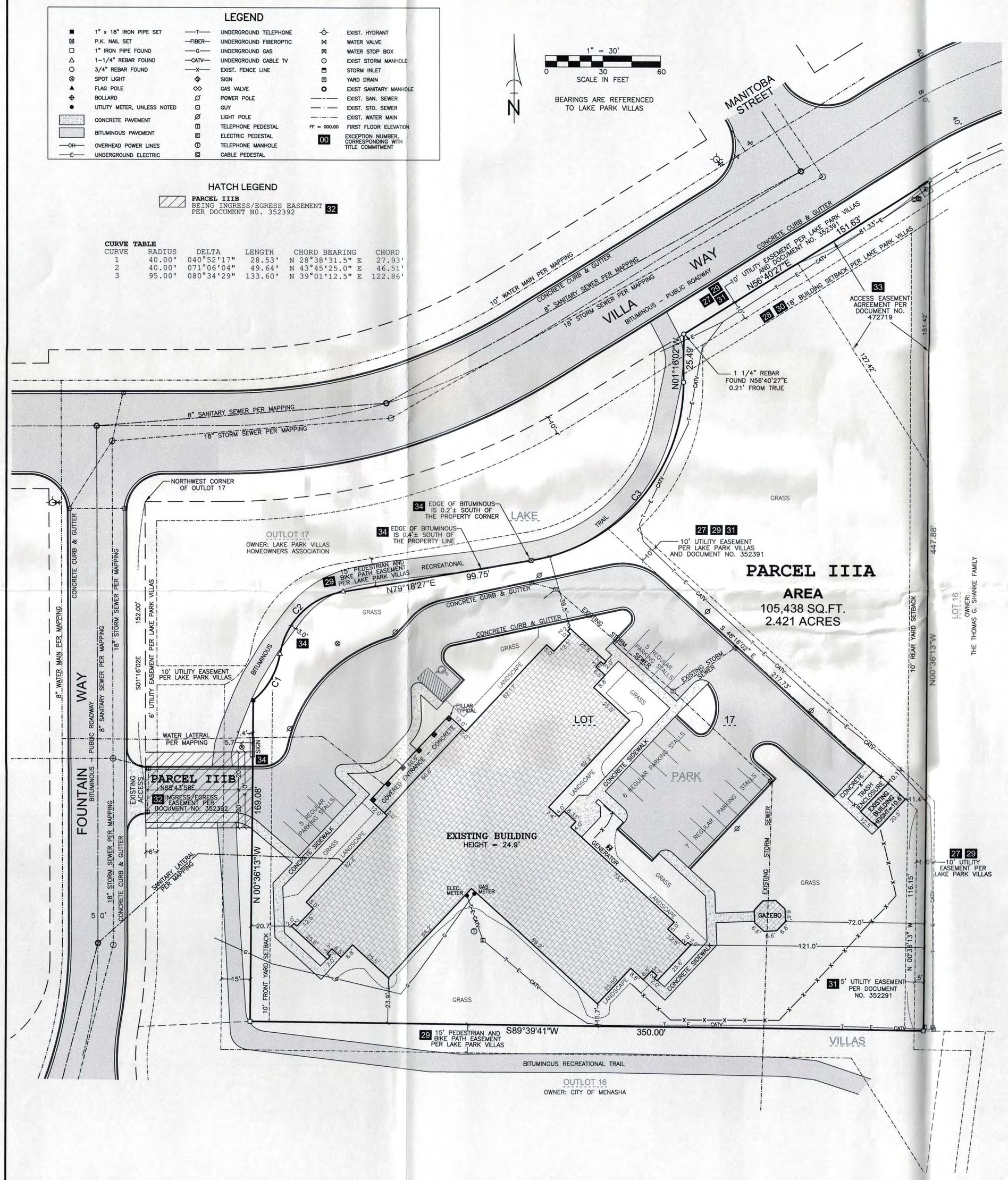


RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B-SECTION TWO EXCEPTIONS OF TITLE COMMITMENT NO.: 2828720, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 07, 2017, REVISION NO. 2:

EXCEPTION 27 UTILITY EASEMENT PROVISIONS AS SET OUT ON RECORDED PLAT. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 28 NOTES AS SET OUT ON THE PROPOSED PLAT OF LAKE PARK VILLAS PROVIDING AS FOLLOWS:

BUILDING SETBACK IS 18 FEET FOR LOTS FRONTING FOUNTAIN WAY, WHISPER FALLS LANE AND GEORGETOWN PLACE. BUILDING SETBACK IS 25 FEET FROM THE PRIVATE ROAD FOR LOTS FRONTING CLOVER COURT, EDEN COURT, WHISPER FALLS COURT AND KELSEY POND COURT. AFFECTS SURVEYED PROPERTY AS SHOWN.

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF U.S.H."10"/S.T.H. "114" AS SHOWN ON THE SUBDIVISION MAP; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE. THESE DO NOT AFFECT SURVEYED PROPERTY.

AS OWNERS WE HEREBY RESTRICT LOTS 8-11 AND 13-16 IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH C.T.H. "LP" AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE TOWN OF HARRISON AND CALUMET COUNTY. DOES NOT AFFECT SURVEYED PROPERTY.

D.O.T. NOTES:
THE RIGHT OF WAY OF U.S.H. "10"/S.T.H. "114" MATCHES DOT PROJECT T019-4(14).

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

EXCEPTION 29 EASEMENTS FOR PUBLIC UTILITIES, STORM SEWER, PEDESTRIAN AND BIKE PATH, UTILITY AND INGRESS AND EGRESS, DRAINAGE EASEMENTS, SANITARY SEWER, CONSTRUCTION, WATERMAIN AND LIFT STATION AS DISCLOSED BY THE SUBDIVISION PLAT. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 30 SETBACK LINES AS DISCLOSED BY THE SUBDIVISION PLAT. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 31 UTILITY AGREEMENT EASEMENT DISCLOSED BY INSTRUMENT RECORDED AS DOCUMENT NO. 352391. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 32 TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED AS PARCEL IIIB. OF THE SUBJECT PREMISES AS CONTAINED IN EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 352392. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 33 ACCESS EASEMENT AGREEMENT BY AND BETWEEN TGFW, LLC AND THOMAS G. SCHANKE RECORDED MARCH 6, 2012 AS DOCUMENT NO. 472719. AFFECTS SURVEYED PROPERTY AS SHOWN, FOR THE BENEFIT OF ADJOINING LOT 16.

EXCEPTION 34 THE PLAT OF SURVEY PREPARED BY GARY A. ZAHRINGER, P.L.S. NO. S-2098 OF MARTENSON & EISELE, INC., DATED FEBRUARY 3, 2017 AS PROJECT NO. 1-0883-02, DISCLOSES THE FOLLOWING:
(A) EASEMENT RIGHTS, IF ANY, FOR UNDERGROUND ELECTRIC.
(B) EASEMENT RIGHTS, IF ANY, FOR UNDERGROUND TELEPHONE.
(C) EASEMENT RIGHTS, IF ANY, FOR UNDERGROUND GAS.
(D) EASEMENT RIGHTS, IF ANY, FOR UNDERGROUND CABLE TV.
(E) EASEMENT RIGHTS, IF ANY, FOR EXISTING STORM SEWER.
(F) SIGN ENCROACHMENT OVER THE WEST BOUNDARY LINE.
(G) RECREATION TRAIL ENCROACHMENT OVER THE NORTH BOUNDARY LINE.

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: 1050 FOUNTAIN WAY, MENASHA, WI 54952

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. 55015C0028E, DATED FEBRUARY 4, 2009.

ITEM 4 - GROSS LAND AREA = 105,438 SQ.FT. 2.421 ACRES

ITEM 6(A)(B) - THE ZONING DESIGNATION FOR THE SURVEYED PROPERTY IS C-1; GENERAL COMMERCIAL.
THE SETBACK REQUIREMENTS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
- MINIMUM FRONT YARD. TEN (10) FEET FOR ALL STRUCTURES, PARKING, AND PAVING, EXCEPT FOR POINTS OF INGRESS/EGRESS. FOR PROPERTIES ABUTTING A RESIDENTIAL DISTRICT, THE FRONT YARD SETBACK REQUIREMENT OF THE ADJACENT RESIDENTIAL DISTRICT SHALL APPLY
- MINIMUM SIDE YARD. NONE, UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN TRANSITIONAL AREA REQUIREMENTS APPLY
- MINIMUM REAR YARD. TEN (10) FEET, UNLESS ABUTTING A RESIDENTIAL USE OR DISTRICT, THEN TRANSITIONAL AREA REQUIREMENTS APPLY.

THE MAXIMUM HEIGHT FOR THIS ZONING DESIGNATION IS FORTY-FIVE (45) FEET OR THREE (3) STORIES AND THE MAXIMUM LOT COVERAGE OF BUILDINGS SHALL NOT EXCEED THIRTY PERCENT (30%).
PARKING REQUIREMENTS:
- THE REQUIRED PARKING SPACES FOR OFF-STREET PARKING SHALL BE AT LEAST ONE (1) PARKING SPACE FOR EACH TWO (2) BEDS, PLUS ONE (1) PARKING SPACE FOR EACH FOUR (4) EMPLOYEES, OTHER THAN DOCTORS, PLUS ONE (1) PARKING SPACE FOR EACH TWO (2) DOCTORS ASSIGNED TO STAFF.

SOURCE: ZONING REPORT PREPARED BY KRISTI HEIM, COMMUNITY DEVELOPMENT COORDINATOR, FOR THE CITY OF MENASHA, DATED NOVEMBER 16, 2016.

ITEM 7(A) - EXTERIOR DIMENSIONS 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 23 REGULAR PARKING STALLS, 1 HANDICAP STALL.

ITEM 10(A)(B) - SURVEYED PROPERTY DOES NOT HAVE ANY DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.

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 12 - GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS AS SPECIFIED BY CLIENT, ARE AS SHOWN.

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

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.

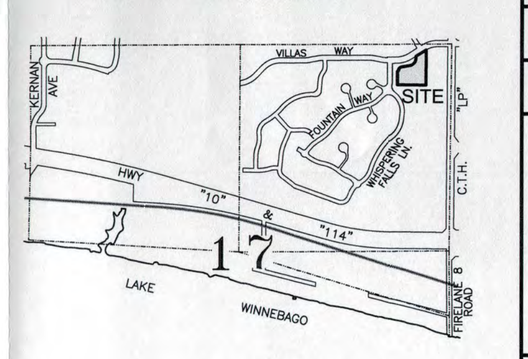
ITEM 19 - OTHER THAN SHOWN, THE SURVEYED PROPERTY IS NOT AFFECTED BY ANY OFFSITE EASEMENTS OR BENEFITING SERVITUDES DISCLOSED IN THE RECORDED DOCUMENTS.

NOTE: PARCELS IIIA AND IIIB ARE CONTIGUOUS WITH NO GAPS OR GORES.

WISCONSIN
GARY A. ZAHRINGER
S-2098
STOCKBRIDGE
WIS.
REGISTERED LAND SURVEYOR
Gary A. Zahringer
9-19-17

OAKRIDGE GARDENS
FHA PROJECT NO. 075-22139

LOCATION MAP
SECTION 17, T 20 N, R 18 E,
CALUMET COUNTY, WISCONSIN



NOT TO SCALE

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NO.	DATE	DRAWN BY	FIELDWORK	APPROVED
		AMS	MLR	GAZ

REVISION

ALTA/NSPS LAND TITLE SURVEY
1050 FOUNTAIN WAY
MENASHA, WI 54952

THIS SURVEY IS PREPARED FOR: GARDEN ENTERPRESS, LLC

SCALE	DATE
1"=30'	JULY 2017

COMPUTER FILE
1-0883-002alta.dwg

DRAWING NO.
Sheet 2 of 2