LEGAL DESCRIPTION PER TITLE COMMITMENT NO.: 2958248 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, COMMITMENT DATE FEBRUARY 01, 2019:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WINNEBAGO, STATE OF WI, AND IS DESCRIBED AS FOLLOWS:
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 89°07' EAST 50.0 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THE EAST LINE OF STH "47"; THENCE NORTH 0°15' EAST ALONG THE EAST LINE OF STH "47" 330.0 FEET; THENCE SOUTH 89°07' EAST 166.3 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°15' WEST 97.0 FEET; THENCE SOUTH 89°07' EAST 202.7 FEET PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 0°15' WEST 233.0 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 89°07' WEST 369.0 FEET ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE SOUTH 33 FEET THEREOF RESERVED FOR PUBLIC ROADWAY.
AND
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 89°07' EAST 825.82 FEET ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°07' EAST 300 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF PLEASANT HEIGHTS, A SUBDIVISION OF RECORD; THENCE NORTH 0°08' EAST 1266.5 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2, SAID PLEASANT HEIGHTS ON THE SOUTHEASTERLY LINE OF STH "47"; THENCE SOUTH 57°02' WEST 379.6 FEET MORE OR LESS TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN VOLUME 1165, PAGE 516, WINNEBAGO COUNTY REGISTRY; THENCE SOUTH 0°08' WEST 200.3 FEET ALONG THE EAST LINE OF SAID VOLUME 1165, PAGE 516; THENCE SOUTH 89°52' EAST 18.07 FEET ALONG THE EASTERLY LIEN OF SAID VOLUME 1165, PAGE 516; THENCE SOUTH 0°08'00" WEST 853.19 FEET ALONG THE EASTERLY LINE OF SAID VOLUME 1165, PAGE 516, TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THE SOUTH 33 FEET THEREOF RESERVED FOR PUBLIC ROADWAY.
AND
A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ONE (1), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 89°7' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 419 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°7' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 24 FEET; THENCE NORTH 0°15' EAST, 233 FEET; THENCE NORTH 89°7' WEST, 24 FEET; THENCE SOUTH 0°15' WEST, 233 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THE SOUTH 33 FEET THEREOF RESERVED FOR PUBLIC ROADWAY.
AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 89°07' EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, 582.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°15' EAST, 233.0 FEET; THENCE SOUTH 89°07' EAST, 100.0 FEET; THENCE NORTH 0°15' EAST, 738.31 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STH "47"; THENCE NORTH 57°02' EAST, ALONG SAID RIGHT-OF-WAY LINE 147.03 FEET; THENCE SOUTH 0°08' WEST, 200.3 FEET; THENCE SOUTH 89°52' EAST, 18.07 FEET; THENCE SOUTH 0°08' WEST, 853.19 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1; THENCE NORTH 89°07' WEST, 243.82 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE SOUTH 33.0 FEET THEREOF.
AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 89°07' EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 50.0 FEET TO THE EAST LINE OF STH "47"; THENCE NORTH 0°15' EAST, ALONG THE EAST LINE OF STH "47", 330.0 FEET; THENCE SOUTH 89°07' EAST, 166.3 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°15' EAST, 331.22 FEET TO THE SOUTHEASTERLY LINE OF STH "47"; THENCE NORTH 57°02' EAST, ALONG THE SOUTHEASTERLY LINE OF STH "47", 556.62 FEET; THENCE SOUTH 0°15' WEST, 716.31 FEET; THENCE NORTH 89°07' WEST, 465.7 FEET; THENCE NORTH 0°15' EAST, 75.0 FEET TO THE POINT OF BEGINNING.
AND
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN VOLUME 1000 OF DEEDS, PAGE 530, WINNEBAGO COUNTY REGISTER OF DEEDS RECORDS; RUNNING THENCE SOUTH 0°15' WEST, 22 FEET; THENCE NORTH 89°07' WEST, 465.7 FEET; THENCE NORTH 0°15' EAST, 22 FEET; THENCE SOUTH 89°07' EAST, 465.7 FEET TO THE PLACE OF BEGINNING.
AND
THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION ONE (1), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 89°7' EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 50 FEET, THE EAST RIGHT-OF-WAY LINE OF STH "47", AS NOW LOCATED; THENCE NORTH 0°15' EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, 330 FEET, THE PLACE OF BEGINNING; THENCE SOUTH 89°7' EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 166.3 FEET; THENCE NORTH 0°15' EAST, 331.22 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE SOUTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, TO THE PLACE OF BEGINNING.
AND
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 89°7' EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 443 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°7' EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 139 FEET; THENCE NORTH 0°15' EAST, 233 FEET; THENCE NORTH 89° 7' WEST, 139 FEET; THENCE SOUTH 0°15' WEST, 233 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE SOUTH 33 FEET THEREOF RESERVED FOR PUBLIC ROADWAY.
EXCEPTING FROM ABOVE THAT PORTION CONVEYED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED ON FEBRUARY 5, 2015 AS DOCUMENT NO. 1680837.

APN: 318204600

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B, PART II EXCEPTIONS OF TITLE COMMITMENT NO.: 2958248 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, COMMITMENT DATE FEBRUARY 01, 2019:

EXCEPTION 9 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED EXECUTED BY JAMES E. GMEINER AND ELLEN GMEINER, HIS WIFE TO BONES, INCORPORATED, DATED OCTOBER 8, 1965 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON OCTOBER 15, 1965 IN VOLUME 1122 OF RECORDS, PAGE 262, AS DOCUMENT NO. 340088. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 10 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED EXECUTED BY BONES, INCORPORATED TO JAMES E. GMEINER, M.D. AND JEROME H. HAGENS, M.D., CO-PARTNERS, D/B/A G & H PARTNERSHIP, DATED NOVEMBER 8, 1979 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON NOVEMBER 19, 1979, AS DOCUMENT NO. 543292. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 11 EASEMENT GRANTED WISCONSIN BELL TELEPHONE COMPANY A/K/A AMERITECH WISCONSIN RECORDED JUNE 14, 1999 AS DOCUMENT NO. 1061975. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 12 EASEMENT GRANTED TO THE CITY OF APPLETON FOR SIDEWALK RECORDED SEPTEMBER 26, 2002 AS DOCUMENT NO. 1201976. *DOES NOT AFFECT SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 13 EASEMENT GRANTED TO THE CITY OF APPLETON FOR STORM SEWER RECORDED MARCH 26, 2003 AS DOCUMENT NO. 1238310. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 14 EASEMENT GRANTED TO WISCONSIN BELL INC D/B/A AT&T WISCONSIN RECORDED JUNE 18, 2007 AS DOCUMENT NO. 1438728. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 15 EASEMENT GRANTED TO WISCONSIN BELL INC D/B/A AT&T WISCONSIN RECORDED AUGUST 29, 2007 AS DOCUMENT NO. 1446626. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 16 STORMWATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT RECORDED OCTOBER 26, 2011 AS DOCUMENT NO. 1584388. *AFFECTS SURVEYED PROPERTY AND IS BLANKET IN NATURE.*

EXCEPTION 17 STORMWATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT RECORDED JUNE 30, 2006 AS DOCUMENT NO. 1403048. *AFFECTS SURVEYED PROPERTY AND IS BLANKET IN NATURE.*

EXCEPTION 19 AWARD OF DAMAGES FOR HIGHWAY EASEMENT RECORDED MAY 9, 1952 IN VOLUME 679, PAGE 369 AS DOCUMENT NO. 192364. *DOES NOT AFFECT THE SURVEYED PROPERTY.*

EXCEPTION 20 HIGHWAY EASEMENT RECORDED ON MAY 9, 1952 IN VOLUME 679, PAGE 365 AS DOCUMENT NO. 192362. *DOES NOT AFFECT THE SURVEYED PROPERTY.*

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: 2401 S. MEMORIAL DRIVE, APPLETON, WI

ITEM 3 - THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55139C0110E WITH A DATE OF IDENTIFICATION OF MARCH 17, 2003, FOR COMMUNITY NO. 550537, IN WINNEBAGO COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

ITEM 4 - GROSS LAND AREA = 927,031 SQ.FT. 21.282 ACRES

ITEM 6(A) - SURVEYED PROPERTY IS ZONED: C2 GENERAL COMMERCIAL DISTRICT
SETBACK REQUIREMENTS:
FRONT YARD = 10 FEET;
REAR YARD = 20 FEET;
SIDE YARD = NONE; 10 FEET IF ABUTTING A RESIDENTIALLY ZONED DISTRICT
MAXIMUM BUILDING HEIGHT = 35 FEET;
OFF-STREET PARKING REQUIREMENTS: OFFICE = ONE (1) SPACE FOR EACH THREE (300) SQUARE FEET OF GROSS FLOOR AREA.
SOURCE: MUNICIPAL CODE OF THE CITY OF APPLETON.

ITEM 6(B) - SETBACK LINES ARE AS SHOWN.

ITEM 7(A) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN ON THIS DRAWING.

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

ITEM 9 - TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SURVEYED PROPERTY IS 509, INCLUDING 10 DESIGNATED HANDICAP SPACES.

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. DIGGERS HOTLINE TICKET NO. 2019193017.

SURVEY CERTIFICATION:
TO
SECURA INSURANCE, A MUTUAL COMPANY, F/K/A HOME MUTUAL INSURANCE COMPANY F/K/A HOMESTEAD MUTUAL INSURANCE COMPANY;
FLEET FARM GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY;
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, 6(A), 6(B), 7(A), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2019.

DATED THIS THE 6TH DAY OF JUNE, 2019.

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

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

LOCATION MAP

SECTION 1, T 20 N, R 17 E,
WINNEBAGO COUNTY, WISCONSIN

NOT TO SCALE

LEGEND

■	1" IRON PIPE SET	⌀	POWER POLE
⊗	CHISELED "X" SET	⌀	GUY
□	1" IRON PIPE FOUND	⌀	LIGHT POLE
○	3/4" REBAR FOUND	Ⓣ	TELEPHONE HANDHOLE
( )	RECORDED AS	Ⓣ	TELEPHONE PEDESTAL
	BITUMINOUS PAVEMENT	Ⓔ	ELECTRIC MANHOLE
	EXISTING BUILDING	Ⓔ	ELECTRIC PEDESTAL
	CONCRETE PAVEMENT	Ⓒ	CABLE PEDESTAL
—OH—	OVERHEAD POWER LINES	◇	GAS VALVE
—E—	UNDERGROUND ELECTRIC	⋈	WATER VALVE
—T—	UNDERGROUND TELEPHONE	⋈	WATER STOP BOX
—FIBER—	UNDERGROUND FIBEROPTIC	⊙	EXIST STORM MANHOLE
—G—	UNDERGROUND GAS	⊞	STORM INLET
—CATV—	UNDERGROUND CABLE TV	⊞	YARD DRAIN
—X—	EXIST. FENCE LINE	Ⓢ	EXIST SANITARY MANHOLE
⊠	PEDESTRIAN CROSSING SIGNAL	—·—·—	EXIST. SAN. SEWER
◆	STREET SIGNAL POST	—·—·—	EXIST. STO. SEWER
●	UTILITY METER (UNLESS NOTED)	—·—·—	EXIST. WATER MAIN
◉	SPOT LIGHT	00	EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT
△	FLAG POLE		

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM NAD83(1997) IN WHICH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1 BEARS S89°00'33"E

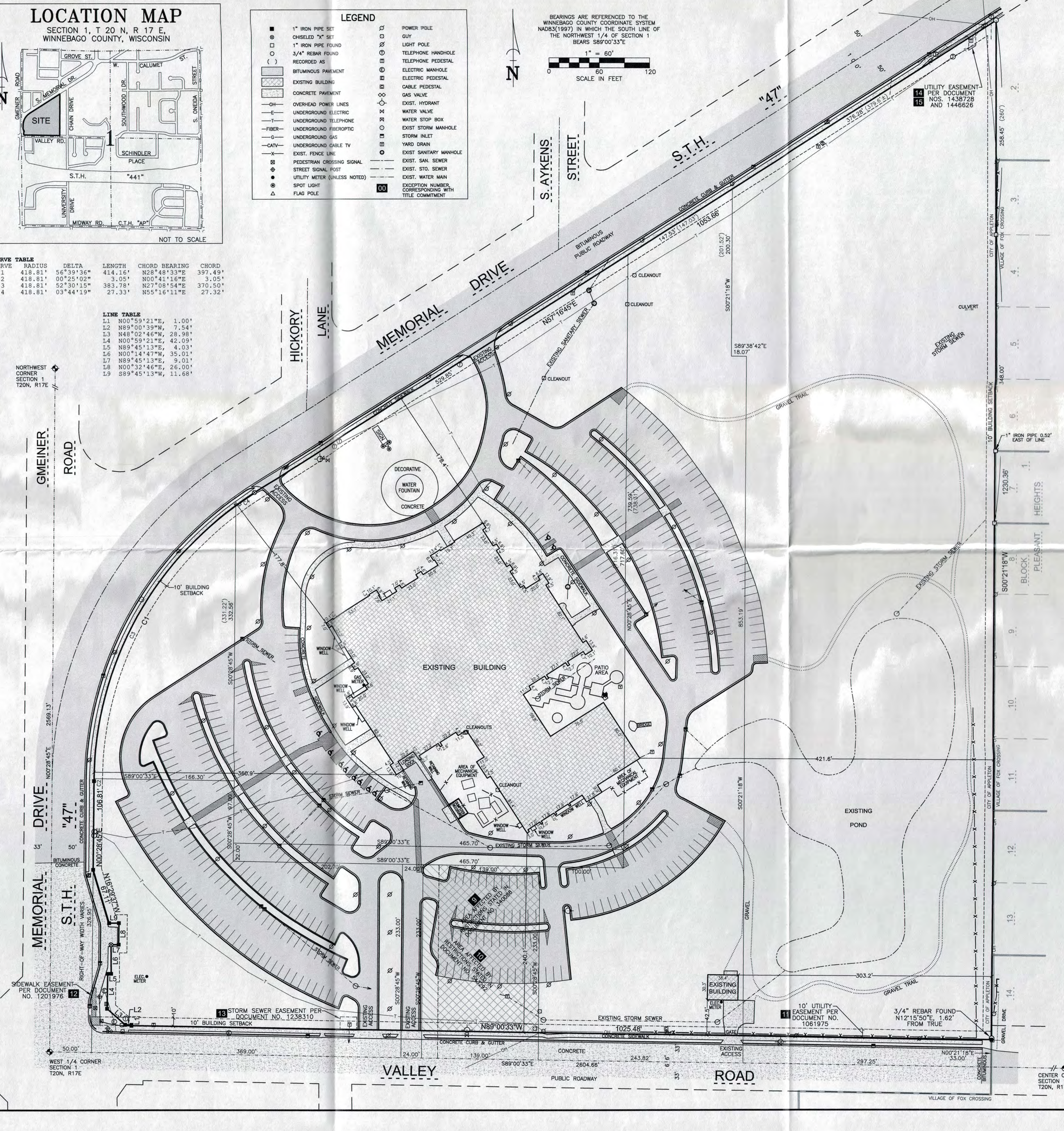
1" = 60'
0 60 120
SCALE IN FEET

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	418.81'	56°39'36"	414.16'	N28°48'33"E	397.49'
2	418.81'	00°25'02"	3.05'	N00°41'16"E	3.05'
3	418.81'	52°30'15"	383.78'	N27°08'54"E	370.50'
4	418.81'	03°44'19"	27.33'	N55°16'11"E	27.32'

LINE TABLE

L1	N00°59'21"E,	1.00'
L2	N89°00'39"W,	7.54'
L3	N48°02'46"W,	28.98'
L4	N00°59'21"E,	42.09'
L5	N89°45'13"E,	4.03'
L6	N00°14'47"W,	35.01'
L7	N89°45'13"E,	9.01'
L8	N00°32'46"E,	26.00'
L9	S89°45'13"W,	11.68'


MEMORIAL DRIVE
"47"
S.T.H.
S. AYKENS STREET
HICKORY LANE
GMEINER ROAD
NORTHWEST CORNER SECTION 1 T20N, R17E
WEST 1/4 CORNER SECTION 1 T20N, R17E
CENTER OF SECTION 1 T20N, R17E
VALLEY ROAD
PUBLIC ROADWAY
VILLAGE OF FOX CROSSING
CITY OF APPLETON
BITUMINOUS PUBLIC ROADWAY
CONCRETE CURB & GUTTER
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING STORM MANHOLE
CLEANOUT
CULVERT
EXISTING STORM SEWER
10' BUILDING SETBACK
DECORATIVE WATER FOUNTAIN
CONCRETE
EXISTING BUILDING
PATIO AREA
STORM DOOR
AREA OF MECHANICAL EQUIPMENT
WINDOW WELL
ELEC. METER
EXISTING ACCESS
CONCRETE SIDEWALK
GRAVEL
GRAVEL TRAIL
EXISTING POND
DRIVE TRAIL
EXISTING STORM SEWER
EXISTING STORM INLET
EXISTING SANITARY MANHOLE
EXISTING STORM SEWER
EXISTING WATER MAIN
EXISTING STORM SEWER
EXISTING STORM SEWER
EXISTING STORM SEWER