

ALTA/ACSM SURVEY

SURVEYOR'S CERTIFICATE/ALTA CERTIFICATION:

LARRY J. MILLER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR NO. 51474, DO HEREBY CERTIFY THAT I HAVE SURVEYED THIS DESCRIBED PROPERTY AND THAT THIS MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

I CERTIFY THE ABOVE TO THOSE WHO PURCHASE, INSURE TITLE OR MORTGAGE THIS PROPERTY WITHIN 60 DAYS OF THIS CERTIFICATION. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE ABOVE MENTIONED, AND TO THEM I WARRANT THE ACCURACY OF THIS SURVEY AND MAP.

I DO FURTHER CERTIFY THAT THIS MAP 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 ACSM IN 1992, AND THAT THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM ARE MET FOR A SUBURBAN SURVEY CLASSIFICATION.

DATED THIS 2nd DAY OF June, 1998.

Larry J. Miller
LARRY J. MILLER, WISCONSIN
REGISTERED LAND SURVEYOR NO. 51474

LAND SURVEYOR
LARRY J. MILLER
S-1474
APPLETON
WI

PROPERTY DESCRIPTION (PER TITLE COMMITMENT)

PARCEL I:
LOT 4 OF CERTIFIED SURVEY MAP NO. 1364, LESS THE WEST 20 FEET THEREOF, RECORDED FEBRUARY 26, 1985, IN VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGE 1364 AS DOCUMENT NO. 826268, BEING PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, FOURTH WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN. (TAX KEY NO. 704-0783-13)

PARCEL II:
ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, FOURTH WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11, BEING RECORDED AS 589°40'00"E, A DISTANCE OF 660.76 FEET (RECORDED AS 500°18'30"E, 233.00 FEET) TO THE CENTERLINE OF C.T.H. "A", SO KNOWN AS MIDWAY ROAD, A DISTANCE OF 660.76 FEET (RECORDED AS 500°18'30"E, 233.00 FEET) TO THE POINT OF BEGINNING; (SAID POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF PARKSIDE DRIVE); THENCE CONTINUING 500°18'30"E ALONG THE WEST RIGHT-OF-WAY LINE OF PARKSIDE DRIVE, A DISTANCE OF 385.64 FEET TO THE CENTERLINE OF VACATED TERRACE AVENUE; THENCE 589°40'00"W, AS 478.48 FEET; THENCE 500°18'30"E, (RECORDED AS 500°18'30"E) PARALLEL WITH THE EAST PROPERTY LINE OF LOTS NO. 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1364, A DISTANCE OF 385.64 FEET TO THE SOUTH PROPERTY LINE OF LOT NO. 4, CERTIFIED SURVEY MAP NO. 1364; THENCE 589°40'00"E, ALONG THE SOUTH PROPERTY LINE OF SAID LOT 4 EXTENDED EASTERLY, A DISTANCE OF 480.32 FEET TO THE POINT OF BEGINNING. (TAX KEY NO. 704-0783-00)

NOTES:

1) THIS PROPERTY MAY BE SUBJECT TO OR HAVE RIGHTS OF COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, OR RIGHTS AS DISCLOSED IN TITLE COMMITMENT NO. 071500 DATED APRIL 23, 1998.

2) ANY RECORDED EASEMENTS AFFECTING THESE PARCELS OTHER THAN THOSE SHOWN HEREON, SHALL BE DISCLOSED BY A TITLE SEARCH OR BY A TITLE INSURANCE COMMITMENT.

3) ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED BEFORE ANY EXCAVATION OR CONSTRUCTION IS STARTED WITHIN THIS SITE.

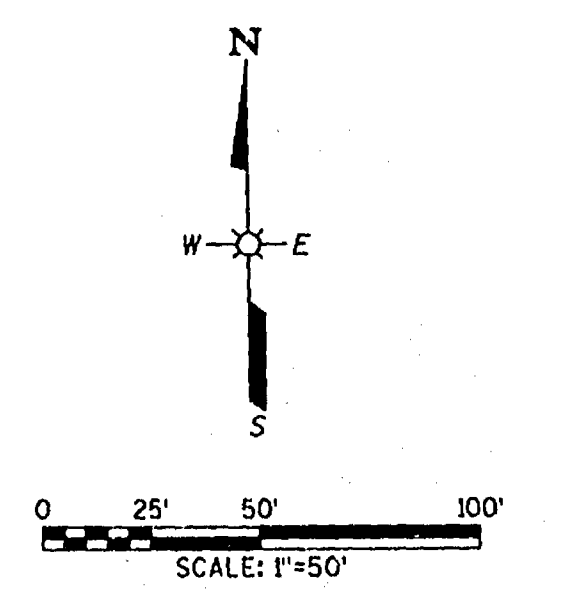
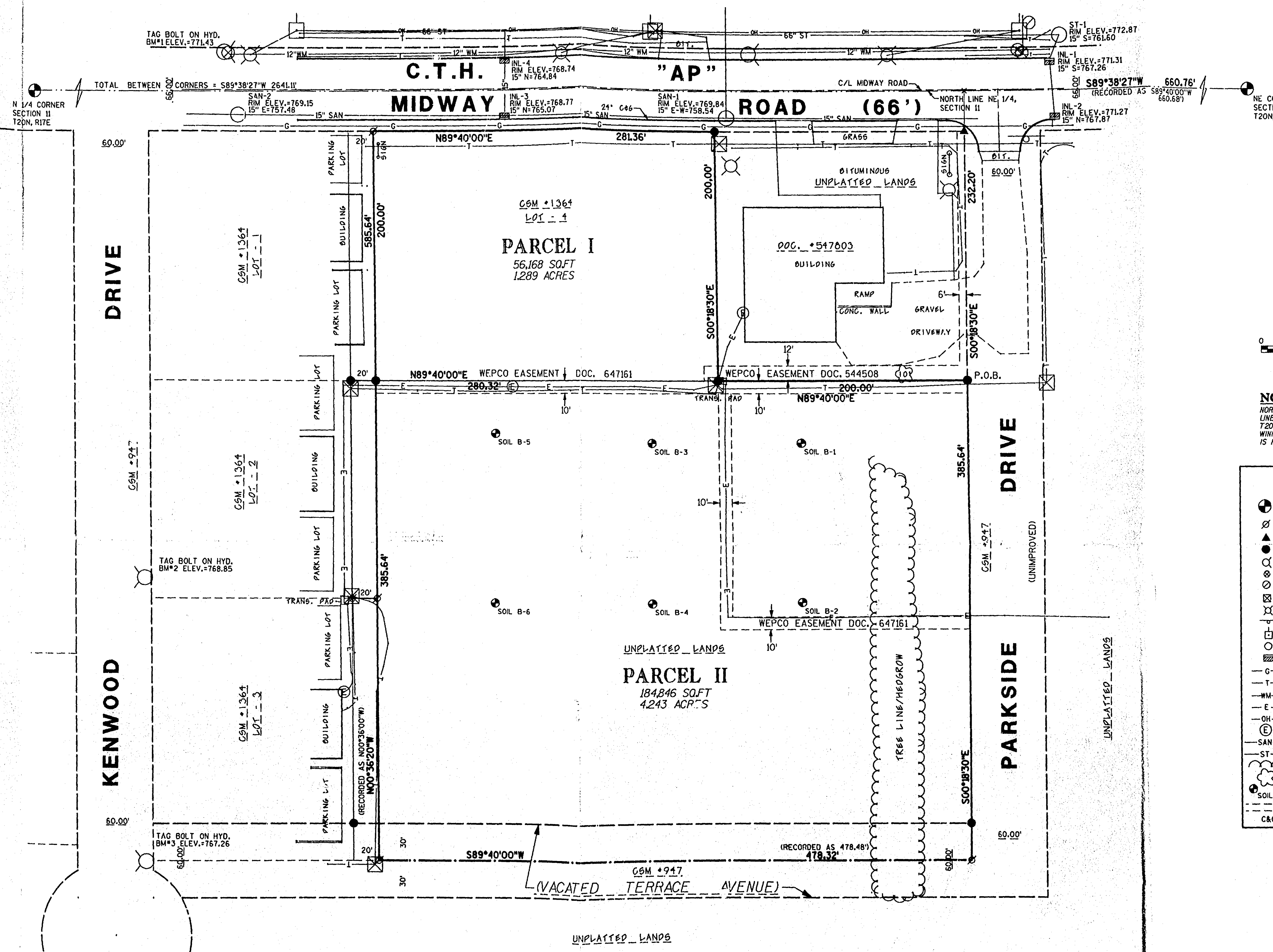
4) ACCORDING TO CURRENT WINNEBAGO COUNTY RECORDS THIS DESCRIBED PROPERTY DOES NOT LIE WITHIN A WETLAND, FLOODPLAIN, NOR LAKESHORE EROSION HAZARD AREA PER MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OR THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

5) UTILITY LOCATIONS SHOWN HEREON ARE PER DIGGER'S HOTLINE AND ARE NOT COMPLETE. ADDITIONAL UTILITIES MAY BE PRESENT OR LOCATIONS MAY CHANGE FOR THOSE SHOWN. GAS LOCATIONS ARE PER CITY OF MENASHA UTILITY MAPPING, AND WERE NOT LOCATED COMPLETELY BY DIGGER'S HOTLINE.

6) COMBINED AREA OF PARCELS I AND II = 241,014 SQ. FT. ± 5.532 ACRES ±

7) THE PROPERTY DESCRIBED HEREON MAY BE SUBJECT TO AND EASEMENT DESCRIBED IN VOLUME 537, PAGE 147, DOCUMENT NO. 131362, THE EASEMENT AS DESCRIBED PRESENTLY FALLS WITHIN C.T.H. "A" BUT IS SUBJECT TO RELOCATION.

8) PER CITY OF MENASHA RECORDS, THE PRESENT ZONING OF THIS PROPERTY IS C-1 GENERAL COMMERCIAL DISTRICT.



NORTH REFERENCE:
NORTH IS REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 11 T20N, R17E, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS RECORDED TO BEAR 589°38'27"W.

LEGEND:

	COUNTY SECTION CORNER MONUMENT
	3/4" x 24" REBAR SET WEIGHING 1,502 LBS./LIN. FT.
	1 1/4" REBAR FOUND
	1" IRON PIPE FOUND
	HYDRANT
	WATER VALVE
	GAS VALVE
	PEDESTAL
	LIGHT POLE
	SIGN
	POWER POLE
	MANHOLE
	INLET
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE
	WATERMAIN
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	ELECTRIC METER
	SANITARY SEWER (SIZE NOTED)
	STORM SEWER (SIZE NOTED)
	TREE LINE
	DECIDUOUS TREE
	SOIL BORING
	UTILITY EASEMENT (WIDTH NOTED)
	CURB & GUTTER

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 755-6800
FAX (920) 830-6100

ALTA/ACSM SURVEY
NE 1/4 SECTION 11 T20N, R17E,
CITY OF MENASHA,
WINNEBAGO COUNTY, WI

IRGENS DEVELOPMENT PARTNERS, LLC
C/O DAVID J. MERRICK
1020 INNOVATION DRIVE, SUITE 600
MILWAUKEE, WI 53226

REV.	DATE	BY

DATE 6-2-98
PROJECT NUMBER S3031A98
FILE NUMBER
DRAWN BY OLM
CAD FILE NAME S3031A1.TGN
SHEET