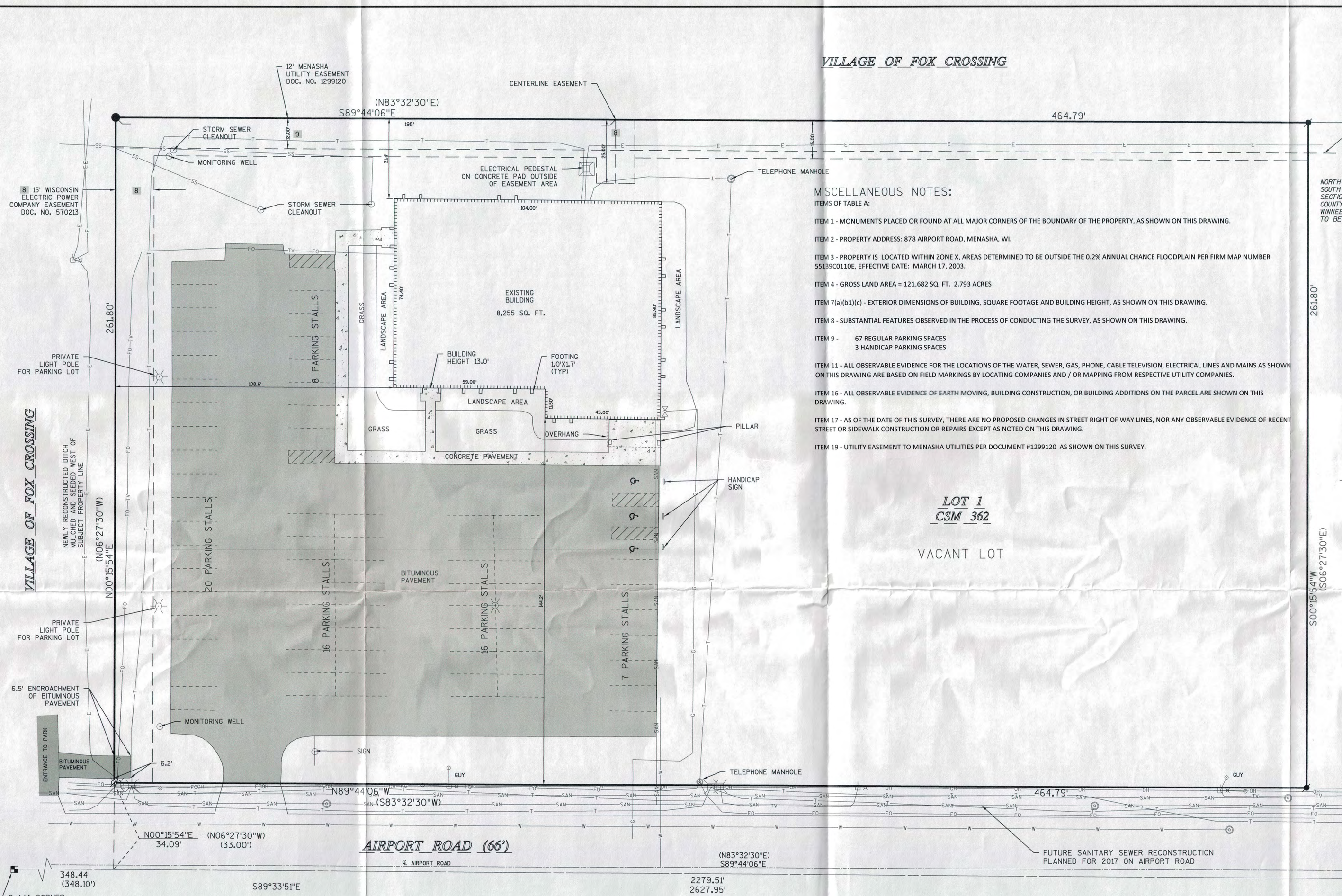


MISCELLANEOUS NOTES:

ITEMS OF TABLE A:

ITEM 1 - MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, AS SHOWN ON THIS DRAWING.

ITEM 2 - PROPERTY ADDRESS: 878 AIRPORT ROAD, MENASHA, WI.

ITEM 3 - PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 55139C0110E, EFFECTIVE DATE: MARCH 17, 2003.

ITEM 4 - GROSS LAND AREA = 121,682 SQ. FT. 2.793 ACRES

ITEM 7(a)(b1)(c) - EXTERIOR DIMENSIONS OF BUILDING, SQUARE FOOTAGE AND BUILDING HEIGHT, AS SHOWN ON THIS DRAWING.

ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, AS SHOWN ON THIS DRAWING.

ITEM 9 - 67 REGULAR PARKING SPACES
3 HANDICAP PARKING SPACES

ITEM 11 - ALL OBSERVABLE EVIDENCE FOR THE LOCATIONS OF THE WATER, SEWER, GAS, PHONE, CABLE TELEVISION, ELECTRICAL LINES AND MAINS AS SHOWN ON THIS DRAWING ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND / OR MAPPING FROM RESPECTIVE UTILITY COMPANIES.

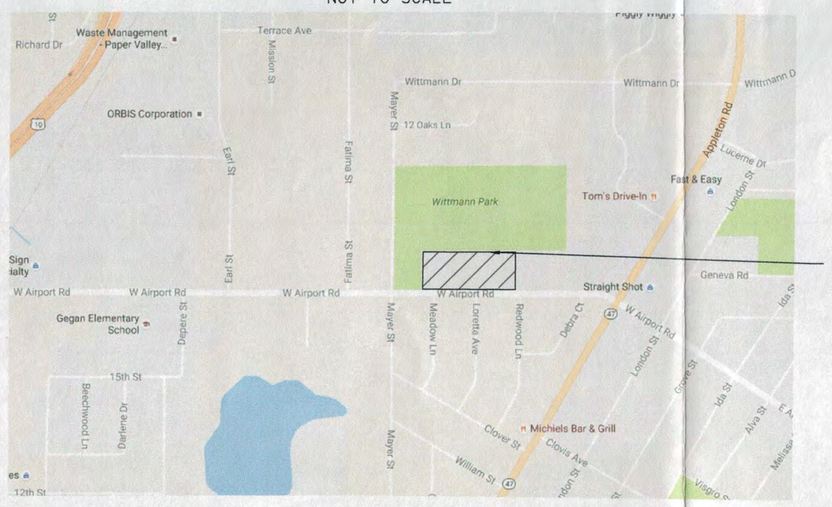
ITEM 16 - ALL OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE PARCEL ARE SHOWN ON THIS DRAWING.

ITEM 17 - AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS NOTED ON THIS DRAWING.

ITEM 19 - UTILITY EASEMENT TO MENASHA UTILITIES PER DOCUMENT #1299120 AS SHOWN ON THIS SURVEY.

PROJECT LOCATION MAP

NOT TO SCALE



EXCEPTIONS:

EXCEPTIONS FROM SCHEDULE B-SECTION TWO PER FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION
TITLE COMMITMENT NO.: 2799995, DATED SEPTEMBER 16, 2016

EXCEPTION 8 - UTILITY EASEMENT GRANTED BY TWINMED, A PARTNERSHIP TO WISCONSIN ELECTRIC POWER COMPANY BY AN INSTRUMENT DATED OCTOBER 28, 1981, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON NOVEMBER 11, 1981, AS DOCUMENT NO. 570213.

EXCEPTION 9 - UTILITY EASEMENT GRANTED TO MENASHA UTILITIES, DISCLOSED BY INSTRUMENT RECORDED FEBRUARY 20, 2004 AS DOCUMENT NO. 1299120.

WISCONSIN
MICHAEL J. KACZMARZYK
S-2256
HORTONVILLE
WI
LAND SURVEYOR

LEAGAL DESCRIPTION:

LOT ONE (1), OF CERTIFIED SURVEY MAP NO. 362, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 362, AS DOCUMENT NO. 518081, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN; EXCEPTING THEREFROM CERTIFIED SURVEY MAP NO. 1861, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 1861, AS DOCUMENT NO. 702831

SURVEYOR'S CERTIFICATION:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY (TITLE INSURER) AND CHRIS DIERINGER (BUYER).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 2, 2016

MICHAEL J. KACZMARZYK P.L.S. NO. S-2256

DATE NOVEMBER 16, 2016

LEGEND:

- WINNEBAGO COUNTY SECTION CORNER OF RECORD
- MAG SPIKE SET
- 1" IRON PIPE FOUND
- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- ∅ 3/4" REBAR SET WEIGHING 1.502 LBS/LIN FT.
- MAG SPIKE SET
- ( ) RECORDED AS INFORMATION
- BECHMARKS
- SOIL BORINGS
- MANHOLES
- ROUND STORM INLET
- RECTANGLE STORM INLET
- INLET PROTECTION TYP
- POWER POLE
- LIGHT POLE
- PEDESTAL
- STREET SIGN
- HYDRANT
- ∅WV WATER VALVE
- CLEAN OUT
- MONITORING WELL
- GAS METER
- —W— WATER UTILITY
- —E— ELECTRIC UTILITY
- —FO— FIBER OPTIC
- —T— TELEPHONE
- —TV— TELEVISION
- —OH— OVERHEAD WIRES
- —G— GAS
- —SAN— SANITARY UTILITY
- —SS— STORM SEWER UTILITY
- —CL— CENTERLINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONCRETE

NORTH

0 20 40
DRAWING SCALE

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
NEWMARK GRUBB PFEFFERLE
200 E. WASHINTON ST. SUITE 2A
APPLETON, WI 54911

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
(920) 735-6900

REV.	DATE	DESCRIPTION

SHEET DESCRIPTION

ALTA/NSPS

LAND TITLE SURVEY

PROJECT MANAGER: MJK
PROJ NO: S3362A16
DATE: 11/8/16

DRAWING NO.
C100

File Name: F:\SURVEY\S3362A16\DGN\S3362A16 ZOHARWERN.dwg
Plotted By: STODDARJ on 11/16/2016 at 07:42 AM