# ALTA/ACSM LAND TITLE SURVEY

## LEGAL DESCRIPTION

# PARCEL A:

PART OF OUTLOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1509 AND PART OF LOTS 2 AND 3 OF CEPTIFIED SURVEY MAP NO. 745, AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1484, ALL BEING PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RE-ESTABLISHED AND CURRENTLY ACCEPTED SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 16 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 2, 334.24 FEET (RECORDED AS NORTH O1 DEGREE 17 MINUTES 59 SECONDS WEST 333.00 FEET); THENCE SOUTH 89 DEGREES 28 MINUTES 53 SECONDS WEST (RECORDED AS SOUTH 89 DEGREES 31 MINUTES 30 SECONDS WEST) 70.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.T.H. 47, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 745, SAID POINT BEING 10.00 FEET SOUTH 89 DEGREES 28 MINUTES 33 SECONDS WEST (RECORDED AS SOUTH 88 DEGREES 59 MINUTES 15 SECONDS EAST ON CERTIFIED SURVEY MAP NO. 745 AND RECORDED AS SOUTH 89 DEGREES 31 MINUTES 30 SECONDS WEST) OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREE 16 MINUTES 51 SECONDS WEST (RECORDED AS NORTH O1 DEGREE 17 MINUTES 59 SECONDS WEST) ALONG THE WEST RIGHT OF WAY LINE OF S.T.H. 47 AND ALONG THE EAST LINE OF CERTIFIED SURVEY WAP NO. 1509, 289.14 FEET (RECORDED AS 289.62 FEET); THENCE NORTH 05 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF S.T.H. 47 AND THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1509, 86.67 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1509, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1484, THENCE SOUTH 88 DEGREES 42 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1509, 101.29 FEET TO THE POINT OF REAL BEGINNING. THENCE SOUTH 01 DEGREE 17 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1509, 157.07 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1509, 30.00 FEET; THENCE NORTH OI DEGREE 17 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 1509, 127.07 FEET; THENCE NORTHWESTERLY 42.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 74.478 FEET AND A CHORD WHICH BEARS NORTH 74 DEGREES 48 MINUTES 28 SECONDS WEST 42.28 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 15 SECONDS WEST, 336.90 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 50 SECONDS EAST 31.33 FEET TO A POINT ON THE SOUTH LINE OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1484, 34.44 FEET; THENCE SOUTH 48 DEGREES 15 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1484, 1.30 FEET; THENCE SOUTH 43 DEGREES 44 MINUTES 01 SECOND WEST ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1484, 1.30 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES OF SECONDS WEST, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 1484, 22.67 FEET; THENCE NORTH 46 DEGREES 15 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1484, 1.30 FEET; THENCE SOUTH 43 DEGREES 44 MINUTES 01 SECOND WEST ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1484, 1.30 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 01 SECOND WEST ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1484; THENCE NORTH 01 DEGREE 17 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1484, 494.67 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 01 SECOND EAST, 260.60 FEET, THENCE NORTHEASTERLY 37.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CHORD WHICH BEARS NORTH 62 DEGREES 11 MINUTES 13 SECONDS EAST, 35.75 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 15 SECONDS EAST, 200.67 FEET; THENCE SOUTH 73 DEGREES 04 MINUTES 24 SECONDS EAST, 139.29 FEET; THENCE SOUTH 01 DEGREE 15 MINUTES 59 SECONDS EAST, 389.94 FEET; THENCE SOUTHEASTERLY 69.89 FEET ALONG THE ARC OR A CURVE TO THE LEFT HAVING A RADIUS OF 44.478 FEET; AND A CHORD WHICH BEARS SOUTH 46 DEGREES 16 MINUTES 51 SECONDS EAST, 62.92 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 15 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL B:

PART OF LOT (1) OF CERTIFIED SURVEY WAP NO. 1484, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RE-ESTABLISHED AND CURRENTLY ACCEPTED SOUTHEAST CORNER OF SAID SECTION 2: THENCE NORTH 01 DEGREE 16 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 2, 334.24 FEET (RECORDED AS NORTH 01 DEGREE 17 MINUTES 59 SECONDS WEST 333.00 FEET); THENCE SOUTH 89 DEGREES 28 MINUTES 53 SECONDS WEST (RECORDED AS SOUTH 89 DEGREES 31 MINUTES 30 SECONDS WEST) 70.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.T.H. 47, SAID POINT BEING 10.00 FEET SOUTH 89 DEGREES 28 MINUTES 30 SECONDS WEST (RECORDED AS SOUTH 89 DEGREES 38 MINUTES 30 SECONDS WEST) NORTH 01 DEGREE 16 MINUTES 51 SECONDS WEST (RECORDED AS NORTH 01) DEGREE 17 MINUTES 59 SECONDS WEST) ALONG THE WEST RIGHT OF WAY LINE OF S.T.H. 47 AND THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1509, 289.14 FEET (RECORDED AS 289.62 FEET); THENCE NORTH 05 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF S.T.H. 47 AND THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1509, 289.14 FEET (RECORDED AS 289.62 FEET); THENCE NORTH 05 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF S.T.H. 47 AND THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1509, 289.14 FEET (RECORDED AS 289.62 FEET); THENCE NORTH 05 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF S.T.H. 47 AND THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1509, 289.14 FEET; THENCE NORTH 43 DEGREES 00 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1484, 131.00 FEET; THENCE NORTH 73 DEGREES 04 MINUTES 24 SECONDS WEST ALONG THE NORTH LINE OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1484, 66.36 FLET TO THE TRUE POINT OF BEGINNING. THE MENCE SOUTH 01 DEGREE 15 MINUTES 59 SECONDS EAST, 10.53 FEET; THENCE NORTH 73 DEGREES 04 MINUTES 24 SECONDS WEST, 139.29 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 25 SECONDS WEST, 20.06 FEET THENCE SOUTH SECONDS WEST ALONG THE RESULT OF CERTIFIED SURVEY MAP NO. 1484, THENCE SOUTH 01 DEGREE 17

### PARCEL C

EASEMENT FOR INGRESS AND EGRESS OVER THE PART OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1509 AND PART OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1711, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1

COMMENCING AT THE RE-ESTABLISHED AND CURRENTLY ACCEPTED SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 16 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 2, 334.24 FEET (RECORDED AS NORTH 01 DEGREE 17 MINUTES 59 SECONDS WEST); THENCE SOUTH 89 DEGREES 28 MINUTES 53 SECONDS WEST (RECORDED AS SOUTH 89 DEGREES 31 MINUTES 30 SECONDS WEST) 70.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.T.H. 47, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 745, SAID POINT BEING 10.00 FEET SOUTH 89 DEGREES 28 MINUTES 35 SECONDS WEST) OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREE 17 MINUTES 51 SECONDS WEST) OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREE 17 MINUTES 59 SECONDS WEST) ALONG THE WEST RIGHT OF WAY LINE OF S.T.H. 47 AND ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1509, 86.67 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1509, SAID CORNER ALONG THE WEST RIGHT OF WAY LINE OF S.T.H. 47 AND THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1509, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1509, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1509, SAID CORNER ALSO BEING THE POINT OF REAL BEGINNING. THENCE SOUTH 01 DEGREE 17 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT (1) OF CERTIFIED SURVEY MAP NO. 1509, 30.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 15 SECONDS WEST ALONG SAID SURVEY MAP NO. 1509, THENCE NORTH 88 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID SURVEY MAP NO. 1509; THENCE NORTH 05 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID SURVEY MAP NO. 1509; THENCE NORTH 05 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID SURVEY MAP NO. 1509; THENCE NORTH 05 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID SURVEY MAP NO. 1509; THENCE NORTH 05 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID SURVEY MAP NO. 1509; THENCE NORTH 05 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID SURVEY MAP NO. 1509; THENCE NORTH 05 DEGREES 44 MINUTES 15 SECONDS WEST ALO

EASEMENT CONTAINED IN CROSS-EASEMENT AGREEMENT DATED JULY 1, 1986 AND RECORDED SEPTEMBER 24, 1986 AT 2:50 P.M. IN THE WINNEBAGO COUNTY REGISTRY AS DOCUMENT NO. 662688, ACROSS AND THROUGH THAT CERTAIN PARCEL OF LAND REFERRED TO AS "SHOPKO SITE" AND DESCRIBED AS FOLLOWS: LOTS (2) AND (3) ACCORDING TO CERTIFIED SURVEY MAP FILED IN VOLUME 1 OF SURVEY MAPS ON PAGE 745 AS DOCUMENT NO. 548436; BEING A PART OF THE SOUTHEAST 1/4 SOUTHEAST 1/4, SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, AND PART OF LOTS (2) AND (3) OF CERTIFIED SURVEY MAP NO. 745, BEING PART OF THE SOUTHEAST 1/4 S

# THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS, RESTRICTIONS AND AGREEMENTS:

1. TERMS, AND CONDITIONS IN CROSS EASEMENT AGREEMENT AS CONTAINED IN AN INSTRUMENT DATED JULY 1, 1986, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON SEPTEMBER 24, 1986 AT 2:50 P.M. AS DOCUMENT NO. 662688 AS AMENDED IN AN AFFIDAVIT TO CROSS EASEMENT AGREEMENT AS CONTAINED IN AN INSTRUMENT DATED DECEMBER 3, 1986 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JUNE 29, 1988 AT 8:36 A.M. AS DOCUMENT NO. 703884, AND AS AMENDED IN AN INSTRUMENT DATED MAY 23, 1991 AT 11:24 A.M. AS DOCUMENT NO. 771197, AND AS AMENDED IN AN INSTRUMENT DATED MAY 23, 1991 AND RECORDED ON JULY 12, 1991 AT 11:28 A.M. AS DOCUMENT NO. 771199.

2. TERMS AND CONDITIONS OF PARTY WALL AGREEMENT AS CONTAINED IN AN INSTRUMENT DATED JULY 1, 1986 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNERAGO COUNTY ON SEPTEMBER 24, 1986 AT 2:52 P.M. AS DOCUMENT NO. 662689.

3. EASEMENTS AND RESTRICTIONS AS CONTAINED IN WARRANTY DEED DATED JULY 1, 1986 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY ON SEPTEMBER 24, 1986 AT 2:54 P.M. AS DOCUMENT NO. 662690.

4. DECLARATION OF COVENANTS AND RESTRICTIONS AS CONTAINED IN AN INSTRUMENT DATED MARCH 31, 1987 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY ON APRIL 3, 1987 AT 9:38 A.M. AS DOCUMENT NO. 676634. AMENDMENT TO DECLARATION DATED JUNE 10, 1991, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JULY 12, 1991 AT 11:22 A.M. AS DOCUMENT NO. 771196.

5. DECLARATION OF COVENANTS AND RESTRICTIONS AS CONTAINED IN AN INSTRUMENT DATED JUNE 15, 1988 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY ON JUNE 29, 1988 AT 8:34 A.M. AS DOCUMENT NO. 703883.

6. EASEMENTS OR LESSER RIGHTS BY REASON OF EXISTENCE OF STORM SEWER AND SWALE, SANITARY MANHOLES, CATCH BASINS, FIRE HYDRANTS, GAS SERVICE, ELECTRICAL TRANSFORMERS, TELEPHONES AND LIGHT POLES, AS DISCLOSED BY SURVEY JOB NO. 90-1785, DATED DECEMBER 14, 1990, BY THOMAS E. SCHULER, SURVEYOR.

7. INGRESS AND EGRESS EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP NOS. 1771 AND 1877, AS RECORDED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE.

8. ENCROACHMENT UPON THE INSURED PREMISES BY ASPHALT APPURTENANT TO THE PREMISES ON THE EAST AS DISCLOSED BY SURVEY NO. 90-1785, DATED DECEMBER 14, 1990, BY THOMAS E. SUHULER, SURVEYOR.

9. ENCROACHMENT UPON UTILITY EASEMENT AREA ALONG WEST AND NORTH PROPERTY LINES, BY ASPHALT APPURTENANT TO SUBJECT PREMISES AS DISCLOSED BY SURVEY NO. 90-1785.

10. ENCROACHMENT UPON THE INSURED PREMISES BY GRASS APPURTENANT TO THE PREMISES ON THE SOUTH AS DISCLOSED BY SURVEY NO. 90-1785.

. WISCONSIN-MICHIGAN POWER COMPANY TOWER LINE EASEMENT AS SHOWN ON THE CERTIFIED SURVEY MAP NO. 745 AS RECORDED IN THE WINNEBAGO COUNTY REGISTER OF DEEDS OFFICE.

REVISIONS

SCHULER & ASSOCIATES
LAND SURVEYORS & ENGINEERS

LTA/ACSM LAND TITLE SURVE OF TOO APPLETON ROAD MENASHA WI 54952 R OCT EN FEDERAL BANK FSB

