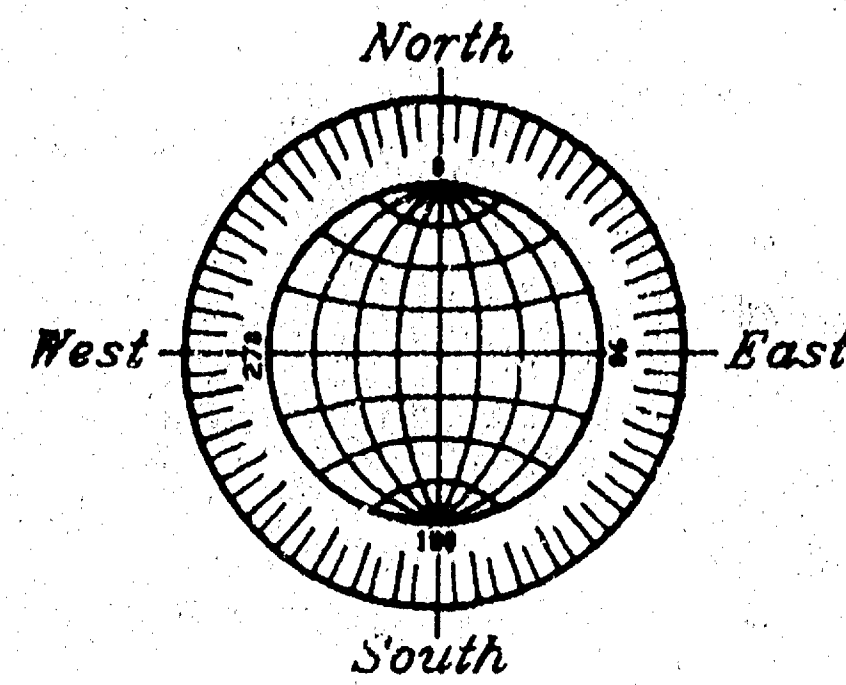
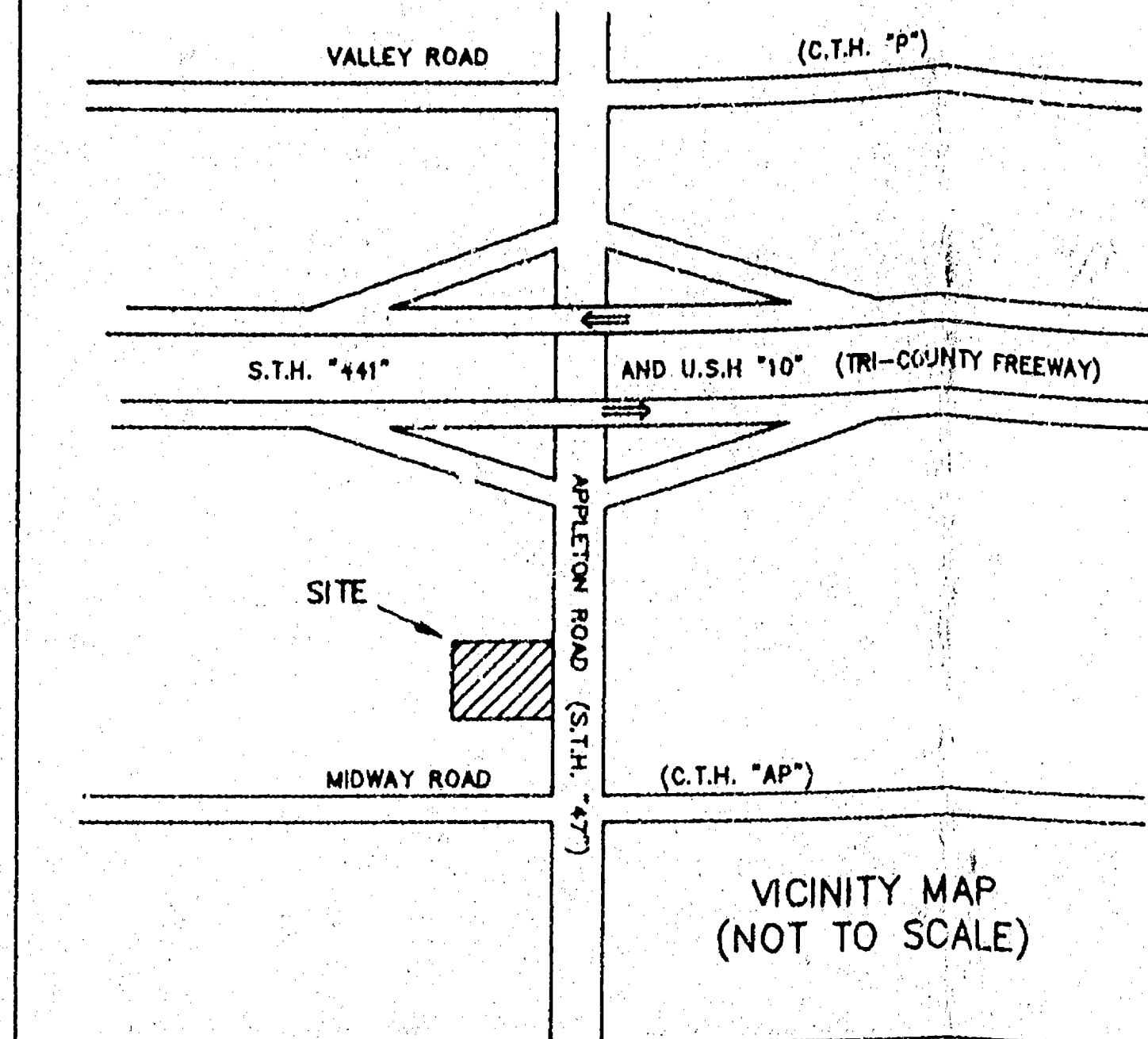




GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



E. 1/4 CORNER
OF SECTION 2
FOUND CHISELED CROSS

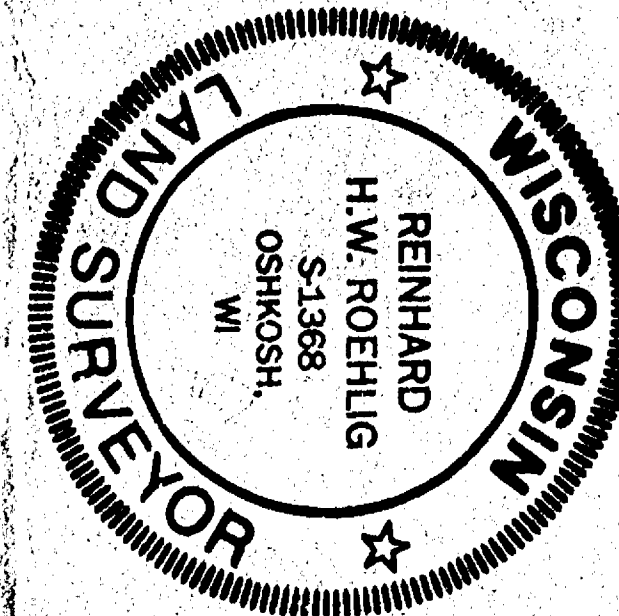
APPLETON ROAD (S.T.H. '47')
(RIGHT OF WAY VARIES)

EAST LINE OF THE S.E. 1/4
OF SECTION 2

S.E. CORNER
OF SECTION 2
FOUND CHISELED CROSS

Reinhard Roehlig
Registered Land Surveyor
S-1368

Date 1-10-97



- DENOTES UTILITY AS LABELED.
- ☆ DENOTES METAL LIGHT POLE ON CONCRETE BASE
- △ DENOTES MONUMENTATION FOUND OR SET AS DESCRIBED.

NOTE:
DIGGERS HOTLINE MARKINGS WERE NOT AVAILABLE
AT TIME OF SURVEY.

UNDERGROUND INFORMATION AS SHOWN WAS OBTAINED
FROM MUNICIPAL, UTILITY COMPANY AND/OR DIGGERS
HOTLINE RECORDS, THE ACCURACY OF WHICH IS
NOT GUARANTEED.

PROPERTY DESCRIPTION

SITUATED ALONG APPLETON ROAD, BEING THAT PART OF LOT 3 IN CERTIFIED SURVEY MAP NO. 745, RECORDED IN THE OFFICE OF THE WINNEBAGO COUNTY REGISTER OF DEEDS ON APRIL 22, 1980 IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 745 AS DOCUMENT NO. 548436, BEING A PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 2, T20N, R17E, IN THE CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE S.E. CORNER OF SAID SECTION 2, THENCE NORTH 01°17'59" WEST ALONG THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 333.00 FT., THENCE SOUTH 89°31'30" WEST 70.00 FT. TO A POINT ON THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 1493 AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED, THENCE CONTINUING NORTH 89°31'30" WEST ALONG SAID NORTH LINE 107.66 FT., THENCE NORTH 01°17'59" WEST 157.42 FT. TO A POINT ON THE SOUTH LINE OF LANDS DEDICATED TO THE PUBLIC AS DEPICTED ON CERTIFIED SURVEY MAP NO. 2355, THENCE NORTH 88°42'15" EAST ALONG THE SOUTH LINE OF SAID LANDS 107.64 FT. TO A POINT ON THE WEST LINE OF APPLETON ROAD, THENCE SOUTH 01°17'59" EAST ALONG SAID WEST LINE 158.96 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 17,028 SQUARE FEET (0.3909 ACRES) AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

JANUARY 11, 1997 SURVEY FOR SLONE & GARRETT PSC NO. 3054

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4, SECTION 2, T 20N, R 17 E, WHICH BEARS NORTH 01°17'59" WEST.
2. THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE CORPORATION, TITLE COMMITMENT NO. 50-0030-106-00001042, EFFECTIVE MAY 27, 1995, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS THAT AFFECT THAT PORTION OF THE ABOVE DESCRIPTION SHOWN:
A. EASEMENT AS CONTAINED IN AN INSTRUMENT DATED OCTOBER 1, 1924 ND RECORDED OCTOBER 9, 1924 IN VOLUME 378 OF MISC. ON PAGE 96. DOES NOT AFFECT PROPERTY.
B. WISCONSIN-MICHIGAN POWER COMPANY TOWER LINE EASEMENT AS DISCLOSED ON CERTIFIED SURVEY MAP NO. 745 AS RECORDED IS DOCUMENT NO. 548436. DOES NOT AFFECT PROPERTY.
C. STATUTORY EASEMENT AND RIGHTS OF ACCESS AS CONTAINED IN AN INSTRUMENT DATED JUNE 2, 1982 AND RECORDED JUNE 10, 1982 AT 8:18 AM AS DOCUMENT NO. 576571. SHOWN ON SURVEY.

D. STATUTORY EASEMENT AND RIGHT OF ACCESS AS CONTAINED IN AN INSTRUMENT DATED OCTOBER 13, 1981 AND RECORDED OCTOBER 28, 1981 AT 8:18 AM AS DOCUMENT NO. 469672. SHOWN ON SURVEY.

E. RIGHTS OF ACCESS AND LIMITATIONS TO RIGHTS OF ACCESS AS CONTAINED IN AN INSTRUMENT DATED OCTOBER 17, 1983 AND RECORDED NOVEMBER 4, 1983 AT 10:00 AM AS DOCUMENT NO. 600718. RE-RECORDED NOVEMBER 23, 1982 AT 9:04 AM AS DOCUMENT NO. 601718.

F. EASEMENT PERTAINING TO THE PASSING OF STORM SEWER WATER AND TEMPORARY CONSTRUCTION EASEMENT AS CONTAINED IN AN INSTRUMENT DATED AUGUST 5, 1985 AND RECORDED NOVEMBER 6, 1985 AT 9:22 AM AS DOCUMENT NO. 641316. DOES NOT AFFECT PROPERTY.

G. CROSS EASEMENT AGREEMENT BY AND BETWEEN SHOPKO STORES, INC. AND CEL-PORT ASSOCIATES LIMITED PARTNERSHIP DATED JULY 1, 1936 AND RECORDED ON SEPTEMBER 24, 1986 AS DOCUMENT NO. 662688 AFFIDAVIT CORRECTING CROSS EASEMENT AGREEMENT 8:12 AM AS DOCUMENT NO. 669081. AMENDMENT TO CROSS-EASEMENT AGREEMENT DATED MARCH 28, 1988 AND RECORDED JUNE 29, 1988 AT 8:36 AM AS DOCUMENT NO. 703884, SECTION 3 OF AMENDMENT TO CROSS-EASEMENT AGREEMENT STATES: "IT IS FURTHER AGREED THAT OUTLOT E MAY NOT BE USED FOR ANY TYPE OF RESTAURANT." SECOND AMENDMENT TO CROSS-EASEMENT AGREEMENT DATED APRIL 23, 1991 AND RECORDED JULY 12, 1991 AT 11:24 AM AS DOCUMENT NO. 771197. SECOND AMENDMENT TO CROSS EASEMENT AGREEMENT DATED MAY 23, 1991 AND RECORDED JULY 12, 1991 AT 11:26 AM AS DOCUMENT NO. 771198. SECOND AMENDMENT TO CROSS EASEMENT AGREEMENT DATED JUNE 10, 1991 AND RECORDED JULY 12, 1991 AT 11:28 AM AS DOCUMENT NO. 771199. GENERAL DESCRIPTION - CANNOT LAY OUT.

H. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, WISCONSIN BELL, INC. AND WISCONSIN NATURAL GAS COMPANY DATED FEBRUARY 4, 1987 AND RECORDED FEBRUARY 6, 1987 AT 8:22 AM AS DOCUMENT NO. 672515. DOES NOT AFFECT PROPERTY.

3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE COUNTY OF MENASHA, COMMUNITY PANEL NO. 350510 000600 EFFECTIVE DATE JUNE 5, 1984, THIS SITE FALLS IN ZONE C - AREAS OF MINIMAL FLOODING.

4. ELEVATIONS ARE BASED ON U.S.G.S. DATUM.

JANUARY 10, 1997

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

NO. 3054

CITY OF MENASHA - SEC 2 T20 R17