ALTA/ACSM LAND TITLE SURVEY

UNDERGROUND UTILITIES

1. BEFORE DIGGING IN THIS AREA, CALL DIGGERS HOTLINE AT 1-800-242-8511 FOR FIELD LOCATION MARKINGS OF UNDERGROUND UTILITY LINES.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

2. SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS – LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20111613342)

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
WHIT BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF APPLETON ROAD AND BEING 65 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER ACROSS FROM MAIL BOX 1140.
ELEVATION = 766.34

SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM NAD 83(1997). THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST BEARING IS S 00°34'35" W.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
6. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BERIAL GROUNDS.
8. AREA OF SUBJECT PROPERTY IS 38,964 SQUARE FEET (0.894 ACRES)

OBSERVED ENCROACHMENTS

- NONE

TITLE LEGAL DESCRIPTION

ALL OF LOTS TWO (2), THREE (3), FOUR (4) AND FIVE (5), OF BLOCK FOUR (4) OF GROVE SUBDIVISION, IN THE SIXTH WARD CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

APN: PART OF 706-0637

PROPERTY ADDRESS: 1165 APPLETON ROAD
MENASHA, WI 54952

SURVEYED LEGAL DESCRIPTION

BEING ALL OF LOTS 2, 3, 4, AND 5 OF BLOCK 4 OF GROVE SUBDIVISION, LOCATED IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, THENCE S 00°34'35" W ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 11, 1024.44 FEET; THENCE N 89°25'25" W, 1216.98 FEET TO THE POINT OF BEGINNING OF PARCEL TO BE DESCRIBED; THENCE N 59°39'42" W, 149.94 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF APPLETON ROAD; THENCE N 30°21'35" E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF APPLETON ROAD, 259.84 FEET; THENCE S 59°40'30" E, 149.94 FEET; THENCE S 30°21'35" W, 259.88 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RECTANGULAR CATCH BASIN
- CLEAN OUT
- ELECTRIC METER
- GAS METER
- GUY WIRE
- HYDRANT
- LIGHTPOLE
- MAILBOX
- POWERPOLE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- WATER VALVE
- TREE
- 3/4" O.D. IRON BAR FOUND
- BERNTSEN MONUMENT FOUND
- RECORDED AS
- 1" I.D. IRON PIPE FOUND

SCHEDULE B-2 EXCEPTIONS

FROM TITLE COMMITMENT NO. 2188336, EFFECTIVE DATE OF JUNE 24, 2011 AT 7:00 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

14. LIMITED HIGHWAY EASEMENT CONTAINED IN A DEED TO WINNEBAGO COUNTY DATED JUNE 29, 1955 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON JULY 7, 1955 IN VOLUME 779 OF DEEDS, PAGE 163, AS DOCUMENT NO. 224946. – THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED HEREON.

15. ENCROACHMENT AGREEMENT BY AND BETWEEN DOROTHY L. KILISHEK AND MARATHON ENGINEERS/ARCHITECTS/PLANNERS, INC., DATED DECEMBER 12, 1990 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON JANUARY 2, 1991, AS DOCUMENT NO. 758330. – THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

16. EXCEPTIONS TO WARRANTY, PARAGRAPHS 10 AND 11 OF EXHIBIT "B" CONTAINED IN WARRANTY DEED BETWEEN JP-MARATHON INC. F/K/A MARATHON ENGINEERS/ARCHITECTS/PLANNERS INC. AND F.P. ONE, LLC, DATED FEBRUARY 22, 1996 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON MARCH 5, 1996, AS DOCUMENT NO. 928868. – PARAGRAPH 10 OF SAID DOCUMENT STATES A FENCE ENCROACHMENT ON THE SOUTHEASTERLY PORTION OF SUBJECT PROPERTY. THIS NO LONGER AFFECTS SUBJECT PROPERTY AS SAID FENCE NO LONGER EXISTS. PARAGRAPH 11 STATES A ROAD RIGHT OF WAY OVERLAP OF 1.2' TO 1.8' AS SHOWN ON A SURVEY DATED JUNE 29, 1990 AND DRAWN BY DAVID M. SCHMALZ, WISCONSIN LAND SURVEYOR. POINT OF BEGINNING, INC. DOES NOT AGREE THAT THERE IS A RIGHT OF WAY OVERLAP PER SAID SURVEY.

17. BUILDING SET-BACK LINE SHOWN ON THE RECORDED PLAT OF GROVE SUBDIVISION. – THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

SURVEYOR'S CERTIFICATE

TO: DGI-MELLEN, LLC, GOLDEN WARRIORS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, ISLAND MEDICAL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY:

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, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11A, 11B, 12 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2011.

Donald J. Buza — 8/4/11
DONALD J. BUZA — DATE
REGISTERED LAND SURVEYOR #2338

WISCONSIN
DONALD J. BUZA
S-2338
CUSTER, WI
LAND SURVEYOR

SURVEYOR

DONALD J. BUZA
POINT OF BEGINNING INC.
5709 WINDY DRIVE, SUITE D
STEVENS POINT, WISCONSIN 54481
OFFICE (715)344-9999
MOBIL (715)340-7971
FAX (715)824-7225

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.
©2011 POINT OF BEGINNING, INC.

REVI

CHECKED: DON
DRAWN: TR
DATE
PROJECT NO.

ALTA/ACSM

DGI-MENASHA, LLC
DOLLAR GENERAL

Land Surveying
Engineering

ALTA