ALTA/ACSM LAND TITLE SURVEY

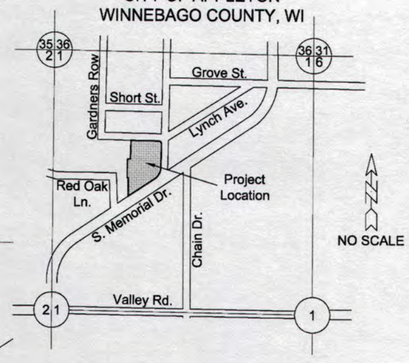
Part of Lot 13 and Lot 14, Block 5, Lynch Plat, and all of Lot 1, Block 1, Knorr's Woods, being located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 20 North, Range 17 East, City of Appleton, Winnebago County, Wisconsin

30 0 30 60 90

Bearings are referenced to the W/L of the NW 1/4 of Section 1, T20N R17E assumed to bear N00°00'00"E based on the Winnebago County coordinate system

LOCATION MAP

NE 1/4 SEC 1, T 20 N, R 17 E, CITY OF APPLETON WINNEBAGO COUNTY, WI



Northwest Corner Sec. 1–20–17 Berntsen Mon.

2669.13' 872.74' S00°28'45"W 774.22' S00°28'45"W 1696.39'

West 1/4 Corner Sec. 1–20–17 Survey Nail

Gardners Row (60')

S 88°43'18" E 257.00'

N 01°16'42" E 186.85'

S 01°16'42" W 210.62'

Gardners Row (60')

Lot 14 Block 5 LYNCH PLAT

Lot 13 Block 5 LYNCH PLAT

Lot 2 Block 1 KNORR'S WOODS

Lot 3 Block 1 KNORR'S WOODS

Lot 1 Block 1 KNORR'S WOODS

17: Utility Easement (Per V 1310 P 174)

18: Utility Easement (Per V 1315 P 119)

13: 20' Storm Sewer Easement (Per Doc No 1179919)

15: 15' Utlity Easement (Per V 788 P 607)

Existing Building

Asphalt

Gravel

Grass

Landscape

Concrete

Parcel Area
141,816 SF
3.2556 ac

S 88°43'18" E 28.41'

¾" Rebar found S59°06'22"W, 0.70' from actual corner

N 88°43'18" W 10.78'

¾" Rebar SET N57°10'49"E, 2.00' from actual corner

N61°14'17"W 35.18'

S57°10'49"W 106.48'

S 57°10'49" W 312.95' (323.5')

(S56°45'W)

N 00°20'36" E 182.02' (181.68') (N00°00')

S. Memorial Dr. / STH 47 (100')

C1

C2

NOTES

1. This ALTA survey was performed during winter conditions. Utility and ground features shown on this map are indicated based on what was observed at the time. Utility markings and existing features may have been covered by snow and/or ice and may not be shown on this map.
2. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
3. Existing Parking stalls on site are as follows:

Regular:	116 Stalls
Handicap:	4 Stalls
Total:	120 Stalls

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	50.00'	S 43°43'18" E	70.71'	78.54'	90°00'00"
C2	142.29'	S 29°13'46" W	133.39'	138.83'	55°54'07"

Legal Description (Per Commitment NO. 2255045 with an effective date of January 20, 2012)

The East 307 feet of Lot Fourteen (14), Block Five (5), in LYNCH PLAT, in the City of Appleton, Winnebago County, Wisconsin.
AND
Lot One (1), Block One (1) in KNORR'S WOOD SUBDIVISION, City of Appleton, Winnebago County, Wisconsin.
AND
Lot Thirteen (13) of Block Five (5) in LYNCH PLAT, City of Appleton, Winnebago County, Wisconsin, excepting there form the West 300 feet thereof.

RE: First American Title Insurance Company Commitment No.: 2255045 Notes to Schedule B - II

Item 3: Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land and that are not shown in the public records. **Fence along the West Property line is located on surveyed property as shown . All distances that differ from Plattings are shown on map as "Recoded As".**

Item 13: Permanent easement disclosed by instrument recorded April 29, 2002 as Document No. 1179919.

Item 14: Covenants, conditions and restrictions contained in Warranty Deed executed by Mary Lynch to Mrs. Nora Bailey, dated November 15, 1928 and recorded in the office of the Register of Deeds for Winnebago County, Wisconsin on November 19, 1928, in Volume 414, page 35. **The restrictions are types of businesses and a platted setback form the street for certian lots and usage of those lots, nothing plotted. Same as Item 16.**

Item 15: Utility easement granted by Harold Aykens and Genevieve Aykens to Wisconsin Michigan Power Company by an instrument dated November 10, 1955, recorded in the office of the Register of Deeds for Winnebago County, Wisconsin on November 14, 1955, in Volume 788, page 607, as Document No. 229126.

Item 16: Covenants, conditions and restrictions contained in warranty deed executed by Mary Lynch to Chas. C. Jennerjahn and wife Louisa M., dated October 22, 1927 and recorded in the office of the Register of Deeds on October 28, 1927 in Volume 403 of Records, Page 637. **The restrictions are types of businesses and a platted setback form the street for certian lots and usage of those lots, nothing plotted. Same as Item 14.**

Item 17: Utility easement granted by Duane Wagner and Carol Jean Wagner, his wife to Wisconsin Michigan Power Company by an instrument dated June 29, 1971, recorded in the office of the Register of Deeds on July 2, 1971, in Volume 1310 of Records, Page 174, as Document No. 409090.**Plotted and noted on map.**

Item 18: Utility easement granted by Duane L. Wagner and Carol Jean Wagner to Wisconsin Michigan Power Company by an instrument dated July 26, 1971, recorded in the office of the Register of Deeds on August 12, 1971, in Volume 1315 of Records, Page 119, as Document No. 410920. **Plotted and noted on map.**

LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
Overhead Electric Lines	Storm Manhole	Sign
Utility Guy Wire	Inlet	Post / Guard Post
Sanitary Sewer	Catch Basin / Yard Drain	Flag Pole
Storm Sewer	Water MH / Well	Deciduous Tree
Underground Electric	Hydrant	Coniferous Tree
Underground Gas Line	Utility Valve	Bush / Hedge
Underground Telephone	Utility Meter	Benchmark
Water Main	Utility Pole	¾" x 24" Steel Rebar @ 1.50lbs/LF SET
Fence - Steel	Light Pole / Signal	Survey Nail SET
Fence - Wood	Guy Wire / Pump	1" Iron Pipe Found
Culvert	Electric Pedestal	Cut Cross Found
	Electric Transformer	¾" Rebar Found
	Air Conditioner	Government Corner
	Telephone Pedestal	( ) Recorded As
	Telephone Manhole	

Surveyor's Certificate

To Thomas H. Aykens and Nancy L. Aykens, Husband and wife,JP Morgan Chase Bank, NA and 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 "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 7a, 8, 9, and 11(b) Table A thereof. The field work was completed on February 8, 2012. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Map: 16 FEB 2012

WISCONSIN JAMES R SEHLOFF S-2692 DE PERE WI LAND SURVEYOR

James R. Sehloff RLS-2692

2/16/2012 3:05 PM J:\Projects\3862mem\dwg\Civil 3D\3862alta.dwg Printed by: jim

Page: Alta
Last Saved by: jim
Author: JRS
Filename: 3862alta.dwg
Date: 02/16/2012

Memorial Florist ALTA Survey

City of Appleton , Winnebago County, WI

For: Thomas & Nancy Aykens

ALTA / ACSM Land Title Survey

(2320 South Memorial Drive)

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro