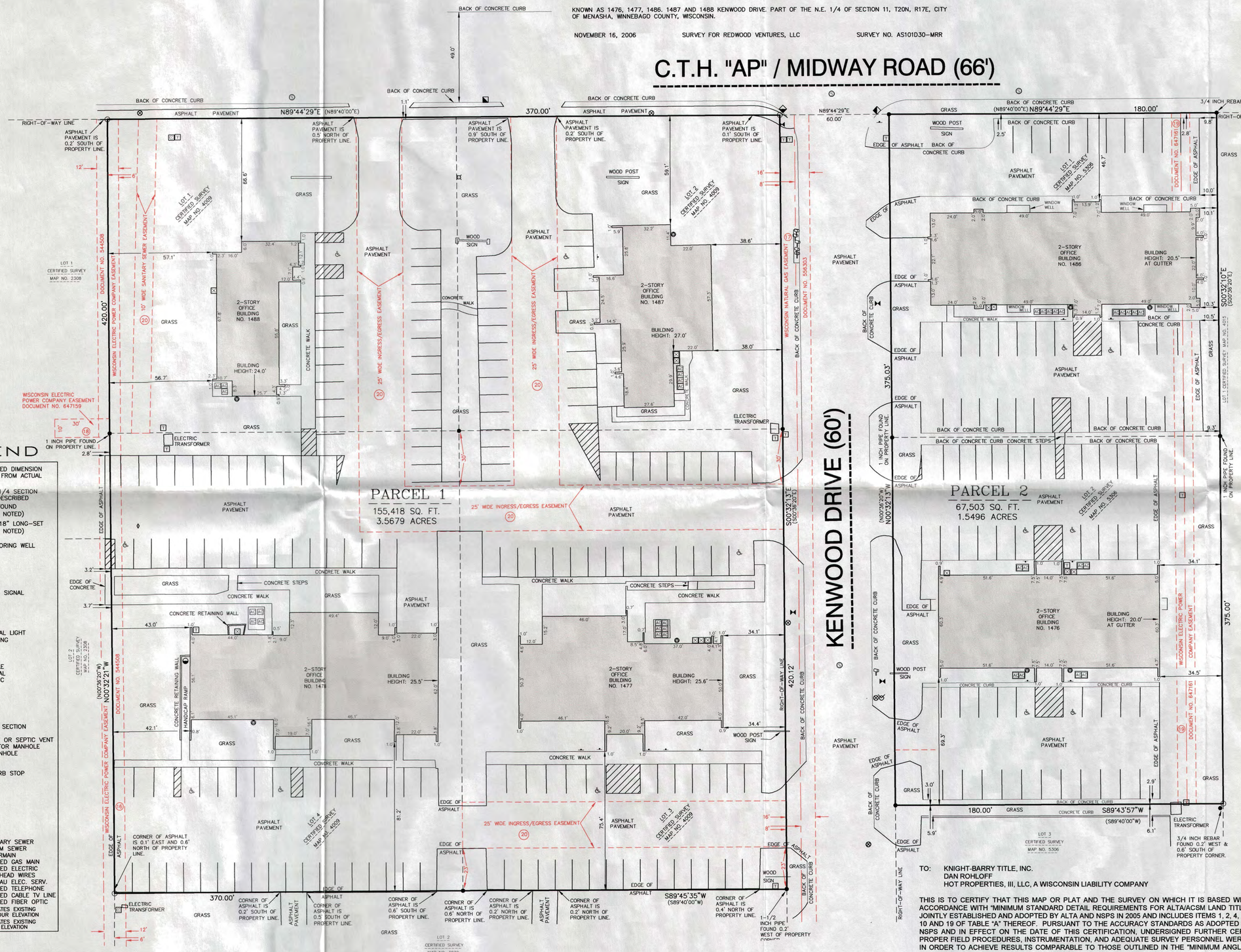
ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 1476, 1477, 1486, 1487 AND 1488 KENWOOD DRIVE. PART OF THE N.E. 1/4 OF SECTION 11, T20N, R17E, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

NOVEMBER 16, 2006 SURVEY FOR REDWOOD VENTURES, LLC SURVEY NO. AS101D30-MRR

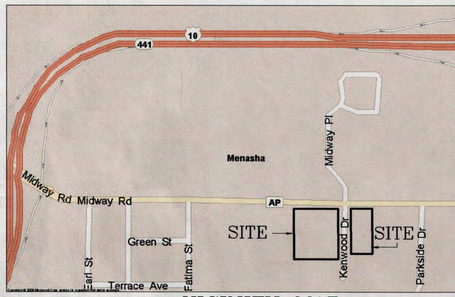


LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ⊕ OR ⊠ SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- ● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ○ 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- AIR CONDITIONER
- S —SANITARY SEWER
- STO —STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW —OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV —MARKED CABLE TV LINE
- FO —MARKED FIBER OPTIC
- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



VICINITY MAP
(NOT TO SCALE)

PARCEL 1
LOTS 1, 2, 3, AND 4 OF CERTIFIED SURVEY MAP NO. 4009 FILED IN THE OFFICE OF TH REGISTER OF DEEDS OF WINNEBAGO COUNTY, WISCONSIN ON JUNE 15, 1998, AS DOCUMENT NO. 1013288, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAS 1/4 OF SECTION 11, TOWN 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBA COUNTY, WISCONSIN.

PARCEL 2
LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5306 FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF WINNEBAGO COUNTY, WISCONSIN, ON AUGUST 6, 2003, AS DOCUMENT NO. 1268470, SAID MAP BEING ALL OF LOTS 1, 2, 3 OF CERTIFIED SURVE MAP N. 1364, AND PART OF LOT 4, CERTIFIED SURVEY MAP NO. 1364, AND PART OF VACATED TERRACE AVENUE, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 20 NORTH, RANGE 17 EAST, OF CITY OF MENASHA, WINNEBAGO COUNTY, ST. OF WISCONSIN.

A. **BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MIDWAY ROAD/C.T.H. ASSUMED TO BEAR NORTH 89°44'29" EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

B. **TITLE COMMITMENT**

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY T COMMITMENT NO. X170225, EFFECTIVE DATE OF OCTOBER 4, 2006, WHICH LISTS FOLLOWING EASEMENTS AND/OR RESTRICTIONS IN SCHEDULE B-SECTION II:

ITEMS 1 THROUGH 13 ARE NOT SURVEY RELATED.

14. EASEMENTS, IF ANY OF THE PUBLIC OR ANY SCHOOL DISTRICT, UTILITY, MUNICIPALITY OR PERS AS PROVIDED IN SECTION 80.32 (4) OF THE STATUTES, FOR THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF UNDERGROUND OR OVERGROUND STRUCTURES, IMPROVEMENTS OR SERVICE IN THAT PORTION OF THE SUBJECT PREMISES WHICH WERE FORMERLY PART OF TERRACE AVENUE NOW VACATED.(NONE APPARENT)

15. CONTRACT FOR LINE EXTENSION CONTAINED IN INSTRUMENT BETWEEN WISCONSIN MICH POWER COMPANY AND KENNETH SYRING DATED OCTOBER 31, 1977 AS DOCUMENT NO. 50 (DOES NOT AFFECT SITE).

16. EASEMENT CONTAINED IN INSTRUMENT GRANTED BY KENNETH C. SYRING D/B/A KENNETH SY DESIGN & CONSTRUCTION TO WISCONSIN ELECTRIC POWER COMPANY DATED DECEMBER 11, AND RECORDED DECEMBER 19, 1979 AS DOCUMENT NO. 544508. (AFFECTS SITE-SHOWN ON SUR

17. EASEMENT CONTAINED IN INSTRUMENT GRANTED BY KENNETH SYRING TO WISCONSIN NATU GAS COMPANY DATED OCTOBER 16, 1980 AND RECORDED OCTOBER 27, 1980 AS DOCUMENT 556303. (DOES NOT AFFECT SITE-SHOWN ON SURVEY)

18. EASEMENT CONTAINED IN INSTRUMENT GRANTED BY KENNETH SYRING TO WISCONSIN ELEC POWER COMPANY DATED FEBRUARY 18, 1986 AND RECORDED MARCH 7, 1986 AS DOCUMENT 647159. (DOES NOT AFFECT SITE-SHOWN ON SURVEY)

19. EASEMENT CONTAINED IN INSTRUMENT GRANTED BY KENNETH SYRING TO WISCONSIN ELEC POWER COMPANY DATED FEBRUARY 18, 1986 AND RECORDED MARCH 9, 1986 AS DOCUMENT 647161. (AFFECTS SITE-SHOWN ON SURVEY)

20. THE FOLLOWING AND OTHER MATTERS SET FORTH ON CERTIFIED SURVEY MAP NO. 4009, FILE VOLUME 1 OF CSM ON PAGE 4009 AS DOCUMENT NO. 1013288.
    A. 25' INGRESS AND EGRESS EASEMENT. (AFFECTS SITE -SHOWN ON SURVEY)
    B. 10' SANITARY SEWER EASEMENT. (AFFECTS SITE-SHOWN ON SURVEY)

21. MATTERS AS SET FORTH ON CERTIFIED SURVEY MAP NO. 5306, FILED IN VILUME 1 OF CSM ON F 5306, AS DOCUMENT NO. 1268470. (NOT SPECIFIC-MAY AFFECT SITE)

ITEMS 22 THROUGH 27 ARE NOT SURVEY RELATED

C. **FLOOD NOTE**

ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF FOND DU LAC, WISCON COMMUNITY PANEL NO. 55139C0110E, EFFECTIVE DATE OF MARCH 17, 2003, THIS SITE FALLS IN Z X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

D. **PARKING SPACES**

THERE ARE 236 REGULAR PARKING SPACES AND 13 HANDICAPPED SPACES MARKED ON THIS SIT

E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED I-2 GENERAL INDUSTRIAL DISTRIC

FRONT SETBACK – 10 FEET

SIDEYARD SETBACK – NONE, UNLESS ABUTTING A RESIDENTIAL USE OR DISTRICT, T TRANSITIONAL AREA REQUIREMENTS APPLY.

REAR YARD SETBACK – 10 FEET

MAXIMUM HEIGHT – 45 FEET OR 3-STORIES.

TO: KNIGHT-BARRY TITLE, INC.
DAN ROHLOFF
HOT PROPERTIES, III, LLC, A WISCONSIN LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 4, 5, 6, 7(A), 8, 9, 10 AND 19 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: NOVEMBER 16, 2006

REINHARD ROEHLIG
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1368

WISCONSIN REINHARD H.W. ROEHLIG S-1368 OSHKOSH, WI LAND SURVEYOR

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Oshkosh, WI 5490
www.nsac.com

Q:\7004567\dwg\AS101D30.dwg \AS101

DECEMBER 15, 2006

SHEET

DRAWING SCALE: 1 INCH = 30 FEET