

# "ALTA/ACSM LAND TITLE SURVEY"

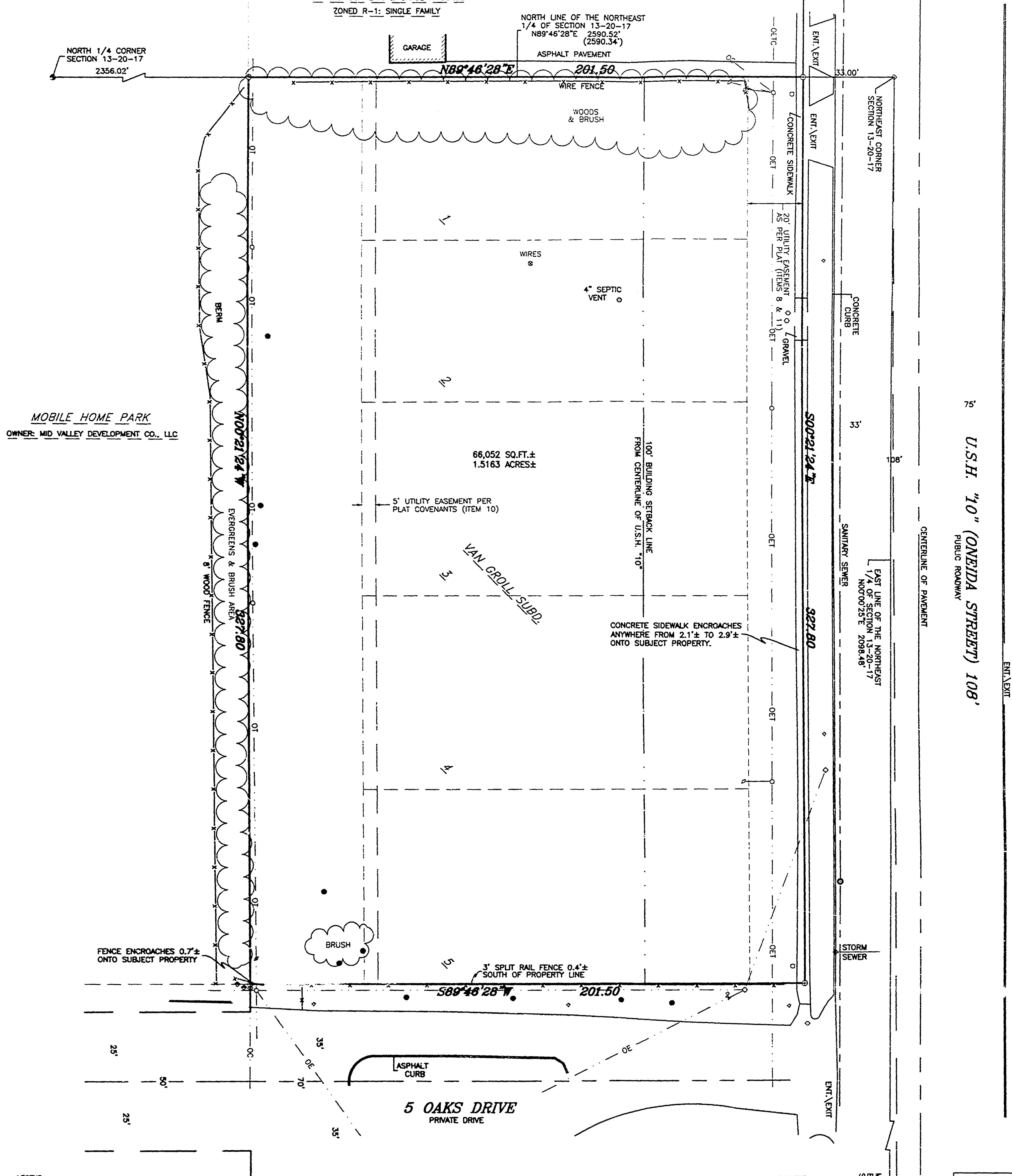
CITY OF MENASHA  
WINNEBAGO COUNTY, WISCONSIN

LOT 3

C.S.M. #1078

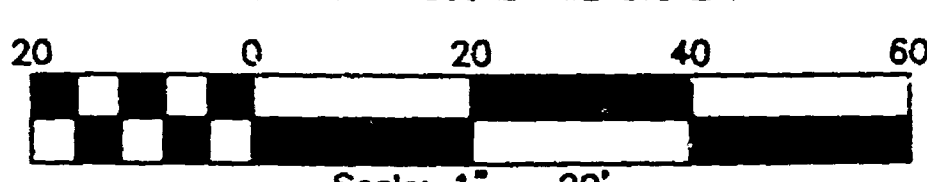
OWNERS: DUANE A. & CAROL F. DOEDE

ZONED R-1: SINGLE FAMILY



- LEGEND:
- HARRISON/BERTSEN MONUMENT FOUND
  - 1" ROUND IRON PIPE FOUND
  - 3/4" SOLID ROUND #6 IRON REBAR FOUND
  - CHISEL CROSS FOUND
  - RAILROAD SPIKE FOUND
  - PK NAIL FOUND
  - 1 1/4" X 24" SOLID ROUND #10 IRON REBAR SET, 4,303 LBS. PER LIN. FT.
  - 1" X 24" O.D. IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
  - CHISEL CROSS SET
  - RAILROAD SPIKE SET
  - PK NAIL SET
  - SANITARY MANHOLE
  - STORM MANHOLE
  - STORM CATCH BASIN
  - WATER VALVE
  - FIRE HYDRANT
  - POWER POLE
  - DOWN GUY
  - GAS VALVE
  - GAS METER
  - ELECTRICAL PEDESTAL
  - TELEPHONE PEDESTAL
  - CABLE TV PEDESTAL
  - LIGHT
  - SIGN
  - TREE
  - CONCRETE FILLED GUARD POST
  - ( ) RECORDED AS
  - OE OVERHEAD ELECTRICAL
  - OT OVERHEAD TELEPHONE
  - OC OVERHEAD CABLE TV
  - OTC OVERHEAD TELEPHONE & CABLE TV
  - OET OVERHEAD ELECTRICAL & TELEPHONE
  - OETC OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
  - FO UNDERGROUND FIBER OPTIC
  - UE UNDERGROUND ELECTRICAL
  - UT UNDERGROUND TELEPHONE
  - UC UNDERGROUND CABLE TV
  - UTC UNDERGROUND TELEPHONE & CABLE TV
  - UETC UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

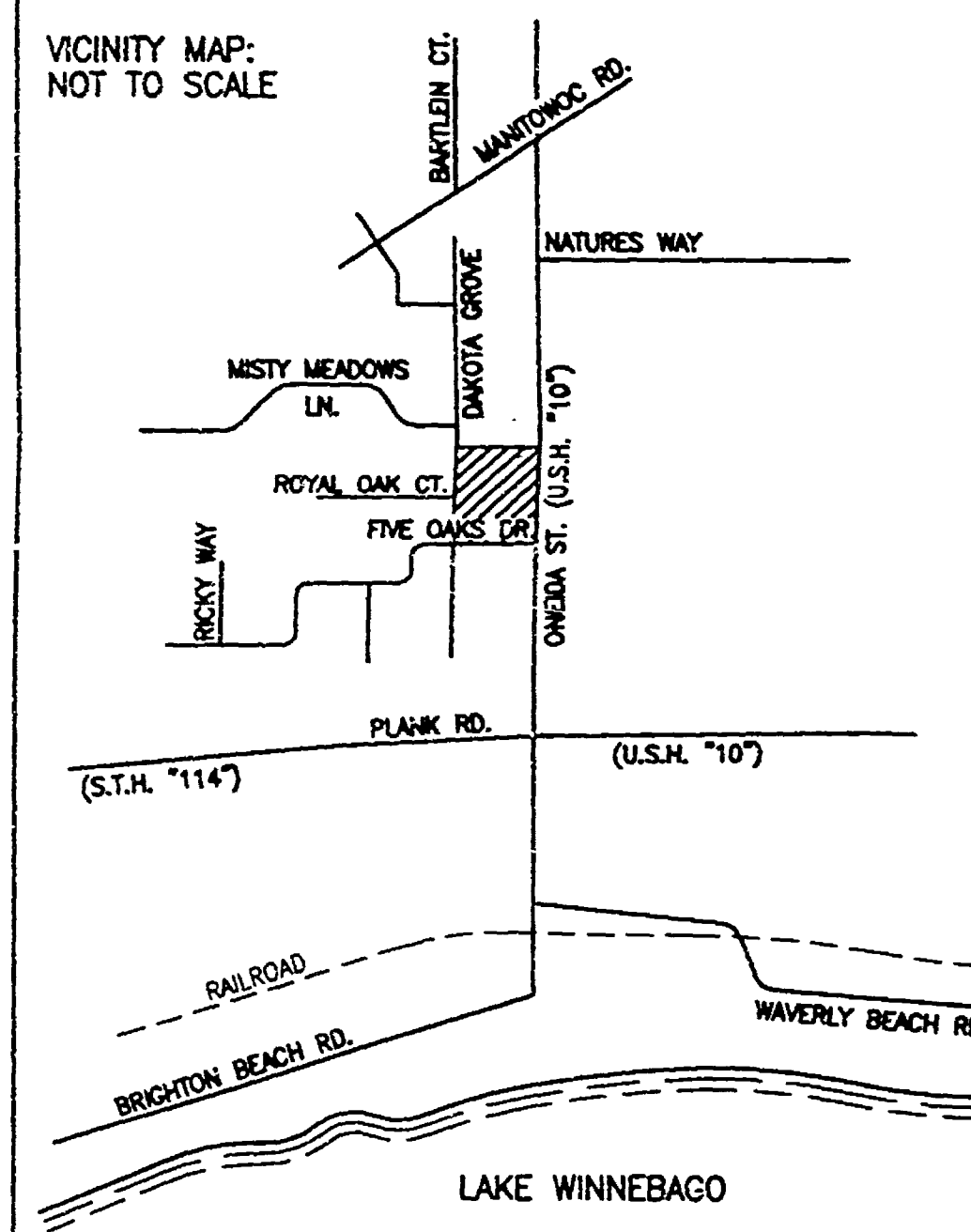
NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR N89°46'28"E PER THE WINNEBAGO COUNTY COORDINATE SYSTEM.



- NOTES:
- DUE TO SNOW COVER AND PILES LOCATING OF UTILITIES, EDGE OF PAVEMENT AND OTHER ITEMS AT OR NEAR GROUND LEVEL WAS DIFFICULT, THEREFORE THIS DRAWING MAY NOT BE ACCURATE WITH RESPECT TO THESE ITEMS.
  - SUBJECT PROPERTY IS ZONED C-1: GENERAL COMMERCIAL DISTRICT
  - BUILDING SETBACKS:
    - FRONT YARD: U.S.H. "10" 100 FEET FROM CENTERLINE OR 40 FEET FROM RIGHT OF WAY LINE WHICH EVER IS GREATER.
    - SIDE & REAR YARDS: TRANSITIONAL AREA REQUIREMENTS.
    - 20 FOOT AREA SHALL CONTAIN 2 CANOPY TREES, 3 UNDERSTORY TREES AND 5 SHRUBS PER 100 LINEAL FEET.
    - 15 FOOT AREA SHALL CONTAIN 2 CANOPY TREES, 4 UNDERSTORY TREES AND 6 SHRUBS PER 100 LINEAL FEET.
    - 10 FOOT AREA SHALL CONTAIN 2 CANOPY TREES, 5 UNDERSTORY TREES AND 6 SHRUBS PER 100 LINEAL FEET.
    - 5 FOOT AREA SHALL CONTAIN 3 CANOPY TREES, 6 UNDERSTORY TREES PER 100 LINEAL FEET & EITHER A 6' HIGH SOLID WEAWE WOOD FENCE, OR A 4' HIGH LANDSCAPED EARTH BERM.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0110E, EFFECTIVE DATE: MARCH 17, 2003.
  - NO BUILDINGS PRESENT ON SUBJECT PROPERTY AT TIME OF SURVEY.
  - RESERVATION FOR UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT OF VAN GROLL SUBDIVISION, DOES AFFECT SUBJECT PROPERTY. (ITEM 8)
  - UTILITY EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY AS PER VOLUME 497, PAGE 331, DOES NOT AFFECT SUBJECT PROPERTY. (ITEM 9)
  - RESTRICTIVE COVENANTS CONTAINED ON THE RECORDED PLAT OF VAN GROLL SUBDIVISION, DOES AFFECT SUBJECT PROPERTY. (ITEM 10)
  - EASEMENT IS RESERVED OVER THE REAR 5 FEET OF EACH LOT FOR UTILITY INSTALLATION AND MAINTENANCE.
  - NO RESIDENTIAL BUILDING SHALL BE ERRECTED OR PLACED ON ANY LOT NEARER THAN 42 FEET TO THE FRONT LOT LINE, NOR NEARER THAN 7 FEET TO ANY SIDE LINE; NO DETACHED GARAGE SHALL BE LOCATED NEARER THAN 75 FEET TO THE FRONT LOT LINE, NOR NEARER THAN 7 FEET TO ANY SIDE.
  - EASEMENT TO WISCONSIN MICHIGAN POWER COMPANY AS SHOWN ON RECORDED PLAT OF VAN GROLL SUBDIVISION, DOES AFFECT SUBJECT PROPERTY. (ITEM 11)

LEGAL DESCRIPTION:  
LOT ONE (1), VOLUME 1 CERTIFIED SURVEY MAPS, PAGE 5705, MAP NO. 5705, IN THE CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, SAID PARCEL CONTAINS 66,052 SQUARE FEET (1.5163 ACRES) OF LAND MORE OR LESS.

TAX KEY NO.: 750088000



TO MID VALLEY DEVELOPMENT COMPANY, LLC, IRWIN MORTGAGE, LIBERTY TITLE AND ABSTRACT, INC. AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 10, 11(a) AND 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Robert F. Reider, RLS-1251 DATED 12-20-05



HALL DEVELOPMENT & CONST. CO.

ATTENTION: DAVID MENTZ  
3310 MID VALLEY DRIVE  
DE PERE, WISCONSIN 54115

PROJECT: THE SHOPS AT WAVERLY, L.L.C.

CAROW LAND SURVEYING CO., INC.

615 N. LYNNDALE DRIVE  
APPLETON, WISCONSIN 54912-1297  
PHONE 920-731-4168 FAX 731-5673

INT.	DATE	REVISIONS

city of menasha See 13+20 R17