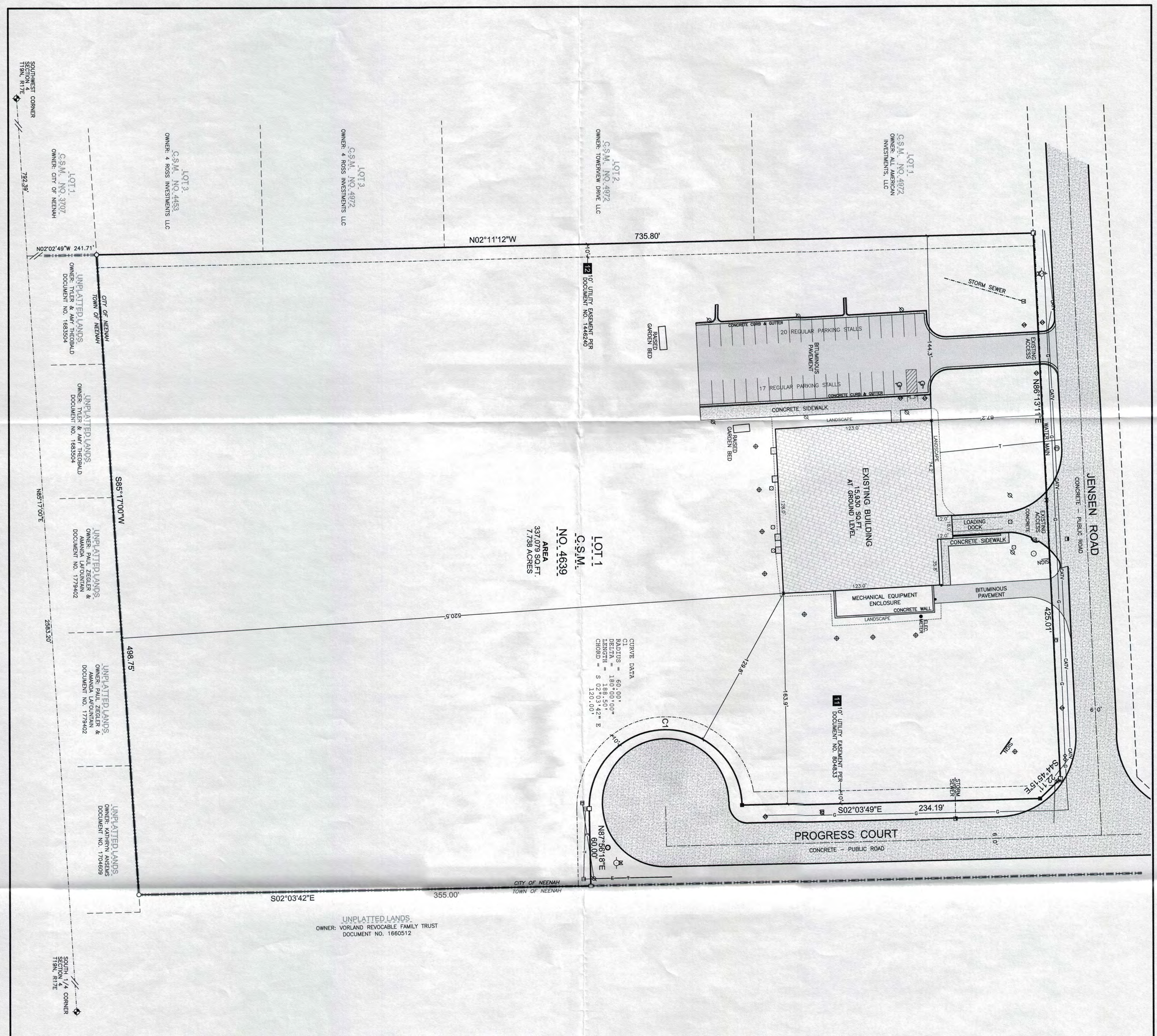


LEGEND

■	1" x 18" IRON PIPE SET	—FIBER—	UNDERGROUND FIBEROPTIC
⊠	CHISELED "X" SET	—G—	UNDERGROUND GAS
△	P.K. NAIL FOUND	—CATV—	UNDERGROUND CABLE TV
□	1" IRON PIPE FOUND	—o—o—	GUARD RAIL
○	3/4" REBAR FOUND	—x—	EXIST. FENCE LINE
✥	GOVERNMENT CORNER	◇◇	GAS VALVE
●	GUARD POST, UNLESS NOTED	Ø	POWER POLE
	BUILDING	Ø	LIGHT POLE
	CONCRETE PAVEMENT	⊕	SPOT LIGHT
	BITUMINOUS PAVEMENT	☎	TELEPHONE PEDESTAL
		▣	ELECTRIC PEDESTAL
—OH—	OVERHEAD POWER LINES	◎	CABLE HANDHOLE
—E—	UNDERGROUND ELECTRIC	⊠	CABLE PEDESTAL
—T—	UNDERGROUND TELEPHONE	◆	SIGN
⊹	EXIST. HYDRANT		
⋈	WATER VALVE		
⊠	WATER STOP BOX		
○	EXIST STORM MANHOLE		
■	STORM INLET		
⊡	CLEANOUT		
●	EXIST SANITARY MANHOLE		
—·—·—	EXIST. SAN. SEWER		
—·—·—	EXIST. STO. SEWER		
—···—	EXIST. WATER MAIN		
( )	PREVIOUSLY RECORDED AS		
00	EXCEPTION NUMBER CORRESPONDING WITH TITLE COMMITMENT		

LEGAL DESCRIPTION:
LOT 1, CERTIFIED SURVEY MAP NO. 4639, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN, ON SEPTEMBER 27, 2000, IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4639, AS DOCUMENT NO. 1107257, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B, PART II EXCEPTIONS OF ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. CO-10240, PREPARED BY CHICAGO TITLE INSURANCE COMPANY:

EXCEPTION 11 EASEMENT IN FAVOR OF WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL, INC., RECORDED JULY 23, 1992 AS DOCUMENT NO. 804833. *AFFECTS THE SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 12 EASEMENT IN FAVOR OF WISCONSIN ELECTRIC POWER COMPANY RECORDED IN AUGUST 24,2007 AS DOCUMENT NO. 1446240. *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: 544 JENSEN ROAD, NEENAH WI 54956

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. 55139C0113E, EFFECTIVE DATE MARCH 17, 2003.

ITEM 4 - GROSS LAND AREA = 337,079 SQ.FT., 7.738 ACRES.

ITEM 6(A) - SURVEYED PROPERTY IS CURRENTLY ZONED PLANNED BUSINESS CENTER DISTRICT(11).
MINIMUM LOT SIZE, 20,000 SQUARE FEET
MINIMUM FRONT YARD SETBACK, 30 FEET FOR BUILDINGS AND TEN FEET FOR PARKING
MINIMUM SIDE YARD, TEN FEET. IF PERIMETER AND BUFFERYARD LANDSCAPING REQUIREMENTS APPLY, REFER TO SECTION 26-516
MINIMUM REAR YARD, TEN FEET. IF PERIMETER AND BUFFERYARD LANDSCAPING REQUIREMENTS APPLY, REFER TO SECTION 26-516
MAXIMUM BUILDING HEIGHT, 100 FEET
MAXIMUM LOT COVERAGE OF BUILDINGS SHALL NOT EXCEED 30 PERCENT FOR A COMMERCIAL TYPE USE, AND 60 PERCENT FOR AN INDUSTRIAL TYPE USE. THE PLAN COMMISSION, UPON REVIEW, MAY INCREASE THE COVERAGE FOR COMMERCIAL TYPE USES TO 40 PERCENT.
SOURCE: CITY OF NEENAH ONLINE MUNICIPAL CODE

ITEM 7(B1) - SQUARE FOOTAGE OF EXTERIOR FOOTERINT 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 A TOTAL OF 39 STRIPPED PARKING SPACES.
(37 REGULAR STALLS, 2 HANDICAP STALLS)

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.
NOTE: UTILITIES MAY NOT BE ACCURATELY AND/OR COMPLETELY DEPICTED. ALL UTILITIES WERE NOT LOCATED AS REQUESTED THROUGH DIGGERS HOTLINE TICKET NUMBER 20203718331.

SURVEY CERTIFICATION:
TO
KIMBERLY-CLARK CORPORATION, A DELAWARE CORPORATION;
AND
CHICAGO 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 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), 7(B1), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 15, 2020.

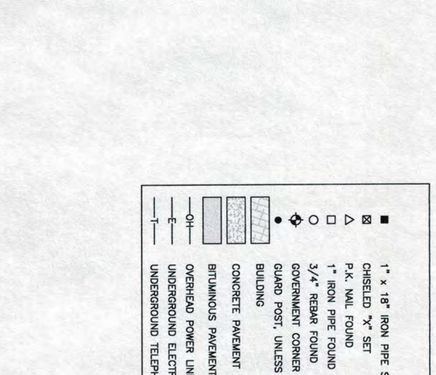
DATED THIS THE 22ND DAY OF SEPTEMBER, 2020.

GARY A. ZAHRINGER
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098

WISCONSIN REGISTERED LAND SURVEYOR GARY A. ZAHRINGER S-2098 STOCKBRIDGE WIS.

SOUTH 1/4 CORNER SECTION 4 T19N, R17E

LOCATION MAP
SECTION 4, T19N, R17E
WINNEBAGO COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO MATCH CERTIFIED SURVEY MAP NO. 4639

N
0 40 80
1" = 40'
SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY

LOT 1, CERTIFIED SURVEY MAP NO. 4639, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN, ON SEPTEMBER 27, 2000, IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4639, AS DOCUMENT NO. 1107257, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

DRAWN BY	FIELDWORK	APPROVED
AMS	JFS	GAZ

NO.	DATE	REVISION

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920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

SCALE	DATE
1" = 40'	Sept. 2020

COMPUTER FILE
1-0017-014alta.dwg

DRAWING NO.
1-0017-014