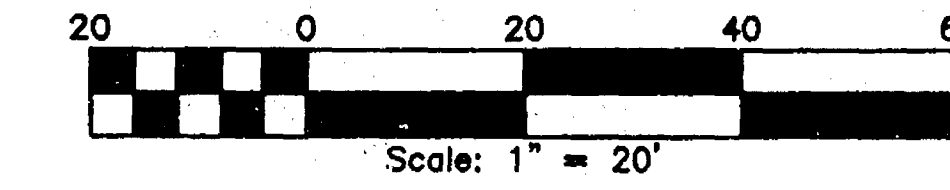


- LEGEND:
- 1" ROUND IRON PIPE FOUND
 - 3/4" SOLID ROUND #6 IRON REBAR FOUND
 - CHISEL CROSS FOUND
 - RAILROAD SPIKE FOUND
 - PK NAIL FOUND
 - 1 1/4" X 30" SOLID ROUND #10 IRON REBAR SET, 4,303 LBS. PER LIN. FT.
 - 3/4" X 24" SOLID ROUND #6 IRON REBAR SET, 1,502 LBS. PER LIN. FT.
 - CHISEL CROSS SET
 - RAILROAD SPIKE SET
 - PK NAIL SET
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM CATCH BASIN
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - DOWN GUY
 - GAS VALVE
 - GAS METER
 - ELECTRICAL PEDESTAL
 - TELEPHONE PEDESTAL
 - CABLE TV PEDESTAL
 - LIGHT
 - SIGN
 - TREE
 - CONCRETE FILLED GUARD POST
 - RECORDED AS
 - OVERHEAD ELECTRICAL
 - OVERHEAD TELEPHONE
 - OVERHEAD CABLE TV
 - OVERHEAD TELEPHONE & CABLE TV
 - OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND ELECTRICAL
 - UNDERGROUND TELEPHONE
 - UNDERGROUND CABLE TV
 - UNDERGROUND TELEPHONE & CABLE TV
 - UNDERGROUND ELECTRICAL & TELEPHONE
 - UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL MANHOLE

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 4313 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4313 AS DOCUMENT NUMBER 1067110, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



- NOTES:
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES. THEREFORE, EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.
 - BENCHMARK 1: NORTHWEST TAG BOLT ON FIRE HYDRANT FLANGE LOCATED AT THE NORTHWEST CORNER OF WEST AMERICAN DRIVE AND C.T.H. "CB", ELEVATION = 779.20 (USGS DATUM)
 - BENCHMARK 2: NAIL IN 18" ELM ALONG WEST RIGHT OF WAY LINE OF C.T.H. "CB" SOUTH OF WEST AMERICAN DRIVE, ELEVATION = 776.58 (USGS DATUM)
 - SUBJECT PROPERTY IS ZONED B-5: PLANNED COMMERCIAL DISTRICT
 - BUILDING SETBACKS:
 - STREET: 30 FEET MINIMUM FROM ANY PUBLIC, PRIVATE, OR OFFICIALLY MAPPED STREET/RIGHT OF WAY IF THERE IS NOT PARKING OR DRIVE SITUATED BETWEEN THE BUILDING AND 50 FEET MINIMUM IF THERE IS TO BE PARKING OR DRIVES SITUATED BETWEEN THE BUILDING AND THE STREET.
 - REAR: 25 FEET MINIMUM FROM THE REAR PROPERTY LINE.
 - SIDE: 20 FEET MINIMUM FROM THE SIDE PROPERTY LINE.
 - THE ABOVE YARDS SHALL APPLY EXCEPT WHERE ANY PORTION ON THE DEVELOPMENT IS ADJACENT TO RESIDENTIALLY ZONED PROPERTY, IN WHICH CASE THE PLANNING AND ZONING COMMITTEE AND TOWN BOARD MAY REQUIRE AN INCREASED SETBACK OF UP TO 50 FEET IF DEEMED NECESSARY.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 550537 0050C, MAP REVISED: JULY 23, 1982.
 - AIRPORT ZONING DISTRICT AREA HEIGHT LIMITATION IS 1009 FEET PER WINNEBAGO COUNTY ZONING OFFICE. SEE ZONING ORDINANCE FOR DETAILS.
 - CURB ELEVATIONS SHOWN ARE TOP OF CURB, SUBTRACT 0.5'± TO OBTAIN GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
 - NOTE AS CONTAINED ON CERTIFIED SURVEY MAP NO. 4313, DOES AFFECT SUBJECT PROPERTY.
 - STATES NO DIRECT VEHICULAR ACCESS TO C.T.H. "CB" FROM LOT 1 SHALL BE PERMITTED. ACCESS TO LOT 1 SHALL BE WEST AMERICAN DRIVE.
 - UTILITY EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY AND THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WISCONSIN AS PER VOLUME 382, PAGE 230, CAN NOT BE SPECIFICALLY LOCATED.
 - UTILITY EASEMENT GRANTED TO WISCONSIN MICHIGAN POWER COMPANY AS PER VOLUME 382, PAGE 564, DOES NOT AFFECT SUBJECT PROPERTY.

LEGAL DESCRIPTION:
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4313 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4313 AS DOCUMENT NO. 1067110, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE S89°56'08"W, 243.67 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8; THENCE N00°09'09"E, 213.73 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST AMERICAN DRIVE; THENCE S89°50'51"E, 202.40 FEET ALONG SAID SOUTH LINE; THENCE S16°21'22"E, 145.25 FEET ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 8; THENCE S00°09'33"W, 73.55 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, TO BE KNOWN AS LOT 2 OF A FUTURE CERTIFIED SURVEY MAP. SAID PARCEL CONTAINS 49,095 SQUARE FEET (1.1271 ACRES) OF LAND MORE OR LESS.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

Robert F. Reider, RLS-1251
DATED 11-1-00

DESIGNED		DRAWN		CHECKED		RFR	
DATE		DATE		DATE		DATE	
REVISED		REVISED		REVISED		REVISED	
CAROW LAND SURVEYING CO., INC. 1837 W. WISCONSIN AVE., P.O. BOX 1297 APPLETON, WISCONSIN 54912-1297 PHONE 920-731-4168 FAX 731-5673							
ACS, INC. ATTENTION: KELLY SPERL 201 W. NORTHLAND AVENUE APPLETON, WISCONSIN 54911							
SCALE 1" = 20'		DATE 10-31-00		PROJECT NO. 1996.255-1-00		SHEET NO.	

sec 8 t20 R17