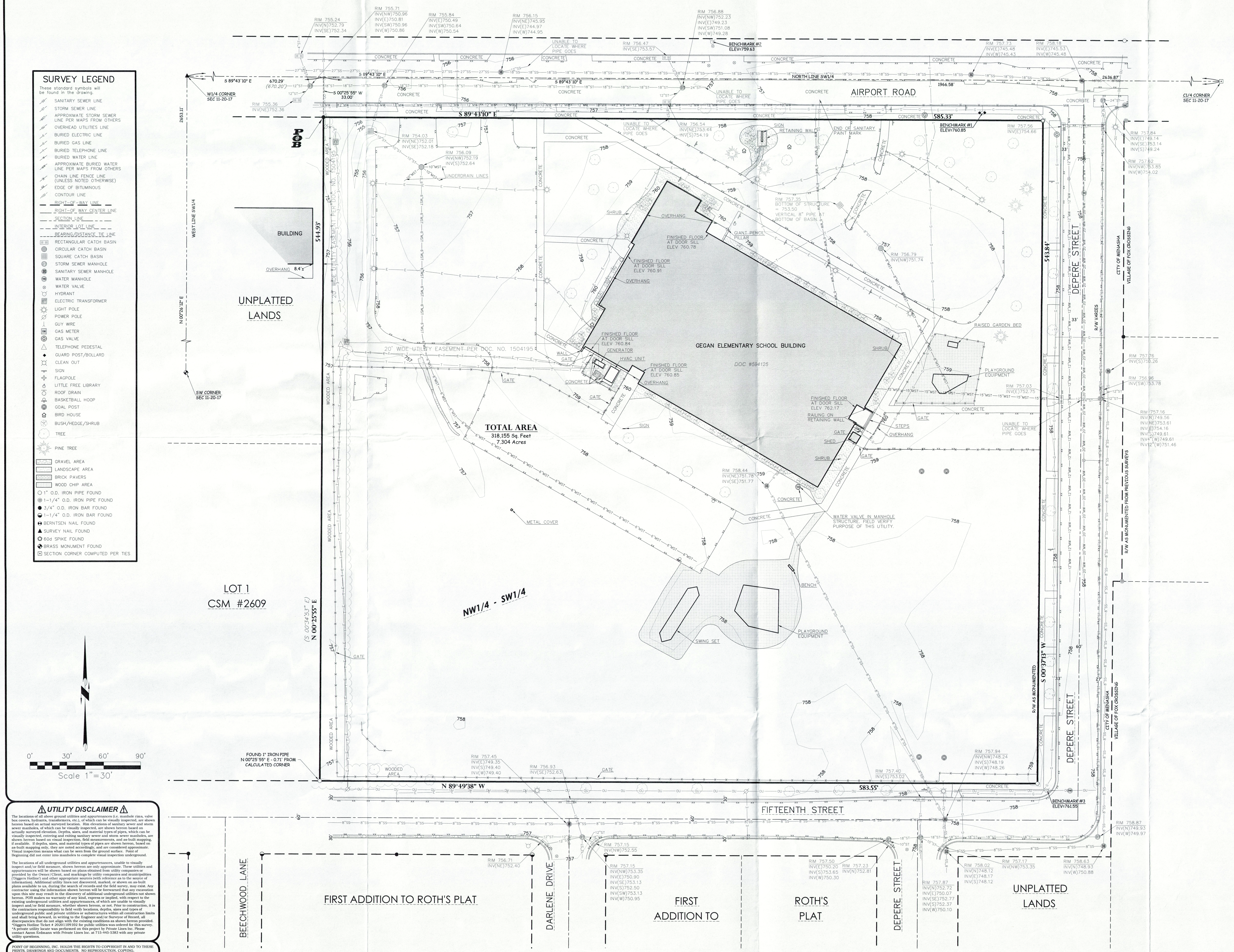
SURVEY LEGEND

These standard symbols will be found in the drawing.

- SS SANITARY SEWER LINE
- ST STORM SEWER LINE
- MST APPROXIMATE STORM SEWER LINE PER MAPS FROM OTHERS
- OU OVERHEAD UTILITIES LINE
- E BURIED ELECTRIC LINE
- G BURIED GAS LINE
- T BURIED TELEPHONE LINE
- W BURIED WATER LINE
- MW APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- x CHAIN LINE FENCE LINE (UNLESS NOTED OTHERWISE)
- xx EDGE OF BITUMINOUS
- 100 CONTOUR LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- BEARING/DISTANCE TIE LINE
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- GUARD POST/BOLLARD
- CLEAN OUT
- SIGN
- FLAGPOLE
- LITTLE FREE LIBRARY
- ROOF DRAIN
- BASKETBALL HOOP
- GOAL POST
- BIRD HOUSE
- BUSH/HEDGE/SHRUB
- TREE
- PINE TREE
- GRAVEL AREA
- LANDSCAPE AREA
- BRICK PAVERS
- WOOD CHIP AREA
- ○ 1" O.D. IRON PIPE FOUND
- ◎ 1-1/4" O.D. IRON PIPE FOUND
- ● 3/4" O.D. IRON BAR FOUND
- ◐ 1-1/4" O.D. IRON BAR FOUND
- BERNTSEN NAIL FOUND
- ▲ SURVEY NAIL FOUND
- 60d SPIKE FOUND
- BRASS MONUMENT FOUND
- SECTION CORNER COMPUTED PER TIES


AIRPORT ROAD
DEPERE STREET
FIFTEENTH STREET
DARLENE DRIVE
BEECHWOOD LANE
FIRST ADDITION TO ROTH'S PLAT
FIRST ADDITION TO ROTH'S PLAT
UNPLATTED LANDS
UNPLATTED LANDS
LOT 1 CSM #2609
GEGAN ELEMENTARY SCHOOL BUILDING
DOC #594125
TOTAL AREA
318,155 Sq. Feet
7.304 Acres
NW1/4 - SW1/4
S 89°43'10" E
585.33'
S 00°37'13" W
543.84'
N 89°49'38" W
583.55'
N 00°25'55" E
(S 00°34'53" E)
544.93'
POB
S 00°25'55" W 33.00'
670.29' (670.20')
S 89°43'10" E
1966.58'
2636.87'
N 00°26'12" E
2653.11'
NORTH LINE SW1/4
WEST LINE SW1/4
W1/4 CORNER SEC 11-20-17
C1/4 CORNER SEC 11-20-17
SW CORNER SEC 11-20-17
FOUND 1" IRON PIPE N 00°25'55" E - 0.71' FROM CALCULATED CORNER
BENCHMARK #1 ELEV=760.85
BENCHMARK #2 ELEV=759.63
BENCHMARK #3 ELEV=761.55
CITY OF MENASHA
VILLAGE OF FOX CROSSING
R/W AS MONUMENTED FROM PREVIOUS SURVEYS
R/W AS MONUMENTED
R/W VARIES
20' WIDE UTILITY EASEMENT PER DOC. NO. 1504195
FINISHED FLOOR AT DOOR SILL ELEV 760.78
FINISHED FLOOR AT DOOR SILL ELEV 760.91
FINISHED FLOOR AT DOOR SILL ELEV 760.84
FINISHED FLOOR AT DOOR SILL ELEV 760.85
FINISHED FLOOR AT DOOR SILL ELEV 762.17
RAILING ON RETAINING WALL
GIANT PENCIL PILLAR
HVAC UNIT
GENERATOR
OVERHANG
SHRUB
SHED
STEPS
GATE
WALL
SIGN
RETAINING WALL
END OF SANITARY PAINT MARK
RIM 757.35 BOTTOM OF STRUCTURE = 753.50 VERTICAL 8" PIPE AT BOTTOM OF BASIN.
UNABLE TO LOCATE WHERE PIPE GOES
UNDERDRAIN LINES
METAL COVER
RAISED GARDEN BED
PLAYGROUND EQUIPMENT
BENCH
SWING SET
WOODED AREA
WATER VALVE IN MANHOLE STRUCTURE. FIELD VERIFY PURPOSE OF THIS UTILITY.
BUILDING
OVERHANG 8.4'±
CONCRETE
RIM 755.24 INV(N)752.79 INV(SE)752.34
RIM 755.71 INV(NW)750.96 INV(E)750.81 INV(SW)750.96 INV(W)750.86
RIM 755.84 INV(E)750.49 INV(SW)750.64 INV(W)750.54
RIM 756.15 INV(NE)745.95 INV(E)744.97 INV(W)744.95
RIM 756.88 INV(NW)752.23 INV(E)749.23 INV(SW)751.08 INV(W)749.28
RIM 756.47 INV(SE)753.57
RIM 757.73 INV(E)745.48 INV(W)745.43
RIM 758.18 INV(E)745.53 INV(W)745.48
RIM 755.36 INV(NE)752.36
RIM 754.03 INV(NE)752.01 INV(SE)752.18
RIM 756.09 INV(NW)752.19 INV(S)752.64
RIM 756.54 INV(NE)753.44 INV(S)754.19
RIM 756.79 INV(NW)751.74
RIM 757.56 INV(E)754.66
RIM 757.84 INV(E)749.14 INV(SE)753.14 INV(S)749.24
RIM 757.62 INV(NW)753.85 INV(W)754.02
RIM 757.76 INV(S)750.26
RIM 756.96 INV(SW)753.78
RIM 757.03 INV(E)752.75
RIM 757.16 INV(N)749.56 INV(NE)753.61 INV(E)754.16 INV(S)749.61 INV4"(W)749.61 INV12"(W)751.46
RIM 758.44 INV(NE)751.78 INV(SE)751.77
RIM 757.94 INV(NW)748.24 INV(S)748.19 INV(W)748.26
RIM 757.40 INV(S)753.02
RIM 756.93 INV(SE)752.63
RIM 757.45 INV(E)749.35 INV(S)749.40 INV(W)749.40
RIM 758.87 INV(N)749.93 INV(W)749.97
RIM 758.63 INV(N)748.93 INV(W)750.88
RIM 757.17 INV(NW)753.35
RIM 758.02 INV(N)748.12 INV(E)748.17 INV(S)748.12
RIM 757.87 INV(N)752.72 INV(E)750.07 INV(SE)752.77 INV(S)752.37 INV(W)750.10
RIM 757.23 INV(N)752.81
RIM 757.50 INV(E)750.20 INV(S)753.65 INV(W)750.30
RIM 757.15 INV(NW)752.55
RIM 757.15 INV(NW)753.35 INV(E)750.90 INV(SE)753.13 INV(S)752.50 INV(SW)753.13 INV(W)750.95
RIM 756.71 INV(NE)752.40
33'
60'
30'
0' 30' 60' 90'
Scale 1"=30'
N

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 WEST, BEARS S 89°43'10"E AS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM, NAD83 (2011).

LEGAL DESCRIPTION

BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 17 EAST;
THENCE S 89°43'10"E ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 11, 670.29 FEET;
THENCE S 00°25'55"W, 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;
THENCE S 89°43'10"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD, 585.33 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF DEPERE STREET;
THENCE S 00°37'13"W ALONG SAID WEST RIGHT-OF-WAY LINE, 543.84 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF FIFTEENTH STREET;
THENCE N 89°49'38"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 583.55 FEET;
THENCE N 00°25'55"E, 544.93 FEET TO THE POINT OF BEGINNING.

CONTAINING: 318,155 SQUARE FEET – 7.304 ACRES.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
TOP OF NORTHEAST FLANGE BOLT ON HYDRANT LOCATED ON THE SOUTH SIDE OF AIRPORT ROAD, APPROXIMATELY 85 FEET WEST OF THE INTERSECTION OF AIRPORT ROAD AND DEPERE STREET.
ELEVATION = 760.85

BENCHMARK #2
BURY BOLT ON HYDRANT LOCATED ON THE NORTH SIDE OF AIRPORT ROAD, APPROXIMATELY 300 FEET WEST OF THE INTERSECTION OF AIRPORT ROAD AND DEPERE STREET.
ELEVATION = 759.63

BENCHMARK #3
TOP OF NORTHEAST FLANGE BOLT ON HYDRANT LOCATED ON THE NORTH SIDE OF FIFTEENTH STREET, AT THE NORTHWEST CORNER OF THE INTERSECTION OF FIFTEENTH STREET AND DEPERE STREET.
ELEVATION = 761.55

CLIENT/OWNER

MENASHA JOINT SCHOOL DISTRICT
100 MAIN STREET – SUITE 300
MENASHA, WI 54952

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF THE MENASHA JOINT SCHOOL DISTRICT AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION FROM MARCH 16–18, 2020.

DATED THIS 17 DAY OF JUNE, 2022

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

JORDAN G. BROST
S-3009
STEVENS POINT
WI

⚠ UTILITY DISCLAIMER ⚠

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actually surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities ('Diggers Hotline') and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractors responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided.
*Diggers Hotline Ticket # 20201109102 for public utilities was ordered for this survey.
*A private utility locate was performed on this project by Private Lines Inc. Please contact Aaron Erdmann with Private Lines Inc. at 715-445-5383 with any private utility questions.

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REVISIONS	
C.A.G.	6-17-22

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE	2-24-20
PROJECT NO.	20.416

TOPOGRAPHIC SURVEY

MENASHA JOINT SCHOOL DISTRICT
GEGAN ELEMENTARY SCHOOL
CITY OF MENASHA
WINNEBAGO COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(Ph) 715.344.9922(FX)

POB
Point of Beginning

TOPO