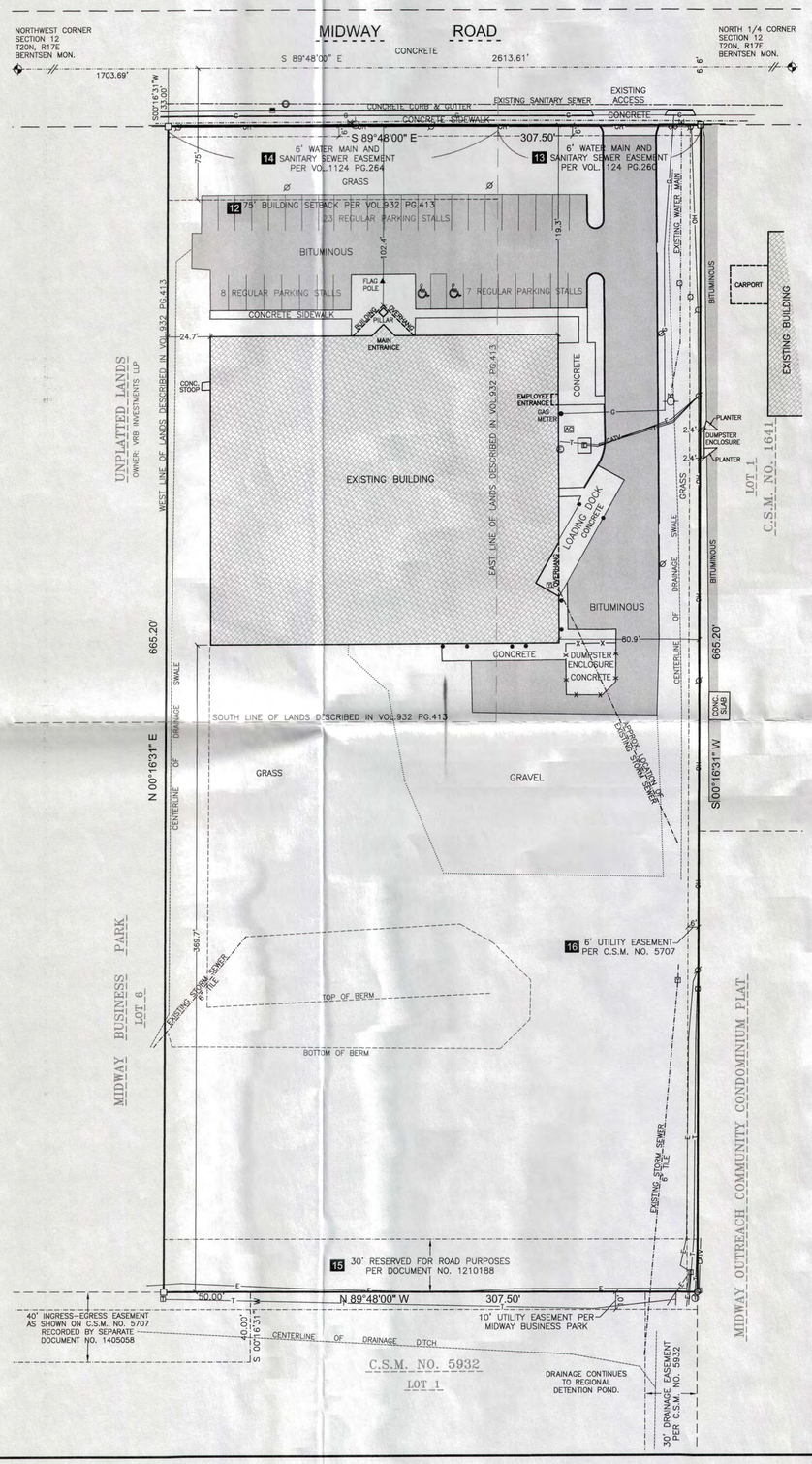


LEGEND

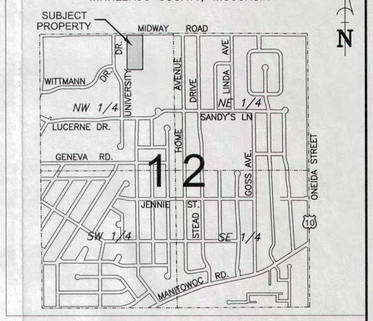
■ 1" x 18" IRON PIPE SET	—CATV— UNDERGROUND CABLE TV	EXIST. HYDRANT
○ 3/4" REBAR FOUND	—X— EXIST. FENCE LINE	WATER VALVE
□ 1" IRON PIPE FOUND	GAS VALVE	WATER STOP BOX
GOVERNMENT CORNER	POWER POLE	EXIST STORM MANHOLE
● GUARD POST, UNLESS NOTED	GUY	STORM INLET
▲ FLAG POLE	LIGHT POLE	YARD DRAIN
SIGN	TELEPHONE PEDESTAL	EXIST SANITARY MANHOLE
AC AIR CONDITIONER	TELEPHONE MANHOLE	EXIST. SAN. SEWER
—OH— OVERHEAD POWER LINES	ELECTRIC PEDESTAL	EXIST. STO. SEWER
—E— UNDERGROUND ELECTRIC	ELECTRIC MANHOLE	EXIST. WATER MAIN
—T— UNDERGROUND TELEPHONE	CABLE PEDESTAL	00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT
—G— UNDERGROUND GAS		

BEARINGS ARE REFERENCED TO MATCH CERTIFIED SURVEY MAP NO. 5707

SCALE IN FEET 1" = 40'
0 40 80

LOCATION MAP

SECTION 12, T 20 N, R 17 E,
WINNEBAGO COUNTY, WISCONSIN



LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, ANDREW HORAN CLOSING AND TITLE SERVICES, LLC, TITLE COMMITMENT NO.: 131007063, EFFECTIVE DATE OCTOBER 21, 2013:

LOT ONE (1), CERTIFIED SURVEY MAP NO. 5707, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON APRIL 20, 2005, IN VOLUME 1, ON PAGE 5707, AS DOCUMENT NO. 1351788, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION TWELVE (12), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, IN THE SIXTH WARD OF CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

TAX ID NO.: 706-01270-00

PROPERTY ADDRESS: 1425/1435 MIDWAY ROAD
MENASHA, WI 54952

PARCEL AREA: 204,549 SQ.FT. [4.696 ACRES]

SCHEDULE B-SECTION TWO EXCEPTIONS PER PER FIRST AMERICAN TITLE INSURANCE COMPANY, ANDREW HORAN CLOSING AND TITLE SERVICES, LLC, TITLE COMMITMENT NO.: 131007063, EFFECTIVE DATE OCTOBER 21, 2013:

EXCEPTION 12 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED APRIL 8, 1960, IN VOLUME/JACKET/REEL 932, ON PAGE/IMAGE 413, AS DOCUMENT NO. 275441. AFFECTS PARCEL AS SHOWN.

EXCEPTION 13 EASEMENT GRANTED TO TOWN SANITARY DISTRICT NO. 4, DISCLOSED BY INSTRUMENT RECORDED ON NOVEMBER 4, 1965 IN VOLUME 1124, PAGE 260, AS DOCUMENT NO. 340788. AFFECTS PARCEL AS SHOWN.

EXCEPTION 14 EASEMENT GRANTED TO TOWN SANITARY DISTRICT NO.4, DISCLOSED BY INSTRUMENT RECORDED ON NOVEMBER 4, 1965 IN VOLUME 1124, PAGE 264, AS DOCUMENT NO. 340789. AFFECTS PARCEL AS SHOWN.

EXCEPTION 15 RESERVATION OVER THE SOUTH 30 FEET OF SUBJECT PREMISES FOR HIGHWAY PURPOSES ON INSTRUMENT RECORDED AS DOCUMENT NO. 1339358 AND DESIGNATED ON CSM NO. 5707. AFFECTS PARCEL AS SHOWN.

EXCEPTION 16 6-FOOT UTILITY EASEMENT DESIGNATED ON CSM NO. 5707. AFFECTS PARCEL AS SHOWN.

ALTA/ACSM 2011 CERTIFICATION:
TO
FIRST AMERICAN TITLE INSURANCE COMPANY, ANDREW HORAN CLOSING AND TITLE SERVICES, LLC,
AND FIRST BUSINESS BANK, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR:

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. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2013.

DATED THIS THE 14TH DAY OF NOVEMBER, 2013.

WISCONSIN GARY A. ZAHRINGER S-2098 STOCKBRIDGE WIS. REGISTERED LAND SURVEYOR

GARY A. ZAHRINGER,
REGISTERED WISCONSIN LAND SURVEYOR S-2098

THIS SURVEY IS PREPARED FOR
FIRST BUSINESS BANK – NORTHEAST
ATTN: TIM MCKEAG
230 OHIO STREET, SUITE 220
OSHKOSH, WI 54902

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

NO.	DATE	DRAWN BY AMS	CHECKED MLR	APPROVED GAZ
		REVISION		

ALTA/ACSM LAND SURVEY

LOT 1, CERTIFIED SURVEY MAP NO. 5707, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON APRIL 20, 2005, IN VOLUME 1, ON PAGE 5707, AS DOCUMENT NO. 1351788, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE SIXTH WARD OF CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SCALE	DATE
1"=40'	NOV. 2013

COMPUTER FILE
1-0403-001alta.dwg

DRAWING NO.
1-0403-001