

BOUNDARY / TOPOGRAPHIC MAP

LEGEND:

- WINNEBAGO COUNTY SECTION CORNER MONUMENT OF RECORD
- 3/4" x 24" REBAR SET WEIGHING 1502 LBS./LIN. FT.
- 3/4" REBAR FOUND
- P.K. NAIL SET IN PAVEMENT
- HYDRANT
- WATER VALVE
- UTILITY PEDESTAL
- LIGHT POLE
- POWER POLE
- MANHOLE
- INLET
- T - UNDERGROUND TELEPHONE
- G - UNDERGROUND GAS
- TV - UNDERGROUND TV CABLE
- FO - UNDERGROUND FIBER OPTIC
- W - WATERMAIN
- SAN - SANITARY SEWER
- SS - STORM SEWER
- E - ELECTRIC METER
- E - ELECTRIC TRANSFORMER
- S - SIGN
- B - BUSH
- DECIDUOUS TREE (TYPE) (TYPED) (ELEVATION IN FEET)
- TRUNK (TYPE) (TYPED) (ELEVATION IN FEET)
- BASE (TYPE) (TYPED) (ELEVATION IN FEET)
- TREELINE
- FENCE
- P.O.B. POINT OF BEGINNING
- S/L SECTION LINE
- () RECORDED MEASUREMENT
- ⊙ CURVE POINT IDENTIFIER
- R/W RIGHT-OF-WAY
- 302 HEIGHT OF LIGHT/POWER POLES

LEGAL DESCRIPTION:

LOT ONE OF CERTIFIED SURVEY MAP NO. 2753, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2753, AS DOCUMENT NO. 944774, BEING IN THE CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

PARCEL NUMBER 740077611

ZONING/SETBACK REQUIREMENTS:

(PER CITY OF MENASHA PERSONNEL)
ZONING - C-1 CENTRAL COMMERCIAL DISTRICT
MINIMUM FRONT YARD SETBACK - 10 FEET
MINIMUM SIDE YARD SETBACK - NONE, UNLESS ABUTTING A RESIDENTIAL USE OR DISTRICT.
MINIMUM REAR YARD SETBACK - 10 FEET
MAXIMUM HEIGHT - 45 FEET OR 3 STORES.

CONTACT THE CITY OF MENASHA DEPARTMENT OF COMMUNITY DEVELOPMENT REGARDING ALL SETBACK REQUIREMENTS.

POWER POLE CROSSARM TABLE

	LOW ARM	HIGH ARM
POWER POLE - 1	36.42'	51.02'
POWER POLE - 2	29.25'	41.76'
POWER POLE - 3	36.12'	49.45'
POWER POLE - 4	36.04'	50.38'

BENCHMARKS:

BENCHMARKS PER CITY OF MENASHA DATUM AND RECORDS

- 1) HYDRANT 400' NORTH OF MIDWAY ROAD (WEST SIDE) SW CORNER LOCAL PARKING LOT ELEVATION = 770.09 SW BOLT
- 2) HYDRANT 800' NORTH OF MIDWAY ROAD (WEST SIDE) AT CUL-DE-SAC ELEVATION = 773.41 SW BOLT
- 3) HYDRANT 100' EAST OF KENWOOD DRIVE ON MIDWAY ROAD (NORTH SIDE) ELEVATION = 774.53 NW BOLT

CONTACTS:

CITY OF MENASHA
MUNICIPAL UTILITIES, STREETS
140 MAIN STREET
MENASHA, WI 54952
920-967-5000 TELEPHONE
920-967-5272 FAX

CITY OF MENASHA PUBLIC WORKS
SECOND FLOOR AT CITY HALL
140 MAIN STREET
MENASHA, WI 54952
920-967-5000 TELEPHONE
920-967-5272 FAX

WATERWATER UTILITY
2340 AMERICAN DRIVE
MENASHA, WI 54956
920-720-7100 TELEPHONE
920-735-9018 FAX

SBC AMERITECH
(TELEPHONE)
221 W. WASHINGTON STREET
P.O. BOX 285
APPLETON, WI 54913
920-735-3800 TELEPHONE

WE ENERGIES
(GAS & ELECTRIC)
800 S. LYNNDALE DRIVE
APPLETON DRIVE 54904
920-300-3440 TELEPHONE

TIME WARNER CABLE
(CABLE TV)
3001 KENNEDY AVE.
KANEVILLE, WI 54306
920-734-3300 TELEPHONE

NOTES:

- 1) WATER PRESSURE = APPROXIMATELY 60 POUNDS (PER UTILITY COMPANY)
- 2) GAS PRESSURE ON SOUTH SIDE OF MIDWAY ROAD = APPROXIMATELY 50 POUNDS (PER UTILITY COMPANY)
- 3) OVERHEAD ELECTRIC ON NORTH SIDE OF MIDWAY ROAD IS A 3 PHASED SERVICE LINE, 336 CABLE AND 7200 VOLTS, (PER UTILITY COMPANY)
- 4) WHERE CURB AND GUTTER IS SHOWN, THE ELEVATIONS SHOWN ARE FOR BACK, TOP OF CURB.
- 5) SIZES AND LOCATIONS OF SOME UNDERGROUND UTILITIES COULD NOT BE FIELD VERIFIED AND WERE TAKEN FROM AVAILABLE RECORDS. THEIR LOCATIONS MAY BE APPROXIMATE OR INCOMPLETE. CONTACT ALL APPROPRIATE UTILITY COMPANIES PRIOR TO ANY EXCAVATION FOR THIS SITE.
- 6) PER CITY OF MENASHA PERSONNEL, THERE ARE PRESENTLY NOT ANY PLANS TO DO MAJOR RECONSTRUCTION WITHIN MIDWAY ROAD OR MIDWAY PLACE.
- 7) REFER TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 570536 DATED 7-10-03 FOR DISCLOSURE OF EASEMENTS AND COVENANTS WHICH AFFECT THIS PARCEL.

NORTH REFERENCE:

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 2, T20N, R12E, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BE AN IRON PIP 53.24"W.

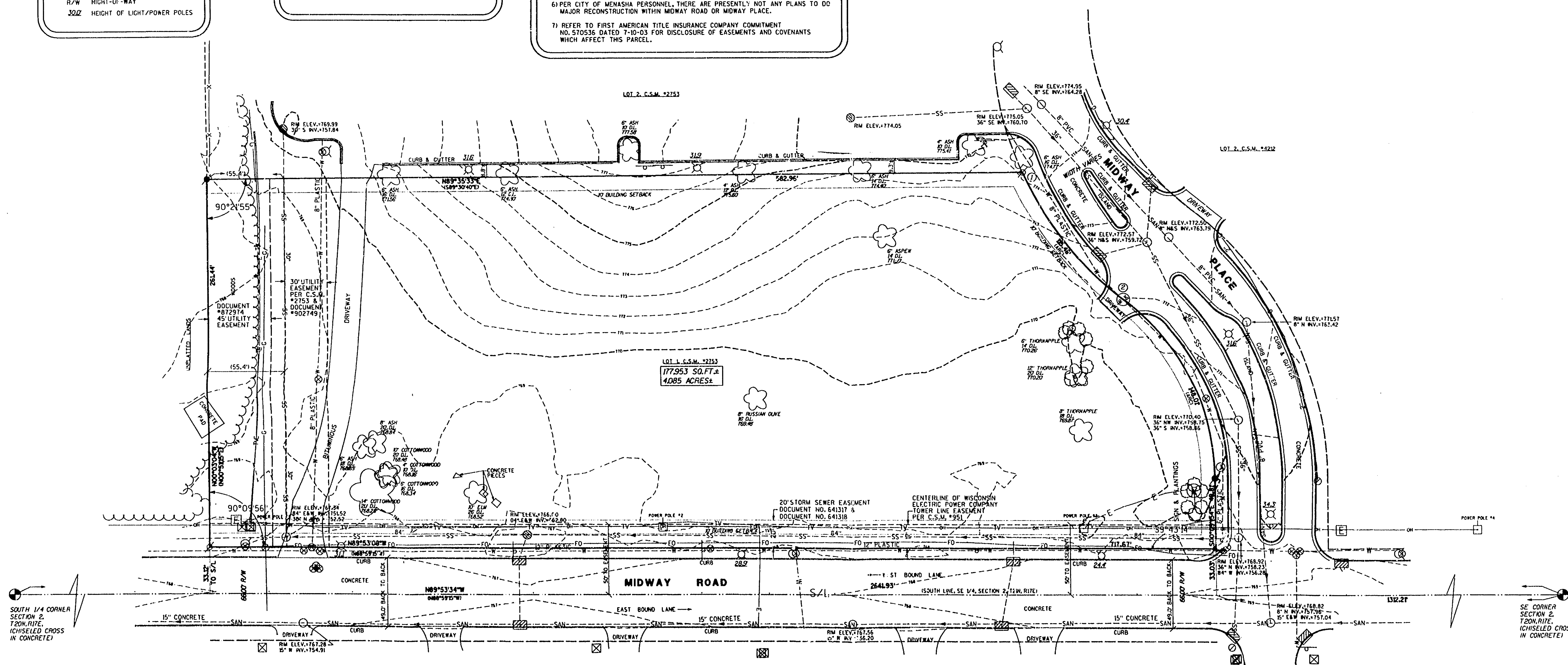
CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
2-3	29°45'38"	222.28'	115.06'	114.16'	N89°17'11"W
2-3	83°00'08"	160.06'	148.01'	142.79'	N26°59'58"W

SURVEYOR'S CERTIFICATE:

I, LARRY J. MILLER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR NO. S-1474 DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LANDS SHOWN HEREON ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry J. Miller
LARRY J. MILLER, S.L.S. NO. S-1474
8/14/03
DATE



FOR YOUR RECORDS
Copy: OMNI Associates, Inc.

OMNI ASSOCIATES

BOUNDARY/TOPOGRAPHIC MAP

AFFINITY HEALTH SYSTEM
2 GARY KUSNERZ
1506 S. ONEIDA STREET
APPLETON, WI 54915
PH. 920-738-2015

DATE: 08-14-03
PROJECT NUMBER: S317403
SHEET NUMBER: 2018
DRAFTED BY: DLH
CADD FILE NAME: TOPO.DGN
SHEET: 1 OF 2

CITY OF MENASHA S 2 7020 R#17