LEGEND

■ 1" x 18" IRON PIPE SET	—CATV— UNDERGROUND CABLE TV
○ 3/4" REBAR FOUND	—G— UNDERGROUND GAS
□ 1" IRON PIPE FOUND	—X— EXIST. FENCE LINE
△ RAILROAD SPIKE FOUND	◇◇ GAS VALVE
⊠ CHISELED CROSS FOUND	POWER POLE
✥ GOVERNMENT MONUMENT	LIGHT POLE
◈ SIGN	TELEPHONE PEDESTAL
● UTILITY METER	ELECTRIC PEDESTAL
—OH— OVERHEAD POWER LINES	CABLE PEDESTAL
—E— UNDERGROUND ELECTRIC	SANITARY CLEANOUT
—T— UNDERGROUND TELEPHONE	EXIST. HYDRANT
	WATER VALVE
	WATER STOP BOX
	EXIST STORM MANHOLE
	STORM INLET
	YARD DRAIN
	EXIST SANITARY MANHOLE
	EXIST. SAN. SEWER
	EXIST. STO. SEWER
	EXIST. WATER MAIN
00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT	
MAPPED FLOODWAY	
MAPPED 100 YEAR FLOOD	

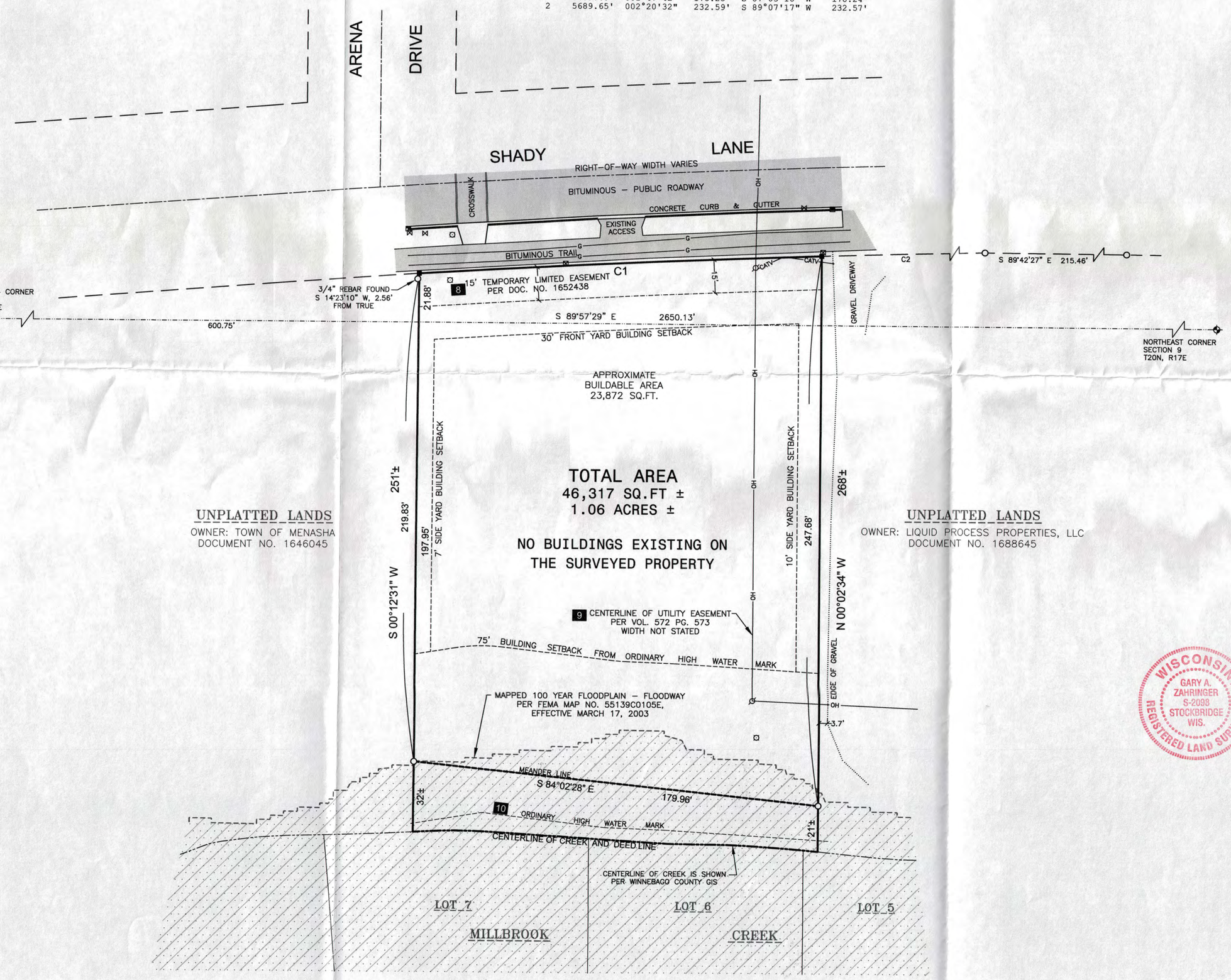
BEARINGS ARE REFERENCED TO NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, ASSUMED TO BEAR S 89°57'29" E

SCALE IN FEET 1" = 30'
0 30 60

N

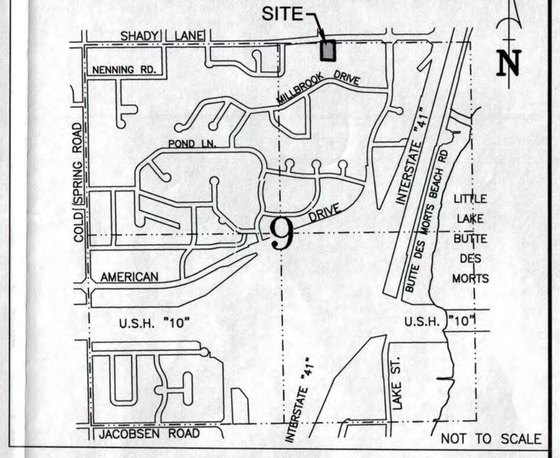
CURVE TABLE

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	5689.65'	001°47'42"	178.25'	S 87°03'10" W	178.24'
2	5689.65'	002°20'32"	232.59'	S 89°07'17" W	232.57'



LOCATION MAP

SECTION 9, T 20 N, R 17 E,
WINNEBAGO COUNTY, WISCONSIN



THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION COMMITMENT NO.: 2684757-1, EFFECTIVE DATE SEPTEMBER 11, 2015:

LEGAL DESCRIPTION:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4 AND OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, ALL IN TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ.-
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 89°57'29" EAST, ALONG THE NORTH LINE OF SAID SECTION 9, 600.75 FEET, TO THE PLACE OF BEGINNING; THENCE SOUTH 0°12'31" WEST, 197.95 FEET, TO A MEANDER CORNER; THENCE SOUTH 84°2'28" EAST, ALONG THE MEANDER LINE, 179.96 FEET, TO THE END OF SAID MEANDER LINE; THENCE NORTH 0°2'34" WEST, 247.68 FEET, TO A POINT OF CURVE WHICH IS THE SOUTHERLY LINE OF EAST SHADY LANE; THENCE WESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT ALONG THE SOUTHERLY LINE OF SAID EAST SHADY LANE, 178.25 FEET, SAID ARC HAVING A RADIUS OF 5689.65 FEET AND A CHORD WHICH BEARS SOUTH 87°3'10" WEST, 178.24 FEET; THENCE SOUTH 0°12'31" WEST, 21.88 FEET, TO THE PLACE OF BEGINNING; INCLUDING THAT LAND LYING BETWEEN THE MEANDER LINE AND THE CENTER LINE OF MILLBROOK CREEK AND BETWEEN THE EXTENDED EAST AND WEST LINES OF THE ABOVE DESCRIBED PROPERTY EXTENDED TO THE CENTER LINE OF SAID CREEK.

SCHEDULE B-SECTION TWO EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION COMMITMENT NO.: 2684757-1, EFFECTIVE DATE SEPTEMBER 11, 2015:

EXCEPTION 8 EASEMENT BY AN INSTRUMENT, RECORDED: NOVEMBER 12, 2013, DOCUMENT NO.: 1652438. AFFECTS PARCEL AS SHOWN.

EXCEPTION 9 UTILITY EASEMENT TO WISCONSIN TELEPHONE COMPANY AND WISCONSIN MICHIGAN POWER COMPANY, RECORDED: JUNE 10, 1949, VOLUME/JACKET/REEL: 572, PAGE/IMAGE: 573, DOCUMENT NO.: 164607. AFFECTS PARCEL AS SHOWN.

EXCEPTION 10 RIGHTS OF THE PUBLIC IN ANY PORTIONS OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGH WATER MARK OF MILLBROOK CREEK. ORDINARY HIGH WATER MARK AS SHOWN.

NOTE:
- SUBJECT PARCEL IS ENTIRELY WITHIN THE 300' COUNTY SHORELAND ZONING.
- SUBJECT PARCEL IS ZONED B-3, GENERAL BUSINESS DISTRICT, PER TOWN OF MENASHA ZONING ORDINANCE.
  BUILDING SETBACK REQUIREMENTS = 30 FEET STREET YARD
  7 FEET SIDE YARD, WITH 10 FEET ON THE OTHER SIDE
  25 FEET REAR YARD SETBACK
  75 FEET MINIMUM SHORE YARD

ALTA/ACSM 2011 CERTIFICATION:
TO
KEVIN KABAT AND KAREN KABAT,
TRI-COUNTY RECREATION ASSOCIATION, INC., A WISCONSIN CORPORATION AND
FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK COMPLETED ON SEPTEMBER 21, 2015.

DATED THIS THE 25TH DAY OF SEPTEMBER, 2015.

GARY A. ZAHRINGER, PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098

WISCONSIN
GARY A. ZAHRINGER
S-2098
STOCKBRIDGE
WIS.
REGISTERED LAND SURVEYOR

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NO.	DATE	REVISION

DRAWN BY: A.Sedlar
FIELDWORK: MLR
APPROVED: GAZ

ALTA/ACSM LAND TITLE SURVEY

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, ALL IN TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

PREPARED FOR:
GOODIN & GOODIN LAW OFFICES
230 FIRST COMMERCIAL ST.
NEENAH, WI 54957

SCALE	DATE
1" = 30'	Sept. 2015

COMPUTER FILE
1-0710-001alta.dwg

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1-0710-001