

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

NONE APPARENT AT THE TIME OF SURVEY UNLESS OTHERWISE DEPICTED ON THIS SURVEY

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 50537 0110 E (MAP NO. 55139C0110E), WHICH BEARS AN EFFECTIVE DATE OF 3/17/2003, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diii LEGEND AND ABBREVIATIONS

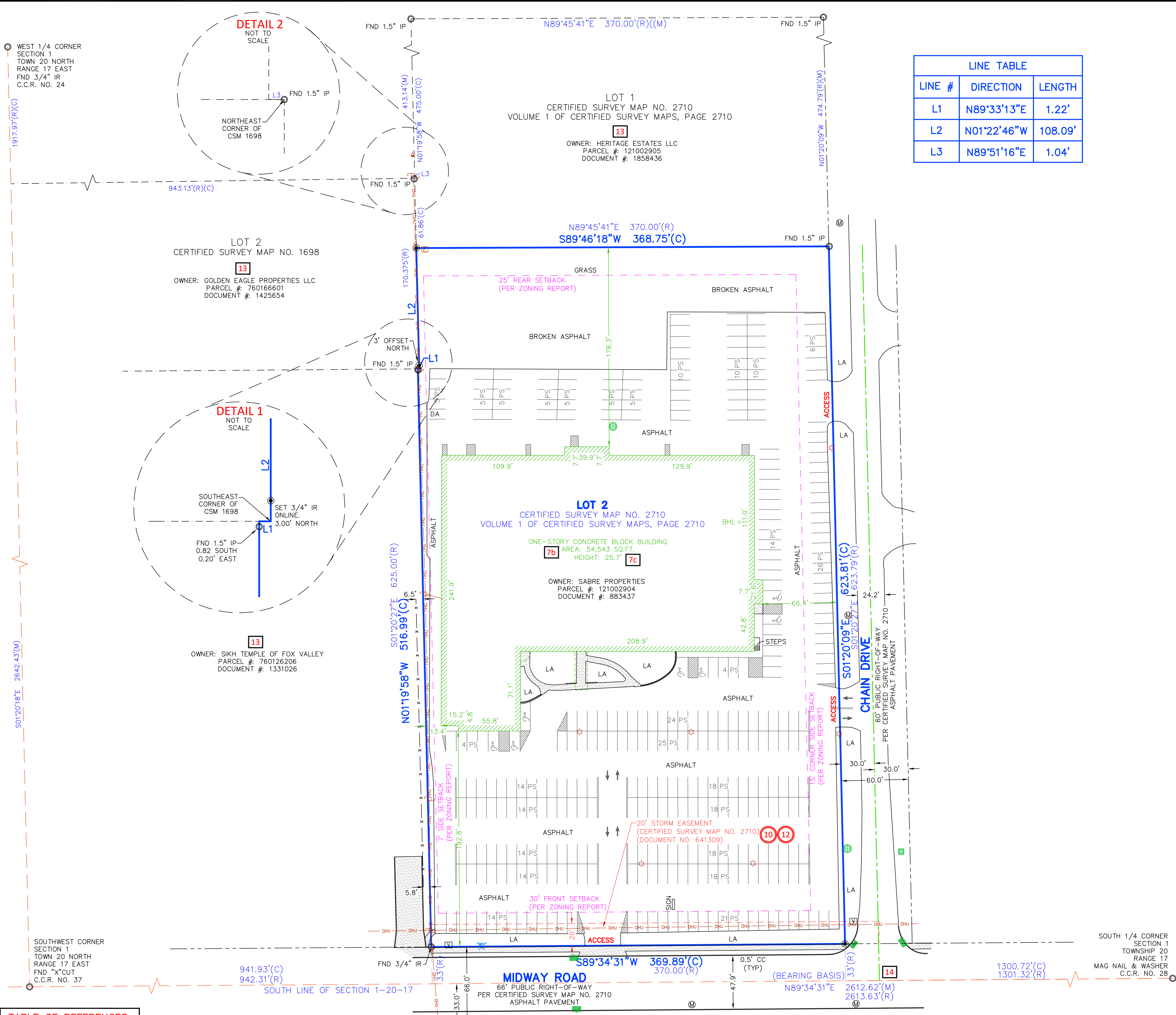
	CONCRETE SURFACE		RECOVERED MONUMENT AS NOTED
	NO PARKING AREA		SET 3/4" IRON ROD
	HANDICAP PARKING		ELECTRIC BOXES/STRUCTURES
	PARKING SPACE		UTILITY POLE
	BUILDING HEIGHT LOCATION		LIGHT POLE
	CALCULATED DATA		CATCH BASIN
	CONCRETE CURB		CURB STORM INLET
	CERTIFIED CORNER RECORD		GRATE TOP STORM INLET
	DUMPER AREA		FIRE HYDRANT
	FOUND		WATER VALVE
	IRON PIPE		MANHOLE (UNKNOWN)
	IRON ROD		UTILITY VAULT
	LANDSCAPED AREA		
	FIELD MEASURED DATA		
	CERTIFIED SURVEY MAP		
	SQ. FT. SQUARE FEET		
	TYPICAL		

— x — CHAIN LINK FENCE
— DHU — OVERHEAD UTILITY LINE

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

- 5Ei "SCHEDULE B - SECTION 2" ITEMS**
- 10** EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 2710 RECORDED MAY 03, 1993 IN VOLUME 1, PAGE 2710 AS DOCUMENT NO. 832606 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AFFECTS, AS SHOWN.)
 - 11** UTILITY EASEMENT TO NORTHEASTERN POWER COMPANY, DATED SEPTEMBER 12, 1924, RECORDED/FILED OCTOBER 02, 1924 IN VOLUME 378, PAGE 89. (AFFECTS, BLANKET IN NATURE.)
 - 12** SEWER EASEMENT TO CITY OF MENASHA AND TOWN OF MENASHA, BOTH WISCONSIN MUNICIPAL SERVICE CORPORATIONS, DATED SEPTEMBER 10, 1985, RECORDED/FILED NOVEMBER 06, 1985 AS DOCUMENT NO. 641309. (AFFECTS, AS SHOWN.)



ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvi	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6Bxii	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY RECORD	10	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Dii	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diii	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Dii	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Dii	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	"TABLE A" ZONING INFORMATION	6Dii	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6Bi	TITLE DESCRIPTION	7	"SURVEYOR'S CERTIFICATE"	18	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
6Bvi	BEARING BASIS	7b	"TABLE A" BUILDING AREA		
		7c	"TABLE A" BUILDING HEIGHT		

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	B-3	BOWLING ALLEY
MINIMUM LOT AREA (SQ.FT.)	15,000	230,811
MINIMUM FRONTAGE	75'	>75'
MINIMUM LOT WIDTH	85'	>85'
MAX BUILDING COVERAGE	N/ST	N/A
MAX BUILDING HEIGHT	50'	25.7'
MINIMUM SETBACKS		
FRONT/CORNER SIDE	30'/15'	192.8'/66.4'
SIDE	7'	13.4'
REAR	25'	178.3'
PARKING REQUIREMENTS:		
REQUIRED = 277 SPACES		
EXISTING = 338 SPACES		

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: NATIONAL DUE DILIGENCE SERVICES PROJECT #: 2215493-38612 FINAL REPORT DATE: 04/27/2022 PHONE/FAX (877) 439-2582 (407) 426-9741

NOTES:
B-3: REGIONAL BUSINESS
N/ST: NONE STATED
N/A: NOT APPLICABLE

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JG	DRAWING SCALE	1"= 50'
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	09/22/22	COMMENTS/TITLE/ZONING	JCT	-	-	-	-

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1119349-8-CH2,
HAVING AN EFFECTIVE DATE OF SEPTEMBER 08, 2022.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 2710 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON MAY 03, 1993, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 2710 AS DOCUMENT NO. 832606, BEING PART OF LOT 2 CERTIFIED SURVEY MAP NO. 968 AND PART OF SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SW 1/4 SECTION 1, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Dii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE - MINIMUM STANDARDS FOR PROPERTY SURVEYS AS FORTH IN CHAPTER A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4 LAND AREA 230,811± SQUARE FEET 5.299± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 1-20-17, WHICH BEARS S89°34'31"W, PER CERTIFIED SURVEY MAP NO. 2710.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 331 HANDICAP = 7 TOTAL = 338

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MIDWAY ROAD & CHAIN DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: BOWLERO MENASHA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 04/15/2022.

DATE OF PLAT OR MAP: 04/18/2022.

10-25-2022 DATE

DEREK J. KLUNKENBORG

PROFESSIONAL LAND SURVEYOR NO. LS 3040-8
STATE OF: WISCONSIN
PROJECT NO: 2215493-38612

WISCONSIN

DEREK KLUNKENBORG
5-3000
Overland Park KS
LAND SURVEYOR

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # A070556
PHONE: (407) 426-9799
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

10/25/22

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

6Dii ALTA/NSPS LAND TITLE SURVEY

2

1330 MIDWAY ROAD

MENASHA, WISCONSIN

WINNEBAGO COUNTY

ASMA AMERICAN SURVEYING & MAPPING, INC.

NDSS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
3191 Maguire Blvd. Suite 200 Overland Park, KS 66203
Phone: (407) 426-9799 Fax: (407) 426-9741 info@asmcorp.com