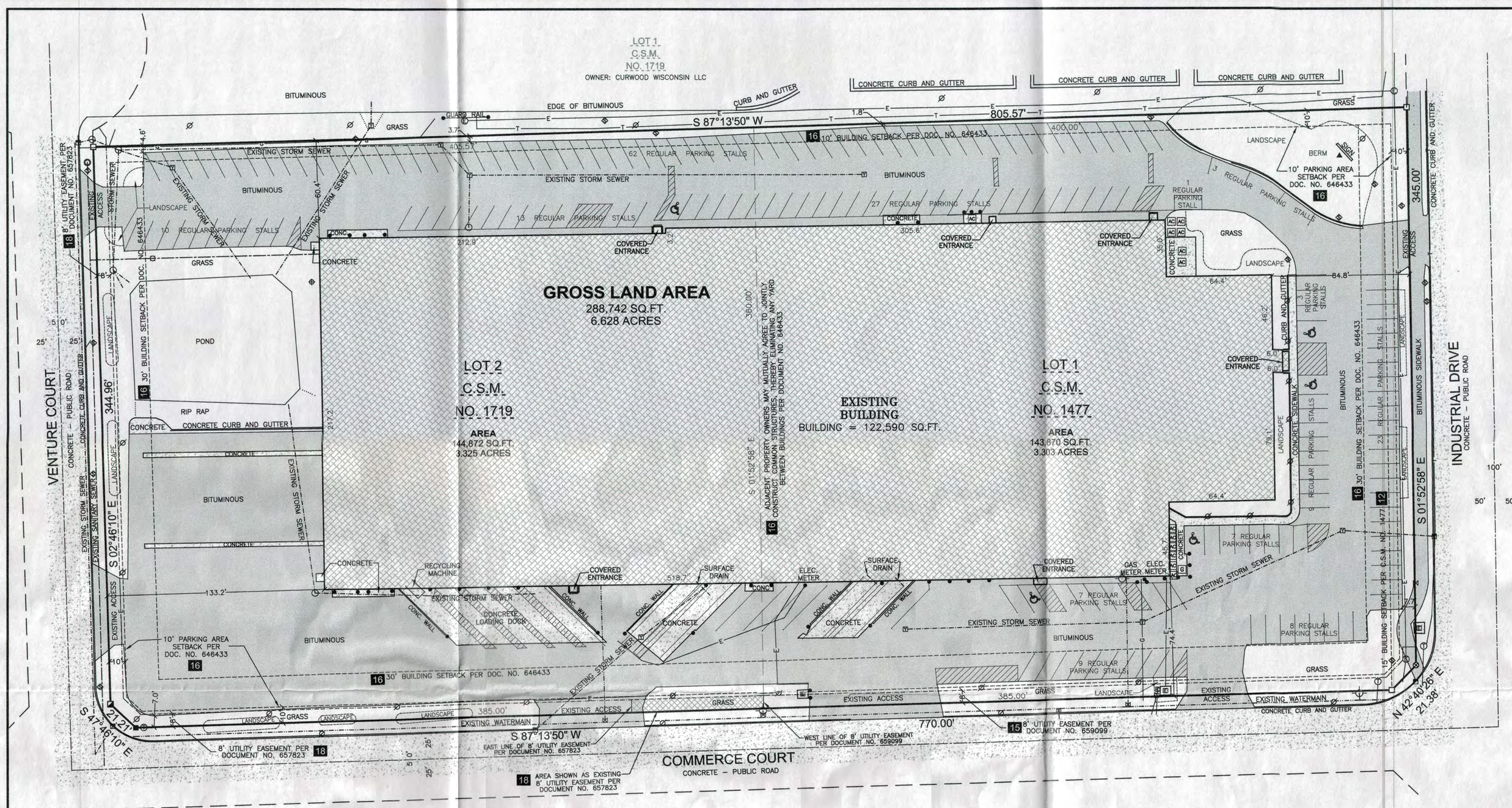
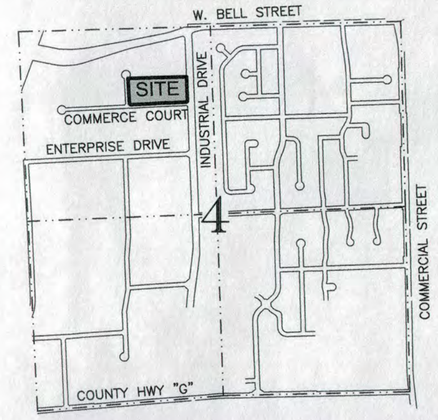



# LOCATION MAP

SECTION 4, T 19 N, R 17 E,
WINNEBAGO COUNTY, WISCONSIN




NOT TO SCALE

BEARINGS ARE REFERENCED TO MATCH CERTIFIED SURVEY MAP NOS. 1477 AND 1719

1" = 40'

0 40 80

SCALE IN FEET

## LEGEND

| | | | |
|---|---|---|---|
| ■ | 1" x 18" IRON PIPE SET | ⊠ | POWER POLE |
| ◪ | 2" IRON PIPE FOUND | ⊡ | GUY |
| □ | 1" IRON PIPE FOUND | ⊟ | LIGHT POLE |
| ⊗ | PK NAIL FOUND | ⊞ | TELEPHONE PEDESTAL |
| ◆ | GOVERNMENT CORNER | ⊟ | ELECTRIC PEDESTAL |
| G | GENERATOR | ⊞ | TELEPHONE MANHOLE |
| ▲ | FLAG POLE | ⊕ | ELECTRIC MANHOLE |
| AC | AIR CONDITIONER | ⊞ | CABLE PEDESTAL |
| ● | GUARD POST (UNLESS NOTED) | ⊕ | AERATOR PUMP |
| | BITUMINOUS PAVEMENT | ◇ | EXIST. HYDRANT |
| | EXISTING BUILDING | ⋈ | WATER VALVE |
| | CONCRETE PAVEMENT | ⊠ | WATER STOP BOX |
| OH | OVERHEAD POWER LINES | ○ | EXIST STORM MANHOLE |
| C | UNDERGROUND ELECTRIC | ⊟ | STORM INLET |
| T | UNDERGROUND TELEPHONE | ⊞ | YARD DRAIN |
| FIBER | UNDERGROUND FIBEROPTIC | ○ | EXIST SANITARY MANHOLE |
| G | UNDERGROUND GAS | | EXIST. SAN. SEWER |
| CATV | UNDERGROUND CABLE TV | | EXIST. STO. SEWER |
| X | EXIST. FENCE LINE | | EXIST. WATER MAIN |
| ◈ | SIGN | 00 | EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT |
| ◇◇ | GAS VALVE | ( ) | RECORDED AS |

**LEGAL DESCRIPTION PER TITLE COMMITMENT NO.: 2868904, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, EFFECTIVE DATE JULY 26, 2017, REVISION NO. 4:**

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 1477, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 1477, AS DOCUMENT NO. 642131, BEING A PART OF LOT ONE (1) OF THE NEENAH INDUSTRIAL PARK PLAT, SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

AND

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 1719, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 1719, AS DOCUMENT NO. 681935, BEING PART OF LOT ONE (1) OF THE NEENAH INDUSTRIAL PARK PLAT, SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

**RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B-SECTION TWO EXCEPTIONS OF TITLE COMMITMENT NO.: 2868904, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, EFFECTIVE DATE JULY 26, 2017, REVISION NO. 4:**

**EXCEPTION 12** BUILDING SET-BACK LINE OF 15 FEET FROM INDUSTRIAL DRIVE AS DESIGNATED ON THE RECORDED PLAT AND ALSO SHOWN ON CERTIFIED SURVEY MAP NO. 1477. AFFECTS SURVEYED PROPERTY AS SHOWN.

**EXCEPTION 13** INTENTIONALLY DELETED.

**EXCEPTION 14** INTENTIONALLY DELETED.

**EXCEPTION 15** EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL, INC., DISCLOSED BY INSTRUMENT RECORDED AUGUST 8, 1986, A DOCUMENT NO. 659099. AFFECTS SURVEYED PROPERTY AS SHOWN.

**EXCEPTION 16** COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS EXECUTED BY CITY OF NEENAH, DATED FEBRUARY 19, 1986 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON FEBRUARY 24, 1986, AS DOCUMENT NO. 646433. AFFECTS SURVEYED PROPERTY AS SHOWN.

**EXCEPTION 17** RESTRICTIONS AS CONTAINED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 896345 PROVIDING AS FOLLOWS: THE ADJOINING LANDS COMPRISING LOT 2 OF CERTIFIED SURVEY MAP NO. 1719 SHALL BE ATTACHED TO LOT 1 OF CERTIFIED SURVEY MAP NO. 1477 AND SHALL NOT BE SOLD SEPARATELY OR SUBDIVIDED UNLESS APPROVED BY THE CITY OF NEENAH, PURSUANT TO CHAPTER 21 OF THE NEENAH MUNICIPAL CODE, AFFECTS SURVEYED PROPERTY, BLANKET IN NATURE.

**EXCEPTION 18** EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL, INC., DISCLOSED BY INSTRUMENT RECORDED JULY 25, 1986, A DOCUMENT NO. 657823. AFFECTS SURVEYED PROPERTY AS SHOWN.

**EXCEPTION 19** INTENTIONALLY DELETED.

**EXCEPTION 20** THE PLAT OF SURVEY PREPARED BY GARY A. ZAHRINGER, R.S.L. NO. S-2098 OF MARTENSON & EISELE, DATED AS PROJECT NO. 1-0969-001, DISCLOSES THE FOLLOWING:

A) EASEMENT RIGHTS, IF ANY, FOR UNDERGROUND ELECTRIC/ELECTRIC PEDESTAL.
B) EASEMENT RIGHTS, IF ANY, FOR UNDERGROUND GAS.
C) EASEMENT RIGHTS, IF ANY, FOR CABLE PEDESTAL.
D) EASEMENT RIGHTS, IF ANY, FOR STORM SEWER.
E) EASEMENT RIGHTS, IF ANY, FOR SANITARY SEWER.
F) EASEMENT RIGHTS, IF ANY, FOR WATERMAIN.
G) ENCROACHMENT OF PARKING AREA OVER "PARKING AREA SETBACK".

**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: 2341 INDUSTRIAL DRIVE, NEENAH, WI 54956

**ITEM 3** - THE PREMISES ARE 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. 55139C0113E, DATED MARCH 17, 2003.

**ITEM 4** - GROSS LAND AREA = 288,742 SQ.FT. 6.628 ACRES

**ITEM 6(B)** THE SURVEYED PROPERTY IS CURRENTLY ZONED I-1 PLANNED BUSINESS CENTER DISTRICT. REQUIREMENTS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:

1. FRONT YARD SETBACK- 30 FEET FOR BUILDINGS AND 10 FEET FOR PARKING
2. SIDE YARD SETBACK -10 FEET
3. REAR YARD SETBACK- 10 FEET
4. MAXIMUM BUILDING HEIGHT -100 FEET
5. MAXIMUM LOT COVERAGE OF BUILDINGS- SHALL NOT EXCEED 30% FOR A COMMERCIAL USE OR 60% FOR AN INDUSTRIAL USE
6. MINIMUM PARKING- DEPENDS ON USE
   A. WAREHOUSE/STORAGE FACILITY/FREIGHT TERMINAL: AT LEAST ONE OFF-STREET PARKING SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA OR ONE PARKING SPACE FOR EACH EMPLOYEE, WHICHEVER IS GREATER.
   B. MANUFACTURING, FABRICATING, GENERAL INDUSTRIAL BUILDINGS, AND PROCESSING PLANTS NOT ENGAGED IN RETAIL TRADE: AT LEAST TWO PARKING SPACES PER THREE EMPLOYEES ON A MAXIMUM SHIFT OR ONE PARKING SPACE FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER.

**SOURCE:** ZONING REPORT PREPARED BY BRAD SCHMIDT, DEPUTY DIRECTOR, FOR THE CITY OF NEENAH, DATED JUNE 23, 2017.

**ITEM 7(A)(B1)** - EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL OF ALL BUILDINGS AT GROUND LEVEL, ARE AS SHOWN ON THIS DRAWING.

**ITEM 8** - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, ARE AS SHOWN ON THIS DRAWING.

**ITEM 9** - SURVEYED PROPERTY HAS 182 REGULAR PARKING STALLS, 5 HANDICAP STALLS.

16 *AS STATED IN DOCUMENT NO. 646433:*
*8.1 PARKING SPACES REQUIRED. FOR ALL USES OCCUPYING PROPERTY IN THE INDUSTRIAL PARK, THERE SHALL BE PROVIDED OFF-STREET PARKING SPACES IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS-*
*A. TWO (2) PARKING SPACES PER THREE (3) EMPLOYEES ON THE MAXIMUM WORKING SHIFT, OR A MINIMUM OF ONE (1) PARKING SPACE PER 4,000 SQ. FT. OF BUILDING SIZE.*
*B. IN ADDITION, ONE (1) PARKING SPACE FOR ALL TRUCKS OR VEHICLES STORED OR KEPT ON THE PROPERTY SHALL BE PROVIDED.*
*C. ADEQUATE PARKING FOR VISITORS, CUSTOMERS AND OTHER VEHICLES SHALL ALSO BE PROVIDED SINCE ON-STREET PARKING IS PROHIBITED.*

**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. DIGGERS HOTLINE MUST BE CONTACTED PRIOR TO CONSTRUCTION.

**ITEM 13** - NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, ARE AS SHOWN ON THIS DRAWING.

**ITEM 14** - SURVEYED PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF INDUSTRIAL DRIVE AND COMMERCE COURT; AND AT THE NORTHEAST CORNER OF THE INTERSECTION OF COMMERCE STREET AND VENTURE COURT.

**ITEM 16** - ALL OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY ARE 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, WETLANDS WERE NOT DELINEATED, NO DELINEATION MARKERS WERE OBSERVED ON THE SURVEYED PROPERTY. THE SITE HAS NO MAPPED WETLANDS PER WI-DNR WETLAND INVENTORY MAPPING.

**ITEM 19** - OTHER THAN SHOWN, THE SURVEYED PROPERTY IS NOT AFFECTED BY ANY OFFSITE EASEMENTS OR BENEFITING SERVITUDES DISCLOSED IN THE RECORDED DOCUMENTS.

**ITEM 20** - PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.

**ALTA/NSPS 2016 SURVEYOR'S CERTIFICATION:**

TO
VHE II-7, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,
YSM LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP AND
FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION,

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, 6B, 7A, 7B(1), 8, 9, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20TH, 2017.

DATED THIS THE 22ND DAY OF AUGUST, 2017.

GARY A. ZAHRINGER,
PROFESSIONAL LAND SURVEYOR S-2098

WISCONSIN GARY A. ZAHRINGER S-2098 STOUGHTON, WIS. REGISTERED LAND SURVEYOR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| DRAWN BY | FIELDWORK | APPROVED |
|---|---|---|
| LUCHT | JFS | GAZ |

| NO | DATE | REVISION |
|---|---|---|
| | | |

# ALTA/NSPS LAND TITLE SURVEY

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1477 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1719, BEING PART OF LOT 1, NEENAH INDUSTRIAL PARK PLAT, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

THIS SURVEY IS PREPARED FOR:
WERNER ELECTRIC SUPPLY
W5527 COMMERCIAL AVE.
APPLETON, WI 54914

| SCALE | DATE |
|---|---|
| 1"=40' | AUG. 2017 |

COMPUTER FILE
1-0969-001alta

DRAWING NO.
1-0969-001

ORIGINAL
WHEN STAMPED IN RED