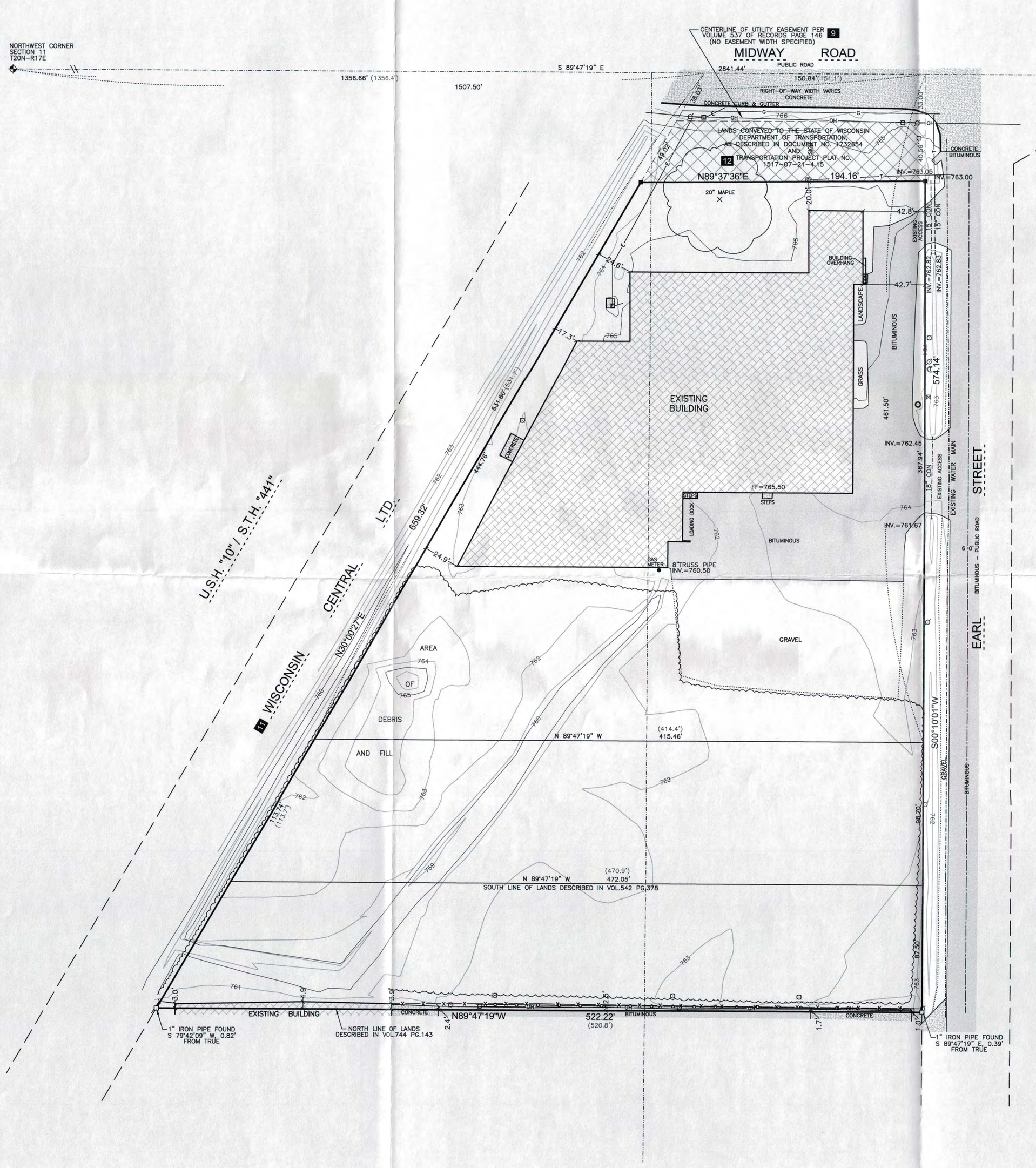


1" = 40'
0 40 80
SCALE IN FEET

N

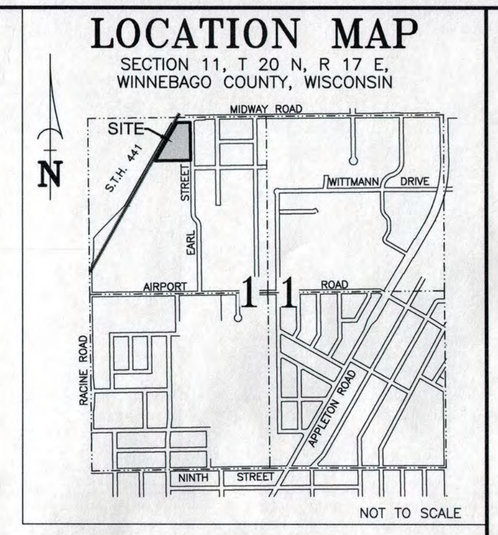
BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM WHICH HAS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, BEARING S 89°47'19" E

LEGEND

1" x 18" IRON PIPE SET	UNDERGROUND TELEPHONE	EXIST. HYDRANT
P.K. NAIL SET	UNDERGROUND GAS	WATER VALVE
1" IRON PIPE FOUND	UNDERGROUND CABLE TV	WATER STOP BOX
1–1/4" REBAR FOUND	EXIST. GUARD RAIL	EXIST STORM MANHOLE
3/4" REBAR FOUND	EXIST. FENCE LINE	STORM INLET
SPOT LIGHT	SIGN	YARD DRAIN
FLAG POLE	GAS VALVE	EXIST SANITARY MANHOLE
BOLLARD	POWER POLE	EXIST. SAN. SEWER
UTILITY METER, UNLESS NOTED	GUY	EXIST. STD. SEWER
CONCRETE PAVEMENT	LIGHT POLE	EXIST. WATER MAIN
BITUMINOUS PAVEMENT	TELEPHONE PEDESTAL	FF = 000.00 FIRST FLOOR ELEVATION
OVERHEAD POWER LINES	ELECTRIC PEDESTAL	CONTOUR W/ ELEVATION
UNDERGROUND ELECTRIC	TELEPHONE MANHOLE	00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT
	CABLE PEDESTAL	

LOCATION MAP

SECTION 11, T 20 N, R 17 E,
WINNEBAGO COUNTY, WISCONSIN



NOT TO SCALE

HATCH LEGEND

LANDS CONVEYED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, AS DESCRIBED IN DOCUMENT NO. 1732854

LEGAL DESCRIPTION PER TITLE COMMITMENT NO.: 2844379, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY-EVANS TITLE DIVISION, EFFECTIVE DATE MARCH 14, 2017:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N½ NW¼) OF SECTION ELEVEN (11), TOWNSHIP TWENTY (20) NORTH OF THE RANGE SEVENTEEN (17) EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION ELEVEN (11), THENCE DUE EAST ALONG THE NORTH LINE OF SECTION ELEVEN (11), ONE THOUSAND FIVE HUNDRED AND SEVEN AND FIVE-TENTHS (1507.5) FEET; THENCE DUE SOUTH FOUR HUNDRED SIXTY-ONE AND FIVE-TENTHS (461.5) FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH NINETY-EIGHT AND SEVEN-TENTHS (98.7) FEET; THENCE DUE WEST FOUR HUNDRED SEVENTY AND SEVEN-TENTHS (470.9) FEET TO THE EAST RIGHT OF WAY LINE ON THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 29°47' EAST ALONG SAID EAST RAILROAD RIGHT OF WAY LINE ONE HUNDRED THIRTEEN AND SEVEN-TENTHS (113.7) FEET; THENCE DUE EAST FOUR HUNDRED FOURTEEN AND FOUR-TENTHS (414.4) TO THE PLACE OF BEGINNING.

ALSO: A PARCEL OF LAND LOCATED IN THE NORTH ½ OF THE NORTHWEST QUARTER (N½ NW¼) OF SECTION ELEVEN (11), TOWNSHIP TWENTY (20) NORTH OF RANGE SEVENTEEN (17) EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION ELEVEN (11) WITH THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, SAID POINT OF INTERSECTION BEING 1356.4 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION ELEVEN (11), THENCE EAST 151.1 FEET, THENCE SOUTH 461.5 FEET, THENCE WEST 414.4 FEET TO THE EAST RAILROAD RIGHT-OF-WAY LINE, THENCE NORTHEASTERLY ALONG THE EAST RAILROAD RIGHT OF WAY LINE 531.7 FEET TO THE PLACE OF BEGINNING.

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF (N ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION ELEVEN (11), TOWNSHIP TWENTY (20), NORTH, RANGE SEVENTEEN (17) EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION ELEVEN (11), THENCE DUE EAST ALONG THE NORTH LINE OF SECTION ELEVEN (11), ONE THOUSAND FIVE HUNDRED SEVEN AND FIVE TENTHS (1507.5) FEET; THENCE DUE SOUTH FIVE HUNDRED SIXTY AND TWO TENTHS (560.2) FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH EIGHTY-SEVEN AND FIVE TENTHS (87.5) FEET TO THE NORTH LINE OF MIDWAY REALTY CO. PROPERTY DESCRIBED IN VOLUME 744 PAGE 143 OF WINNEBAGO COUNTY REGISTRY, THENCE DUE WEST FIVE HUNDRED TWENTY AND EIGHT TENTHS (520.8) FEET TO THE EAST RIGHT-OF-WAY OF CHICAGO, MILWAUKEE AND SAINT PAUL RAILROAD; THENCE NORTH 29°47' EAST ALONG SAID EAST RAILROAD RIGHT-OF-WAY LINE TO THE SOUTH LINE OF PROPERTY DESCRIBED IN VOLUME 542, PAGE 378 OF WINNEBAGO COUNTY REGISTRY, THENCE DUE EAST 470.9 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING LANDS CONVEYED TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JANUARY 24, 2017 AS DOCUMENT NO. 1732654.

ALSO DESCRIBED AS FOLLOWS

PART OF THE NW 1/4 OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4, SECTION ELEVEN (11), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE N SECTION LINE WITH THE E LINE OF THE RAILROAD, THENCE E151.1', THENCE S647.7', THENCE W520.8' TO THE EAST LINE OF THE RAILROAD, THENCE NORTHEASTERLY ALONG THE RAILROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPTING LANDS CONVEYED TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JANUARY 24, 2017 AS DOCUMENT NO. 1732654.

APN: 704-0784

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B-SECTION TWO EXCEPTIONS OF TITLE COMMITMENT NO.: 2844379, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY-EVANS TITLE DIVISION, EFFECTIVE DATE MARCH 14, 2017:

EXCEPTION 9 UTILITY EASEMENT TO WISCONSIN MICHIGAN POWER COMPANY RECORDED JANUARY 18, 1946 IN VOLUME 537, PAGE 146 AS DOCUMENT NO. 131361. AS SHOWN.

EXCEPTION 10 PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES.

EXCEPTION 11 RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF RAILROAD SWITCHES, SIDETRACKS OR SPUR TRACKS.

EXCEPTION 12 TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY DISCLOSED, IF ANY, ON TRANSPORTATION PROJECT PLAT NO: 1517-07-21-4.15, RECORDED ON FEBRUARY 25, 2014 AS DOCUMENT NUMBER 1658571 AND TRANSPORTATION PROJECT PLAT NO. 1517-07-21-4.15 AMENDMENT NO. 1 RECORDED DECEMBER 29, 2016 AS DOCUMENT NO. 1730929. AS SHOWN.

ITEMS OF TABLE A:

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

ITEM 2 - PROPERTY ADDRESS: 1486 EARL STREET, MENASHA, WI 54952

ITEM 4 - GROSS LAND AREA = 205,134 SQ.FT. 4.709 ACRES

ITEM 5 - 1-FOOT CONTOURS ARE FROM APRIL 28, 2017 GROUND SURVEY. VERTICAL DATUM IS NAVD88. BENCHMARK AS SHOWN.

ALTA/NSPS 2016 SURVEYOR'S CERTIFICATION:
TO
MIDWAY ROAD, LLC,
DICK & STEVE EARL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,
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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4 AND 5 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2017.

DATED THIS THE 4TH DAY OF MAY, 2017.

GARY A. ZAHRINGER
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098

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

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Environmental
Surveying
Engineering
Architecture

DRAWN BY	FIELDWORK	APPROVED
AMS	MLR	GAZ

NO.	DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

THIS SURVEY IS PREPARED FOR:
EARL LITHO PROPERTY, LLC
1223 APPLETON ROAD
MENASHA, WI 54952

SCALE	DATE
1"=40'	MAY 2017

COMPUTER FILE
1-0213-008alta.dwg

DRAWING NO.
1-0213-008