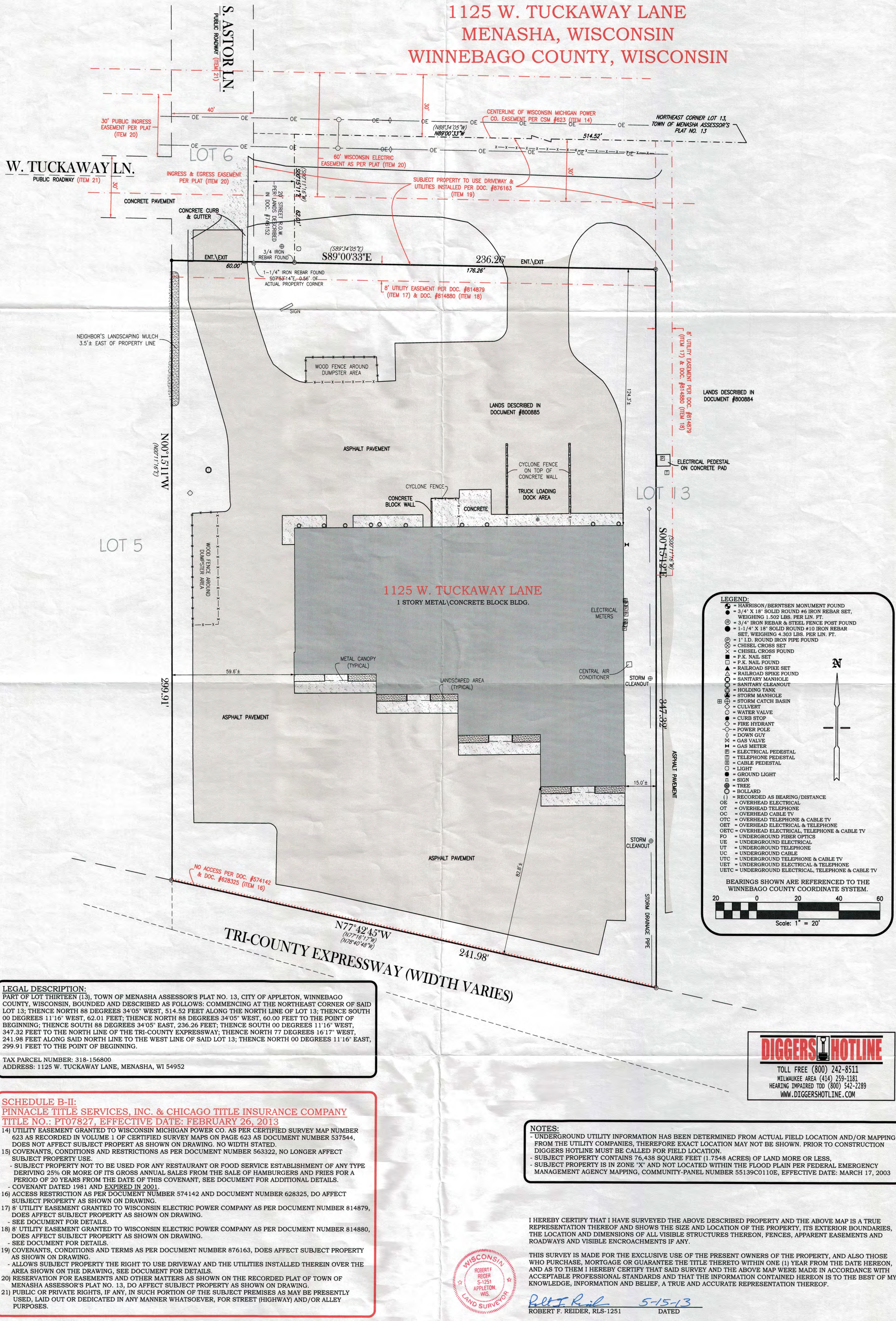
"WISCONSIN LAND TITLE SURVEY"

1125 W. TUCKAWAY LANE
MENASHA, WISCONSIN
WINNEBAGO COUNTY, WISCONSIN



LEGEND:

- ⊕ = HARRISON/BERNTSEN MONUMENT FOUND
- ● = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- Ⓡ = 3/4" IRON REBAR & STEEL FENCE POST FOUND
- ● = 1-1/4" X 18" SOLID ROUND #10 IRON REBAR SET, WEIGHING 4.303 LBS. PER LIN. FT.
- Ⓟ = 1" I.D. ROUND IRON PIPE FOUND
- ⊗ = CHISEL CROSS SET
- × = CHISEL CROSS FOUND
- ■ = P.K. NAIL SET
- □ = P.K. NAIL FOUND
- ▲ = RAILROAD SPIKE SET
- △ = RAILROAD SPIKE FOUND
- ◎ = SANITARY MANHOLE
- ◎ = SANITARY CLEANOUT
- ◬ = HOLDING TANK
- ◭ = STORM MANHOLE
- ⊞ ⊕ = STORM CATCH BASIN
- ◇ = CULVERT
- ⬡ = WATER VALVE
- ● = CURB STOP
- ◇ = FIRE HYDRANT
- —○— = POWER POLE
- ◊ = DOWN GUY
- ⋈ = GAS VALVE
- ⋈ = GAS METER
- Ⓔ = ELECTRICAL PEDESTAL
- Ⓣ = TELEPHONE PEDESTAL
- Ⓒ = CABLE PEDESTAL
- ○ = LIGHT
- ● = GROUND LIGHT
- ⊓ = SIGN
- ⊛ = TREE
- ◎ = BOLLARD
- ( ) = RECORDED AS BEARING/DISTANCE

OE = OVERHEAD ELECTRICAL
OT = OVERHEAD TELEPHONE
OC = OVERHEAD CABLE TV
OTC = OVERHEAD TELEPHONE & CABLE TV
OET = OVERHEAD ELECTRICAL & TELEPHONE
OETC = OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
FO = UNDERGROUND FIBER OPTICS
UE = UNDERGROUND ELECTRICAL
UT = UNDERGROUND TELEPHONE
UC = UNDERGROUND CABLE
UTC = UNDERGROUND TELEPHONE & CABLE TV
UET = UNDERGROUND ELECTRICAL & TELEPHONE
UETC = UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

N

BEARINGS SHOWN ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM.

20 0 20 40 60

Scale: 1" = 20'

LEGAL DESCRIPTION:

PART OF LOT THIRTEEN (13), TOWN OF MENASHA ASSESSOR'S PLAT NO. 13, CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 88 DEGREES 34'05" WEST, 514.52 FEET ALONG THE NORTH LINE OF LOT 13; THENCE SOUTH 00 DEGREES 11'16" WEST, 62.01 FEET; THENCE NORTH 88 DEGREES 34'05" WEST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 34'05" EAST, 236.26 FEET; THENCE SOUTH 00 DEGREES 11'16" WEST, 347.32 FEET TO THE NORTH LINE OF THE TRI-COUNTY EXPRESSWAY; THENCE NORTH 77 DEGREES 16'17" WEST, 241.98 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 00 DEGREES 11'16" EAST, 299.91 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER: 318-156800
ADDRESS: 1125 W. TUCKAWAY LANE, MENASHA, WI 54952

DIGGERS HOTLINE

TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM

SCHEDULE B-II:
PINNACLE TITLE SERVICES, INC. & CHICAGO TITLE INSURANCE COMPANY
TITLE NO.: PT07827, EFFECTIVE DATE: FEBRUARY 26, 2013

14) UTILITY EASEMENT GRANTED TO WISCONSIN MICHIGAN POWER CO. AS PER CERTIFIED SURVEY MAP NUMBER 623 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 623 AS DOCUMENT NUMBER 537544, DOES NOT AFFECT SUBJECT PROPERT AS SHOWN ON DRAWING. NO WIDTH STATED.
15) COVENANTS, CONDITIONS AND RESTRICTIONS AS PER DOCUMENT NUMBER 563322, NO LONGER AFFECT SUBJECT PROPERTY USE.
- SUBJECT PROPERTY NOT TO BE USED FOR ANY RESTAURANT OR FOOD SERVICE ESTABLISHMENT OF ANY TYPE DERIVING 25% OR MORE OF ITS GROSS ANNUAL SALES FROM THE SALE OF HAMBURGERS AND FRIES FOR A PERIOD OF 20 YEARS FROM THE DATE OF THIS COVENANT, SEE DOCUMENT FOR ADDITIONAL DETAILS.
- COVENANT DATED 1981 AND EXPIRED IN 2001.

16) ACCESS RESTRICTION AS PER DOCUMENT NUMBER 574142 AND DOCUMENT NUMBER 628325, DO AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
17) 8' UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AS PER DOCUMENT NUMBER 814879, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- SEE DOCUMENT FOR DETAILS.

18) 8' UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AS PER DOCUMENT NUMBER 814880, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- SEE DOCUMENT FOR DETAILS.

19) COVENANTS, CONDITIONS AND TERMS AS PER DOCUMENT NUMBER 876163, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- ALLOWS SUBJECT PROPERTY THE RIGHT TO USE DRIVEWAY AND THE UTILITIES INSTALLED THEREIN OVER THE AREA SHOWN ON THE DRAWING, SEE DOCUMENT FOR DETAILS.

20) RESERVATION FOR EASEMENTS AND OTHER MATTERS AS SHOWN ON THE RECORDED PLAT OF TOWN OF MENASHA ASSESSOR'S PLAT NO. 13, DO AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
21) PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET (HIGHWAY) AND/OR ALLEY PURPOSES.

NOTES:
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION.
- SUBJECT PROPERTY CONTAINS 76,438 SQUARE FEET (1.7548 ACRES) OF LAND MORE OR LESS,
- SUBJECT PROPERTY IS IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0110E, EFFECTIVE DATE: MARCH 17, 2003

WISCONSIN ROBERT F REIDER S-1251 APPLETON, WIS. LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

Robt F Reid 5-15-13
ROBERT F. REIDER, RLS-1251 DATED

SHEET NO.

SCALE	DESIGNED
1" = 20'	
DATE	DRAWN
5-15-13	RDD
PROJECT NO.	CHECKED
C1305.3	RFR

ROLLIE WINTER & ASSOCIATES, LTD
ATTENTION: SUSAN THON
3315A NORTH BALLARD ROAD
APPLETON, WISCONSIN 54911
PROJECT: 1125 W. TUCKAWAY LN., MENASHA, WISCONSIN

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

INT.	DATE	REVISIONS