



PLAT OF SURVEY

KNOWN AS 1420 EARL STREET, CITY OF MENASHA, WISCONSIN.
THAT PART OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 11,
TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY,
WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 11, 1507.5 FEET
EAST OF THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 0
DEGREES 2 MINUTES EAST 647.7 FEET TO THE POINT OF BEGINNING; THENCE
WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, 520.8 FEET TO THE
EAST RIGHT OF WAY LINE OF THE C.M. & ST. P. RAILROAD; THENCE
SOUTHWESTERLY ALONG SAID EAST RAILROAD RIGHT OF WAY LINE, 781 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF SECTION 11, 908.9 FEET;
THENCE NORTH 0 DEGREES 2 MINUTES WEST, 679.5 FEET TO THE PLACE OF
BEGINNING.

FEBRUARY 16, 1995 PELTZ GROUP SURVEY NO. 156388
NOTES: REVISE SOUTH LINE REVISION NO. 1

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 WHICH BEARS
NORTH 89°47'39" EAST
2. THIS SURVEY WAS PREPARED BASED ON SCHMITT TITLE & ESCROW CORP.,
TITLE COMMITMENT NO. 931653 EFFECTIVE DATE JULY 18, 1994 WHICH
LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
A. EASEMENTS AND EASEMENTS (IF ANY) IN AND TO ANY AND ALL
WAYS LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES
3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE COUNTY OF
MENASHA, COMMUNITY PANEL NO. 550510 0005C EFFECTIVE DATE
REVISED JANUARY 5, 1984, THIS SITE FALLS IN ZONE "C"-AREAS OF
MINIMAL FLOODING
4. THE BASIC ZONING INFORMATION LISTED IS TAKEN FROM MUNICIPAL CODES
AND DOES NOT REFLECT ALL REGULATIONS THAT APPLY; THIS SITE IS ZONED
I-1, HEAVY INDUSTRIAL DISTRICT, WITH THE FOLLOWING MINIMUM YARDS:
FRONT 30 FEET, SIDE 10 FEET AND REAR 10 FEET
FRONT PARKING SETBACK IS 10 FEET.

SUGGESTED LEGAL DESCRIPTION
THAT PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 11, T 20 N, R 17 E, IN
THE CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED
AND DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID 1/4 SECTION;
THENCE NORTH 89°47'39" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION
1507.50 FT. TO A POINT ON AN EXTENSION OF THE WEST LINE OF EARL STREET;
THENCE SOUTH 00°16'01" WEST ALONG SAID WEST LINE AND ITS EXTENSION
647.70 FT. TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN TRUSTEE'S
DEED RECORDED AS DOCUMENT NO. 490286, IN THE REGISTER OF DEEDS OFFICE
IN WINNEBAGO COUNTY, SAID POINT BEING THE POINT OF BEGINNING OF THE
LANDS TO BE DESCRIBED;
THENCE SOUTH 89°47'39" WEST ALONG SAID SOUTH LINE 523.05 FT. TO A POINT
ON THE EASTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC
RAILROAD RIGHT-OF-WAY;
THENCE SOUTH 29°34'45" WEST ALONG SAID EASTERLY LINE 779.06 FT. TO A
POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID NW 1/4 SECTION, SAID
POINT ALSO BEING ON THE NORTH LINE OF LANDS DESCRIBED IN WARRANTY
DEEDS RECORDED AS DOCUMENT NO. 578191 AND DOCUMENT NO. 743739, IN THE
REGISTER OF DEEDS OFFICE IN WINNEBAGO COUNTY;
THENCE NORTH 89°49'45" EAST ALONG SAID NORTH LINE 910.76 FT. TO A POINT
ON THE WEST LINE OF EARL STREET;
THENCE NORTH 00°16'01" WEST ALONG SAID WEST LINE 676.69 FT. TO THE POINT
OF BEGINNING.
CONTAINING 11.1336 ACRES.

TO: A H & S REALTY, LLC,
AMERICAN NATIONAL BANK
CHICAGO TITLE INSURANCE COMPANY

I Certify that I have surveyed the above described property (Property), and the above 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, easements, appurtenances and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, and their heirs and assigns.

DONALD C. CHAPUT
8-1318
BROOKFIELD,
WI
LAND SURVEYOR

Donald C. Chaput
DONALD C. CHAPUT
REGISTERED WISCONSIN LAND SURVEYOR S-1318

SE COR. NW 1/4
SEC. 11-20-17

national survey & engineering
4125 north 124th street • brookfield, wisconsin, 53008-0444
phone 414/781-1000 • fax 414/781-8466 • data 414/781-0514

WARRANTY DEED DOC. NO. 578191

WARRANTY DEED DOC. NO. 743739

Sec 11 T20 R17

CT-HWY.

E

P.

N.W. COR. SEC. 11

(1507.5')
1,507.11'

DUE EAST

33' 33"

89° 58' 00"

E

EARL
S 0° 02' 00" W
907.70'

1,327.20'

DUE EAST
670.86'

708.90'

89° 58' 00"

STREET

419.50'

89° 55' 25"

910.07'
S 89° 53' 23" E

948.11'

LEGEND

- O: 1 X 24 IRON PIPES SET
- : EXISTING IRONS
- (): RECORDED AS



I Certify that I have surveyed the above property and the above 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,

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof, and as to them I warrant the accuracy of said survey and map.

David D. Eisele
David D. Eisele, #S-974
Reg. Wis. Land Surveyor

Nov 21, 1974
Date



FOR: CHUCK HOLTZ
PROPERTY SURVEY SEC. 11, T20N, R17E,
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

REVISIONS

MAHON
ASSOCIATES
INC.
ENGINEERS
ARCHITECTS
MENASHA, WIS.

DESIGNED
DRAWN
CHECKED
SCALE
K.H.
D.D.E.
1"=100'

NOV. 21, 74

OF SHEETS
FILE NO.

11-20-17(1)