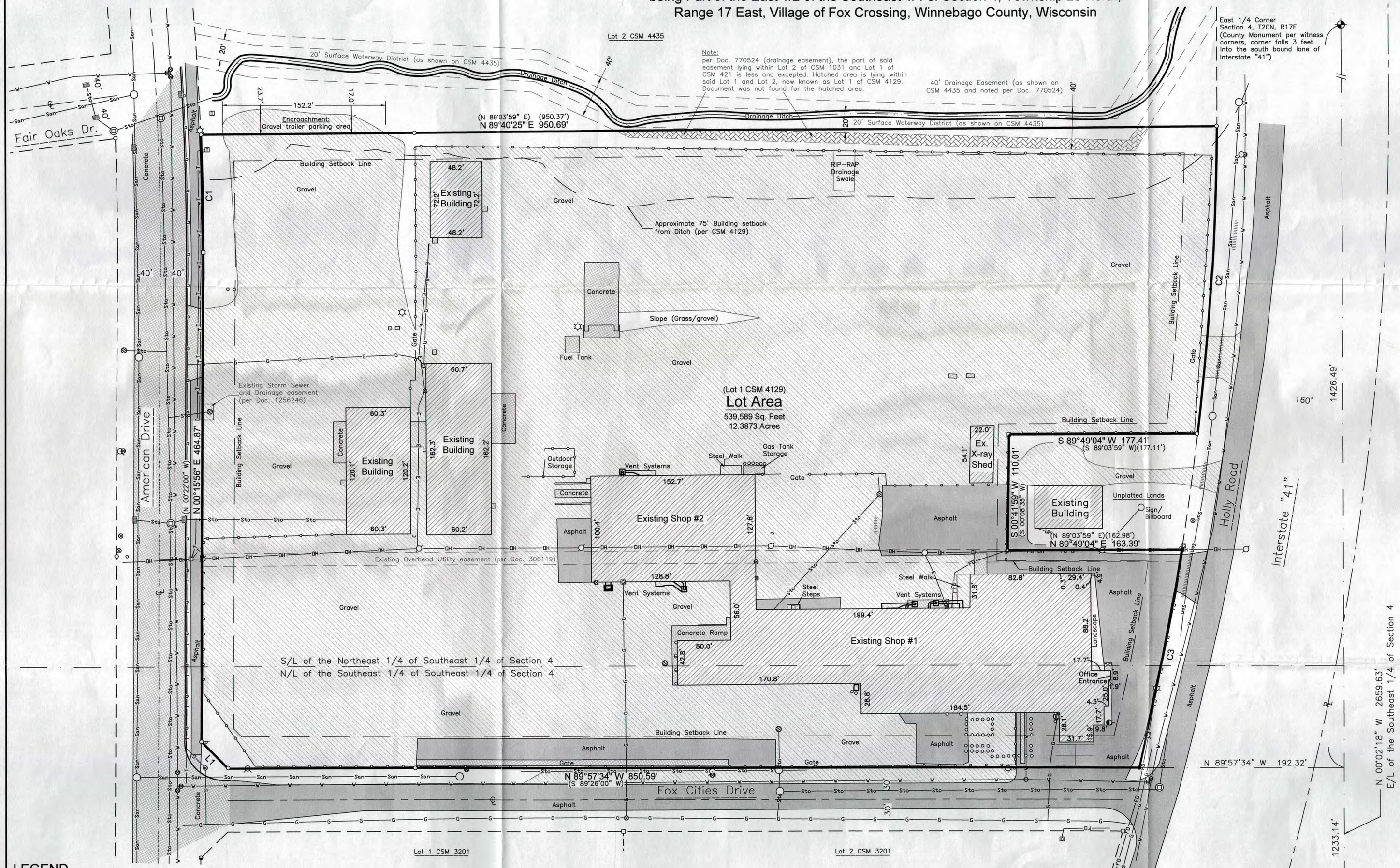
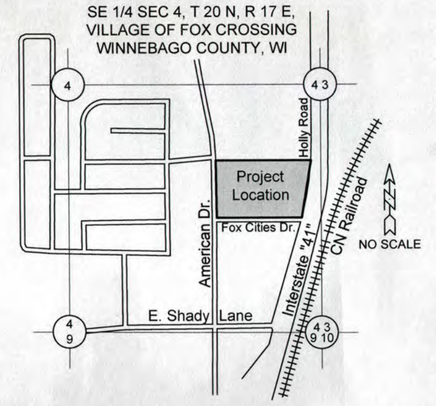
PLAT OF SURVEY

All of Lot 1 of Certified Survey Map No. 4129 less Document No. 1256245,
being Part of the East 1/2 of the Southeast 1/4 of Section 4, Township 20 North,
Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin



LOCATION MAP

SE 1/4 SEC 4, T 20 N, R 17 E,
VILLAGE OF FOX CROSSING
WINNEBAGO COUNTY, WI



LEGEND

CATV — CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO — FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH — OH	Overhead Electric Lines	Storm Manhole	Sign
	Utility Guy Wire	Inlet	Post / Guard Post
San — San	Sanitary Sewer (Pipe Size)	Catch Basin / Yard Drain	Flag Pole
Sto — Sto	Storm Sewer (Pipe Size)	Water MH / Well	Asphalt Pavement
E — E	Underground Electric	Hydrant	Concrete Pavement
G — G	Underground Gas Line	Utility Valve	Gravel
T — T	Underground Telephone	Utility Meter	¾" x 18" Steel Rebar @ 1.50lbs/LF SET
W — W	Water Main (Pipe Size)	Utility Pole	Railroad Spike SET
	Fence - Steel	Light Pole / Signal	¾" Rebar Found
	Existing Easement Line	Guy Wire / Pump	1" Iron Pipe Found
	Culvert	Electric Pedestal	2" Iron Pipe Found
ℝ	Reference Line	Electric Transformer	Masonry (PK) Nail Found
℄	Centerline	Air Conditioner	Government Corner
		Telephone Pedestal	
		Telephone Manhole	

50 0 50 100 150

Bearings are referenced to the East line of the Northeast 1/4, Section 4, T20N, R17E, assumed to bear S00°02'18"E, base on the Winnebago County Coordinate System.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°13'27" W	35.67'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.44'	2893.26'	2°12'25"	N 00°50'16" W	111.43'
C2	291.83'	2727.80'	6°07'47"	S 03°43'11" W	291.69'
C3	210.90'	2727.80'	4°25'48"	S 11°20'01" W	210.85'

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DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1911 Racine Street Menasha, WI 54952
Ph: 920-991-1566 Fax: 920-830-9595
www.davel.pro

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify that in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code, and under the direction and control of AZCO Inc, the property owners, that this survey is correct to the best of my knowledge and belief, and that this land is All of Lot 1 of Certified Survey Map No. 4129 less Document No. 1256245, all being Part of the East 1/2 of the Southeast 1/4 of Section 4, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin, containing 539,589 Square Feet (12.3873 Acres) of land described as follows:

Beginning at the Southeast corner of Section 4, Township 20 North, Range 17 East; thence, N00°02'18"W, along the East Line of the Southeast 1/4 of said Section 4, 1233.14 feet; thence, N89°57'34"W, 192.32 feet to the intersection of the West right of way line of Holly Road (Interstate "41") and the North right of way line of Fox Cities Drive, also being the Southeast Corner of Lot 1 of Certified Survey Map No. 4129, also being the Point of Beginning of the Parcel to described; thence, continuing N89°57'34"W, along the North right of way line of Fox Cites Drive, 850.59 feet; thence, N44°13'27"W, along said North right of way line, 35.67 feet to the East right of way line of American Drive; thence, N00°15'56"E, along said East right of way line, 464.87 feet to a point of curvature of a curve to the left having a radius of 2893.26 feet and a delta angle of 02°12'25"; thence, North, 210.90 feet, along said East right of way line and the arc of a curve with a chord that bears N00°50'16"W, 111.43 feet to the common line between Certified Survey Map No. 4435 and 4129; thence, N89°40'25"E, along said common line, 950.69 feet to the West right of way of Interstate "41" and to a point of curvature of a curve to the right having a radius of 2727.80 feet and a delta angle of 06°07'47"; thence, Southerly 291.83 feet along said right of way line and the arc of a curve with a chord that bears S03°43'11W, 291.69 feet; thence, S89°49'04"W, 177.41 feet; thence, S00°41'59"W, 110.01 feet; thence, N89°49'04"E, 163.39 feet to the West right of way line of Interstate "41" and to a point of curvature of a curve to the right having a radius of 2727.80 and a delta angle of 04°25'48"; thence, Southerly 210.90 feet along said right of way and the arc of a curve with a chord that bears S11°20'01"W 210.85 feet and to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this 29 day of Nov, 2017

The field work was completed on 7-3-2017

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692
jim@davel.pro

General Notes:

1. Parcel is currently Zoned: I-2 (Heavy Industrial District)
2. Setbacks:
   Front Yard: 30 Feet
   Side Yard: 7 Feet on one side and 10 feet on the other
   Rear Yard: 25 Feet
   Height: none feet
3. Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 1-800-242-8511

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

AZCO Inc.

Village of Fox Crossing, Winnebago County, WI
For: AZCO Inc (Tricia Hansel)

PLAT OF SURVEY
(AZCO - 2150 Holly Road)

Date:	11/29/2017
Filename:	5004POS.dwg
Author:	SRA
Last Saved by:	scott
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