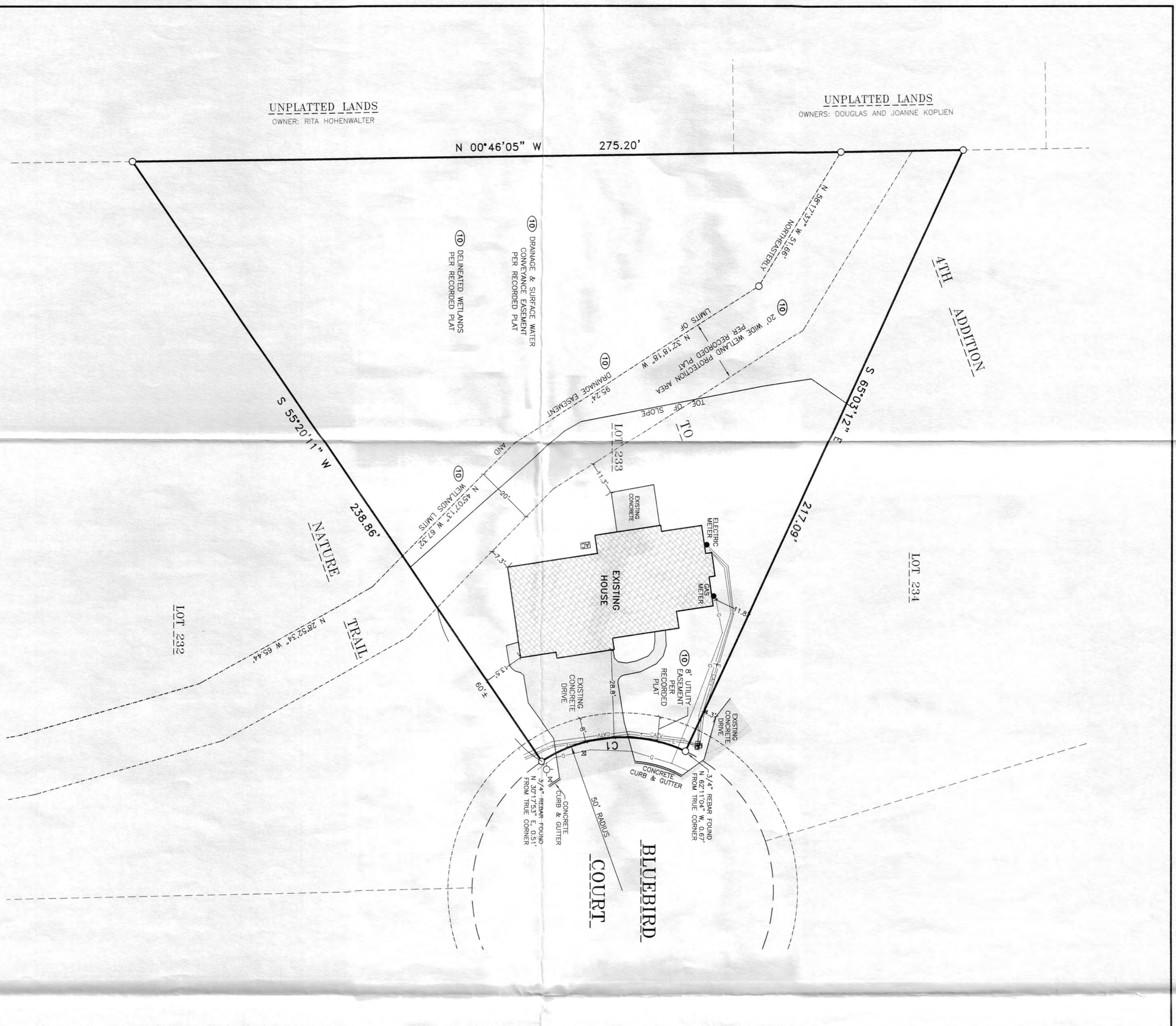

BEARINGS ARE REFERENCED TO MATCH 4TH ADDITION TO NATURE TRAIL

1" = 20'
SCALE IN FEET
0 20 40

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	50.00'	57°12'14"	49.92'	S 03°58'28" E	47.87'

TAX PARCEL NO.: 811-0344

PROPERTY ADDRESS: 1609 BLUEBIRD COURT, NEENAH, WI 54956

PARCEL AREA: 31,632 SQ.FT.±

LEGAL DESCRIPTION PER TITLE COMMITMENT NO.: 00014062, EFFECTIVE DATE: JUNE 22, 2012
LOT TWO HUNDRED THIRTY-THREE (233), 4TH ADDITION TO NATURE TRAIL, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SCHEDULE B SECTION II EXCEPTIONS PER TITLE COMMITMENT NO.: 00014062, EFFECTIVE DATE: JUNE 22, 2012
EXCEPTION 9 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED JULY 29, 2008, AS DOCUMENT NO. 1478764. AFFECTS PARCEL, NOT SURVEY RELATED.
EXCEPTION 10 RESERVATION FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLAT OR CERTIFIED SURVEY MAP OF SUBJECT PROPERTY. AFFECTS PARCEL AS SHOWN.
EXCEPTION 11 RESTRICTION FOR PUBLIC BENEFIT, NOTES AND UTILITY EASEMENT PROVISIONS DESIGNATED ON THE RECORDED PLAT OF 4TH ADDITION TO NATURE TRAIL. AFFECTS PARCEL.

NOTES:
1. SETBACKS AS STATED ON THE RECORDED PLAT OF 4TH ADDITION TO NATURE TRAIL :
MINIMUM FRONT YARD SETBACK = 25 FEET
MINIMUM SIDE YARD SETBACK = 6 FEET WITH AN AGGREGATE OF 16 FEET ON BOTH SIDES.
MINIMUM REAR YARD SETBACK = 30 FEET
(10) 2. THE WETLAND PORTION OF LOT 233 IS NOT BUILDABLE AND SHALL REMAIN UNDEVELOPED.
3. FENCE PLACED WITHIN THE 20 FOOT WETLAND PROTECTION AREA WOULD BE ALLOWED, BUT NOT BEYOND THE WETLAND BOUNDARY, PER CITY OF NEENAH (6-22-2012).
4. FENCE PROVISIONS PER CITY OF NEENAH (6-22-2012):
NO FENCE SHALL BE BUILT, ENLARGED, OR ALTERED WITHIN THE CITY, UNLESS, A PERMIT IS FIRST OBTAINED BY THE OWNER OR HIS AGENT FROM THE BUILDING INSPECTOR. A SKETCH OR DESIGN OF THE PROPOSED FENCE SHALL BE SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL BEFORE CONSTRUCTION BEGINS. THE FEE FOR A FENCE PERMIT IS $15.00.

GENERAL PROVISIONS
FENCES, WALLS, AND OTHER SIMILAR STRUCTURES ANCHORED TO THE GROUND SHALL BE CONSIDERED PERMANENT STRUCTURES AND SHALL BE SUBJECT TO THE FOLLOWING:
- ANY SUCH STRUCTURE PLACED IN THE REQUIRED SIDE OR REAR YARDS AS DEFINED IN CHAPTER 26.3 SHALL NOT EXCEED 6 FEET IN HEIGHT. ALSO, REMEMBER THAT WITHOUT YOUR NEIGHBORS PERMISSION, SUCH STRUCTURES AND RELATED EXCAVATIONS CAN GO UP TO BUT NOT ON OR OVER THE PROPERTY LINE.
- ANY SUCH STRUCTURE PLACED IN THE ACTUAL FRONT YARD OR SHORE YARD AS DEFINED IN CHAPTER 26.3 SHALL NOT EXCEED 3 FEET IN HEIGHT WITH THE FOLLOWING EXCEPTIONS:
1. CHAIN LINK FENCES OPEN TO VISION 75% OR MORE MAY BE INCREASED TO 4 FEET IN HEIGHT.
2. ON LOTS WITH DOUBLE FRONTAGE SUCH STRUCTURES SHALL CONFORM TO THE FRONT YARD REQUIREMENTS FOR BOTH STREETS, EXCEPT WHERE ONE STREET IS OFFICIALLY DESIGNATED "NO ACCESS".
3. SIDE YARD BOUNDARY FENCES UP TO 6 FEET IN HEIGHT MAY EXTEND FORWARD UP TO, BUT NOT FURTHER THAN, THE AVERAGE FRONT OR SHORE YARD SETBACK FOR THE BLOCK.
ELECTRICALLY CHARGED OR BARBED WIRE FENCING SHALL NOT BE ALLOWED UNLESS SPECIFICALLY PERMITTED BY THIS CODE.

CERTIFICATION:

THIS IS TO CERTIFY TO:

FOREST A. FRANZOI,
JOSEPH F. FRANZOI IV AND
FIRST AMERICAN TITLE INSURANCE COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JUNE 18, 2012.

DATED THIS THE 30TH DAY OF JULY, 2012.

GARY A. ZAHRINGER, REGISTERED WISCONSIN LAND SURVEYOR S-2098

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

LEGEND

□	1" IRON PIPE FOUND	—OH—	OVERHEAD POWER LINES
○	3/4" REBAR FOUND	—E—	UNDERGROUND ELECTRIC
◈	SIGN	—T—	UNDERGROUND TELEPHONE
AC	AIR CONDITIONER UNIT	—FO—	UNDERGROUND FIBEROPTIC
●	UTILITY METERS	—G—	UNDERGROUND GAS
◇◇	GAS VALVE	—CATV—	UNDERGROUND CABLE TV
Ø	POWER POLE	—x—	EXIST. FENCE LINE
□	GUY	-◇-	EXIST. HYDRANT
Ø	LIGHT POLE	⋈	WATER VALVE
⊡	TELEPHONE PEDESTAL	⋈	WATER STOP BOX
⊡	ELECTRIC PEDESTAL	○	EXIST. STORM MANHOLE
⊠	CABLE PEDESTAL	⊞	STORM INLET
⊠	YARD DRAIN	○	EXIST. SANITARY MANHOLE
	EXIST. SAN. SEWER		
	EXIST. STO. SEWER		
	EXIST. WATER MAIN		
800	FIRST FLOOR = 800.00		
800	CONTOUR W/ ELEVATION		
(11)	RECORDED AS EXCEPTIONS CORRESPONDING WITH TITLE COMMITMENT		

DRAWING NO. 1-0150-001
SCALE 1"=20'
DATE 6/19/2012
COMPUTER FILE 1-0150-001alta.dwg

ALTA/ACSM LAND TITLE SURVEY

LOT 233, 4TH ADDITION TO NATURE TRAIL, BEING
PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST,
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

DRAWN BY	CHECKED	APPROVED
ams	mlr	gaz

NO.	DATE	REVISION

Martenson & Eisele, Inc.
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