LOCATION MAP

SECTION 2, T 20 N, R 17 E,
WINNEBAGO COUNTY, WISCONSIN

NOT TO SCALE

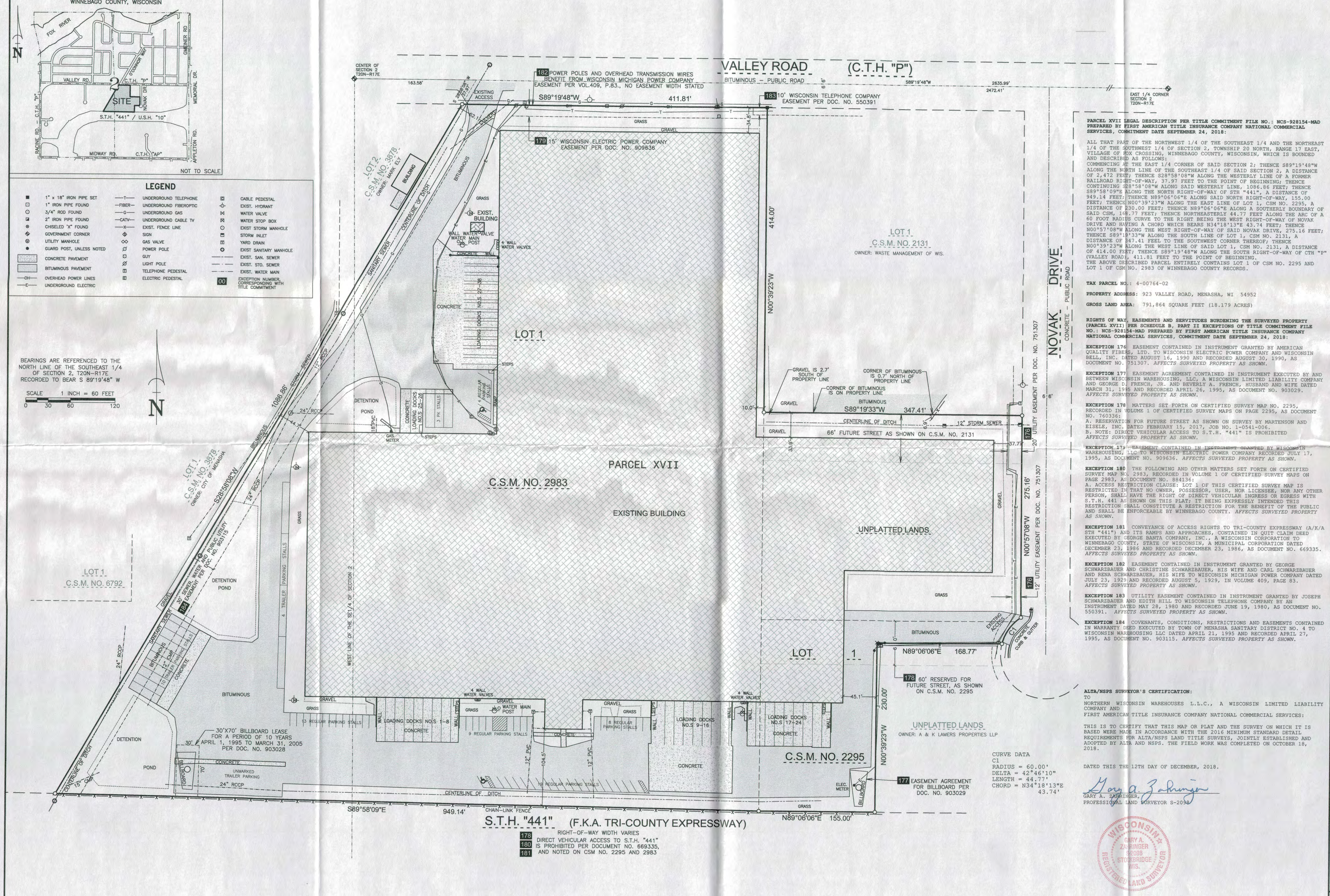
LEGEND

1" x 18" IRON PIPE SET	—T— UNDERGROUND TELEPHONE	CABLE PEDESTAL
1" IRON PIPE FOUND	—FIBER— UNDERGROUND FIBEROPTIC	EXIST. HYDRANT
3/4" ROD FOUND	—G— UNDERGROUND GAS	WATER VALVE
2" IRON PIPE FOUND	—CATV— UNDERGROUND CABLE TV	WATER STOP BOX
CHISELED "X" FOUND	—X— EXIST. FENCE LINE	EXIST STORM MANHOLE
GOVERNMENT CORNER	SIGN	STORM INLET
UTILITY MANHOLE	GAS VALVE	YARD DRAIN
GUARD POST, UNLESS NOTED	POWER POLE	EXIST SANITARY MANHOLE
CONCRETE PAVEMENT	GUY	EXIST. SAN. SEWER
BITUMINOUS PAVEMENT	LIGHT POLE	EXIST. STO. SEWER
—OH— OVERHEAD POWER LINES	TELEPHONE PEDESTAL	EXIST. WATER MAIN
—E— UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL	00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2, T20N-R17E RECORDED TO BEAR S 89°19'48" W

SCALE 1 INCH = 60 FEET
0 30 60 120

N



PARCEL XVII LEGAL DESCRIPTION PER TITLE COMMITMENT FILE NO.: NCS-928154-MAD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT DATE SEPTEMBER 24, 2018:

ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE S89°19'48"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2,472 FEET; THENCE S28°58'08"W ALONG THE WESTERLY LINE OF A FORMER RAILROAD RIGHT-OF-WAY, 37.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S28°58'08"W ALONG SAID WESTERLY LINE, 1086.86 FEET; THENCE S89°58'09"E ALONG THE NORTH RIGHT-OF-WAY OF STH "441", A DISTANCE OF 949.14 FEET; THENCE N89°06'06"E ALONG SAID NORTH RIGHT-OF-WAY, 155.00 FEET; THENCE N00°39'23"W ALONG THE EAST LINE OF LOT 1, CSM NO. 2295, A DISTANCE OF 230.00 FEET; THENCE N89°06'06"E ALONG A SOUTHERLY BOUNDARY OF SAID CSM, 168.77 FEET; THENCE NORTHEASTERLY 44.77 FEET ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT BEING THE WEST RIGHT-OF-WAY OF NOVAK DRIVE AND HAVING A CHORD WHICH BEARS N34°18'13"E 43.74 FEET; THENCE N00°57'08"W ALONG THE WEST RIGHT-OF-WAY OF SAID NOVAK DRIVE, 275.16 FEET; THENCE S89°19'33"W ALONG THE SOUTH LINE OF LOT 1, CSM NO. 2131, A DISTANCE OF 347.41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N00°39'23"W ALONG THE WEST LINE OF SAID LOT 1, CSM NO. 2131, A DISTANCE OF 414.00 FEET; THENCE S89°19'48"W ALONG THE SOUTH RIGHT-OF-WAY OF CTH "P" (VALLEY ROAD), 411.81 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL ENTIRELY CONTAINS LOT 1 OF CSM NO. 2295 AND LOT 1 OF CSM NO. 2983 OF WINNEBAGO COUNTY RECORDS.

TAX PARCEL NO.: 4-00764-02

PROPERTY ADDRESS: 923 VALLEY ROAD, MENASHA, WI 54952

GROSS LAND AREA: 791,864 SQUARE FEET (18.179 ACRES)

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY (PARCEL XVII) PER SCHEDULE B, PART II EXCEPTIONS OF TITLE COMMITMENT FILE NO.: NCS-928154-MAD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT DATE SEPTEMBER 24, 2018:

EXCEPTION 176 EASEMENT CONTAINED IN INSTRUMENT GRANTED BY AMERICAN QUALITY FIBERS, LTD. TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL, INC. DATED AUGUST 16, 1990 AND RECORDED AUGUST 30, 1990, AS DOCUMENT NO. 751307. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 177 EASEMENT AGREEMENT CONTAINED IN INSTRUMENT EXECUTED BY AND BETWEEN WISCONSIN WAREHOUSING, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND GEORGE D. FRENCH, JR. AND BEVERLY A. FRENCH, HUSBAND AND WIFE DATED MARCH 31, 1995 AND RECORDED APRIL 26, 1995, AS DOCUMENT NO. 903029. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 178 MATTERS SET FORTH ON CERTIFIED SURVEY MAP NO. 2295, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2295, AS DOCUMENT NO. 760336:
A. RESERVATION FOR FUTURE STREET AS SHOWN ON SURVEY BY MARTENSON AND EISELE, INC. DATED FEBRUARY 15, 2017, JOB NO. 1-0541-006.
B. NOTE: DIRECT VEHICULAR ACCESS TO S.T.H. "441" IS PROHIBITED *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 179 EASEMENT CONTAINED IN INSTRUMENT GRANTED BY WISCONSIN WAREHOUSING, LLC TO WISCONSIN ELECTRIC POWER COMPANY RECORDED JULY 17, 1995, AS DOCUMENT NO. 909636. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 180 THE FOLLOWING AND OTHER MATTERS SET FORTH ON CERTIFIED SURVEY MAP NO. 2983, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2983, AS DOCUMENT NO. 884136:
A. ACCESS RESTRICTION CLAUSE: LOT 1 OF THIS CERTIFIED SURVEY MAP IS RESTRICTED IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR ANY OTHER PERSON, SHALL HAVE THE RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. 441 AS SHOWN ON THIS PLAT; IT BEING EXPRESSLY INTENDED THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AND SHALL BE ENFORCEABLE BY WINNEBAGO COUNTY. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 181 CONVEYANCE OF ACCESS RIGHTS TO TRI-COUNTY EXPRESSWAY (A/K/A STH "441") AND ITS RAMPS AND APPROACHES, CONTAINED IN QUIT CLAIM DEED EXECUTED BY GEORGE BANTA COMPANY, INC., A WISCONSIN CORPORATION TO WINNEBAGO COUNTY, STATE OF WISCONSIN, A MUNICIPAL CORPORATION DATED DECEMBER 23, 1986 AND RECORDED DECEMBER 23, 1986, AS DOCUMENT NO. 669335. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 182 EASEMENT CONTAINED IN INSTRUMENT GRANTED BY GEORGE SCHWARZBAUER AND CHRISTINE SCHWARZBAUER, HIS WIFE AND CARL SCHWARZBAUER AND RENA SCHWARZBAUER, HIS WIFE TO WISCONSIN MICHIGAN POWER COMPANY DATED JULY 23, 1929 AND RECORDED AUGUST 5, 1929, IN VOLUME 409, PAGE 83. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 183 UTILITY EASEMENT CONTAINED IN INSTRUMENT GRANTED BY JOSEPH SCHWARZBAUER AND EDITH HILL TO WISCONSIN TELEPHONE COMPANY BY AN INSTRUMENT DATED MAY 28, 1980 AND RECORDED JUNE 19, 1980, AS DOCUMENT NO. 550391. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 184 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN WARRANTY DEED EXECUTED BY TOWN OF MENASHA SANITARY DISTRICT NO. 4 TO WISCONSIN WAREHOUSING LLC DATED APRIL 21, 1995 AND RECORDED APRIL 27, 1995, AS DOCUMENT NO. 903115. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

ALTA/NSPS SURVEYOR'S CERTIFICATION:
TO
NORTHERN WISCONSIN WAREHOUSES L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY AND
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

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. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2018.

DATED THIS THE 12TH DAY OF DECEMBER, 2018.

Gary A. Zahringer

GARY A. ZAHRINGER,
PROFESSIONAL LAND SURVEYOR S-2038

WISCONSIN
GARY A. ZAHRINGER
S-2038
STOCKBRIDGE
WIS.
REGISTERED LAND SURVEYOR

Martenson & Eisele, Inc.
Planning
Environmental
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1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

NO.	DATE	REVISION	DRAWN BY	CHECKED	APPROVED
			A.Sedlar	MLR	GAZ

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN

THIS SURVEY IS PREPARED FOR:
WOW LOGISTICS COMPANY
ATTN: TIM ERDMANN
VICE PRESIDENT OF FINANCE

SCALE	DATE
1" = 60'	NOV 2018

COMPUTER FILE
1-0715-020-16alta.dwg

PARCEL XVII

DRAWING NO.
1-0715-020-16