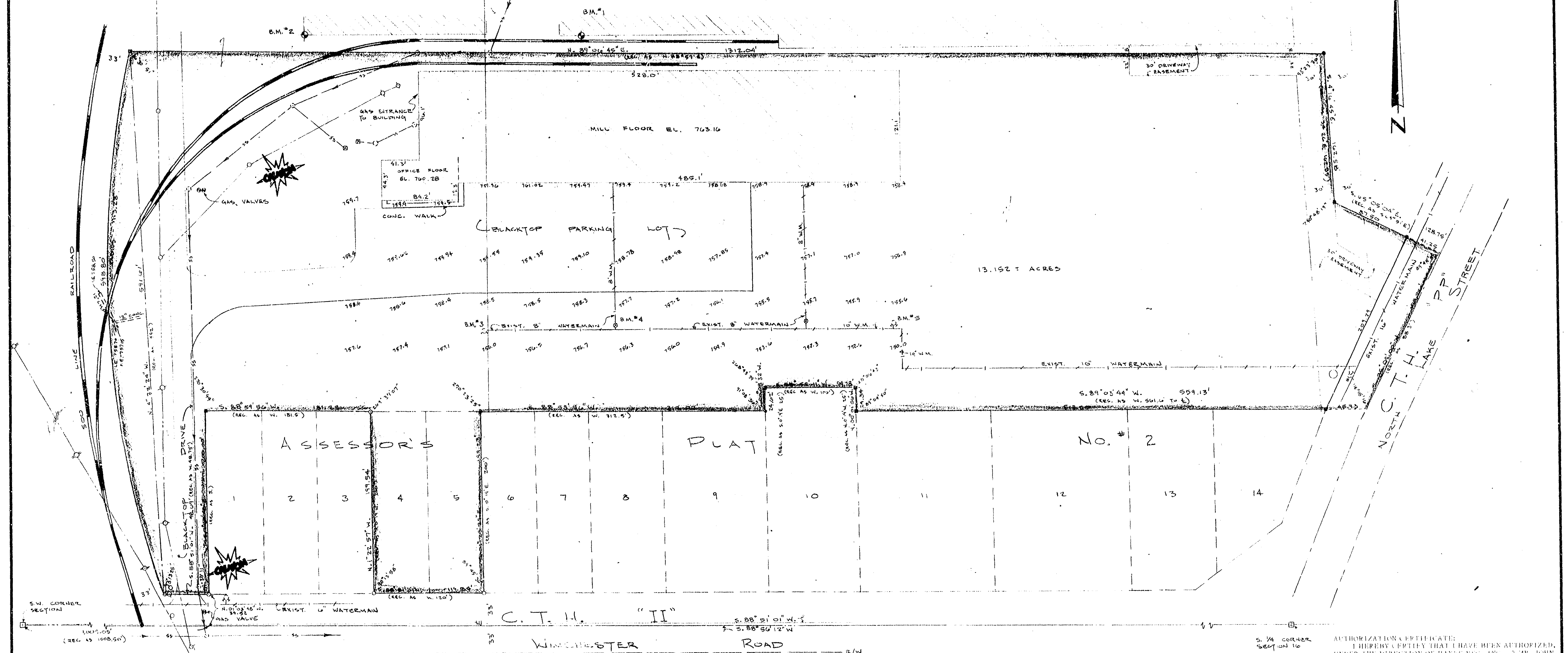


S.W. 1/4 - S.W. 1/4
SECTION 16, T.20N., R.17E.

S.E. 1/4 - S.W. 1/4
SECTION 16, T.20N., R.17E.

60 FOOT
TRANSMISSION
LINE EASEMENT
TO W.M.P. CO.



CAUTION - BURIED GAS MAIN THIS
VICINITY, EXACT LOCATION UNKNOWN

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN PART OF THE S.W. 1/4 - S.W. 1/4, S.E. 1/4 - S.W. 1/4, SECTION 16, T.20N., R.17E.,
AND ALL OF LOTS 4 AND 5, ASSESSOR'S PLAT NO. 2, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN,
MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, N. 88° 56' 12" E., ALONG THE SOUTH LINE
OF THE S.W. 1/4 OF SAID SECTION 16, 1009.05 FEET; THENCE N. 01° 04' 48" W., 34.52 FEET TO THE SOUTHWEST
CORNER OF LOT 1 OF SAID ASSESSOR'S PLAT NO. 2 AND THE POINT OF BEGINNING;
THENCE S. 88° 51' 01" W., ALONG THE NORTH RIGHT-OF-WAY LINE OF WINCHESTER ROAD (C.T.H. - "II"),
48.69 FEET (RECORDED AS WEST 48.77 FEET) TO A POINT ON THE CURVED EAST RIGHT-OF-WAY LINE OF THE
500 LINE RAILROAD; THENCE NORTHERLY ALONG SAID EAST CURVED RIGHT-OF-WAY LINE HAVING A RADIUS
OF 1113.28 FEET WITH ITS CENTER LOCATED TOWARDS THE EAST AND HAVING A CHORD 591.61 FEET
RECORDED AS 592.00 FEET IN LENGTH WHICH BEARS N. 04° 22' 24" W. RECORDED AS N. 04° 30' W.) A DISTANCE OF
598.80 FEET; THENCE N. 89° 06' 45" E., (RECORDED AS N. 88° 59' E.), 1312.04 FEET; THENCE S. 04° 16' 45" E., 162.58
FEET (RECORDED AS S. 04° 26' E., 162.85 FEET); THENCE S. 65° 05' 04" E., 128.75 FEET (RECORDED AS S. 64° 51' E.);
THENCE S. 25° 09' 00" W., 189.26 FEET (RECORDED AS 188.30 FEET); THENCE S. 89° 03' 42" W. ALONG THE NORTH LINE
OF SAID ASSESSOR'S PLAT NO. 2 AND SAID LINE EXTENDED EASTERLY, 559.13 FEET (RECORDED AS WEST,
561.60 FEET) TO THE NORTHWEST CORNER OF LOT 11 OF SAID ASSESSOR'S PLAT NO. 2; THENCE N. 00° 01' 06" W.,
ALONG THE EAST LINE OF LOT 10 OF SAID ASSESSOR'S PLAT NO. 2, 24.84 FEET (RECORDED AS N. 00° 19' W.,
25.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S. 88° 52' 11" W. ALONG THE NORTH LINE OF
SAID LOT 10, 99.78 FEET (RECORDED AS WEST, 100.00 FEET) TO THE NORTHWEST CORNER OF SAID LOT 10;
THENCE S. 00° 08' 32" W. ALONG THE WEST LINE OF SAID LOT 10, 24.62 FEET (RECORDED AS S. 00° 19' E., 25.00 FEET)
TO THE NORTHEAST CORNER OF LOT 9 OF SAID ASSESSOR'S PLAT NO. 2; THENCE S. 88° 59' 56" W. ALONG THE NORTH
LINE OF SAID ASSESSOR'S PLAT NO. 2, 312.02 FEET (RECORDED AS WEST 312.50 FEET) TO THE NORTHEAST CORNER

OF LOT 5 OF SAID ASSESSOR'S PLAT NO. 2; THENCE S. 01° 23' 29" E. ALONG THE EAST LINE OF SAID LOT 5, 199.23
FEET (RECORDED AS S. 00° 19' E., 200.00 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S. 88° 51' 01" W.,
ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 2, 119.84 FEET (RECORDED AS WEST 120 FEET) TO THE
SOUTHWEST CORNER OF LOT 4 OF SAID ASSESSOR'S PLAT NO. 2; THENCE N. 01° 22' 57" W. ALONG THE WEST LINE OF
SAID LOT 4, 199.54 FEET (RECORDED AS N. 00° 19' W., 200.00 FEET) TO THE NORTHWEST CORNER OF SAID LOT 4;
THENCE S. 88° 59' 56" W. ALONG THE NORTH LINE OF SAID ASSESSOR'S PLAT NO. 2, 181.22 FEET (RECORDED AS
WEST 181.50 FEET) TO THE NORTHWEST CORNER OF LOT 1 OF SAID ASSESSOR'S PLAT NO. 2; THENCE
S. 01° 30' 48" E. ALONG THE WEST LINE OF SAID LOT 1, 200.00 FEET (RECORDED AS SOUTH) TO THE POINT OF
BEGINNING.
SAID PARCEL OF LAND CONTAINING 13.152 ACRES MORE OR LESS,
RESERVING THE SOUTHEASTERLY 41.25 FEET FOR NORTH LAKE STREET (C.T.H. - "PP") RIGHT-OF-WAY.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: HYDRANTS, VALVES, MANHOLES, TELEPHONE AND POWER POLE; AND
RAILROAD TRACKS LOCATED IN THE FIELD, OTHER UNDERGROUND UTILITIES
SHOWN WERE BASED OFF OF UTILITY PLANS OBTAINED AND EXACT LOCATIONS MAY
VARY.

BENCHMARKS - U.S.C. & G.S. DATUM:

B.M. #1	763.67	FEET CROSS ON CONCRETE FLOOR IN DOOR OPENING AT WISCONSIN TISSOT HILLS BUILDING.
B.M. #2	764.17	RED + CROSS ON TOP OF FOUNDATION WALL.
B.M. #3	759.39	NORTHWEST NUT ON FLANGE OF HYDRANT SOUTHEAST OF EXISTING OFFICE FOR HAYES MFG. CO.
B.M. #4	758.55	SOUTH NUT ON FLANGE OF HYDRANT, 145' EAST OF B.M. #3.
B.M. #5	756.73	WEST NUT ON FLANGE OF HYDRANT, 310' EAST OF B.M. #4.

LEGEND

●	1" ROUND IRON PIPE FOUND.
■	3 1/2" X 3 1/2" SQUARE CONCRETE MONUMENT WITH IRON BAR IN CENTER
□	HARTSON MONUMENT FOUND AT SECTION CORNER.
○	FOUND.
○	1" X 24" ROUND IRON PIPE SET.
○	TELEPHONE POLE.
○	POWER POLE.
—	OVERHEAD ELECTRIC OR TELEPHONE LINES.
—	EXISTING WATERMAIN WITH VALVE.
—	EXISTING WATER HYDRANT.
—	EXISTING SEPTIC TANK.
—	EXISTING SANITARY SEWER AND MANHOLE.
—	GAS VALVE.
—	SIGN.
—	RAILROAD.

AUTHORIZATION CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE BEEN AUTHORIZED,
UNDER THE DIRECTION OF HAYES MFG. CO., BY J. HAYES,
HAYES, PRESIDENT, TO SURVEY, MAP AND DESCRIBE
THE PROPERTY AS SHOWN ON THIS MAP. SAID SURVEY
WAS MADE ON SEPTEMBER 27, 1979.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE
PROPERTY AS SHOWN AND DESCRIBED, ACCORDING TO
OFFICIAL RECORDS AND THAT THE PLAT ABOVE DRAWN
IS AN ACCURATE AND CORRECT REPRESENTATION OF
SAID SURVEY SEPTEMBER 27, 1979.



3				6			
2				5			
1				4			
SYM.	DATE	APPROV.	REVISION	SYM.	DATE	APPROV.	REVISION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE PROVIDED BY PHILLIPS AND ASSOCIATES, INC. AND AS SUCH, REMAIN THE PROPERTY OF PHILLIPS AND ASSOCIATES, INC. WITHOUT EXPRESS PERMISSION IS NOT PERMITTED.

- BOUNDARY & TOPOGRAPHY SURVEY -
LOCATED IN PART OF THE S.E. 1/4, S.W. 1/4 AND S.W. 1/4, SECTION 16,
T.20N., R.17E., ALSO LOTS 4 AND 5, ASSESSOR'S PLAT NO. 2, TOWN
OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

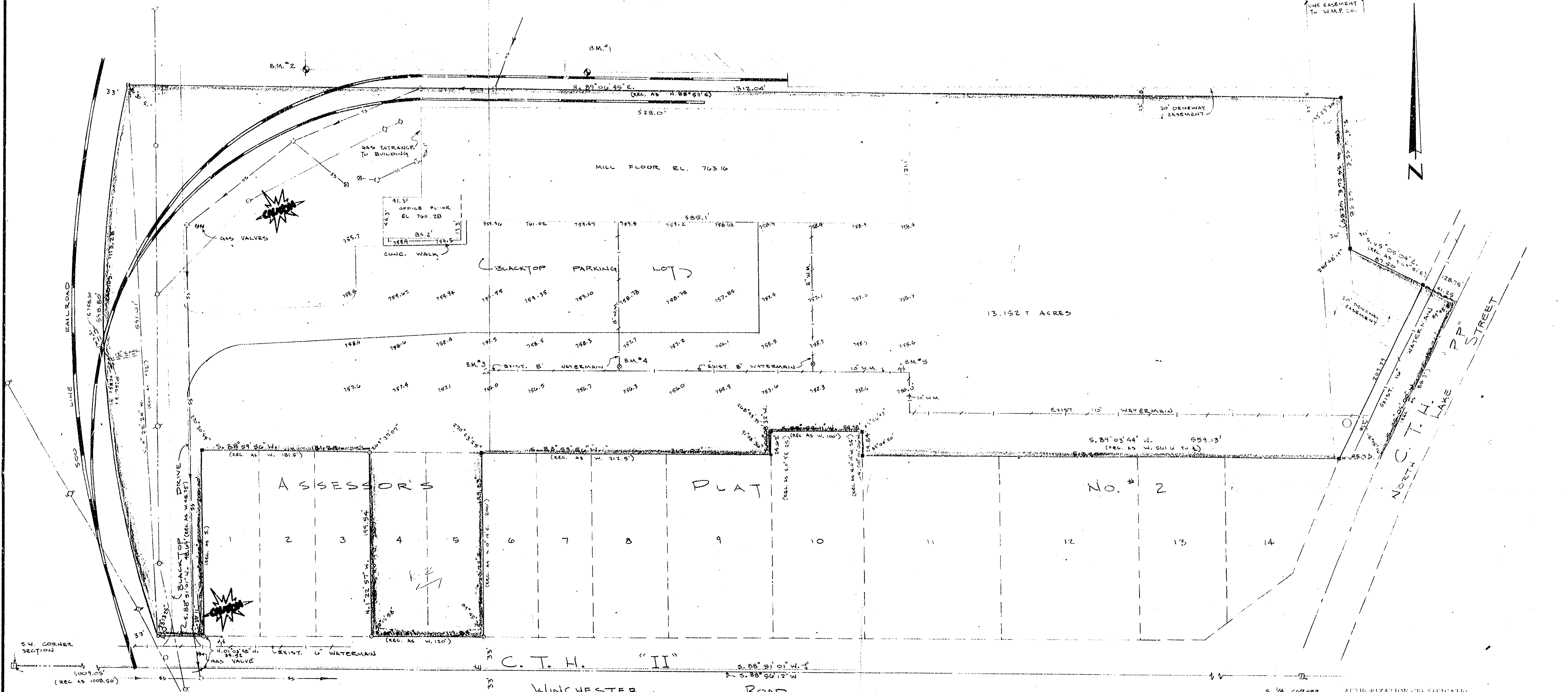
DRAWN	J.C. KWO
CHECKED	J.C. KWO
DESIGNED	

PHILLIPS AND ASSOCIATES, INC.
Engineers and Land Surveyors
P.O. BOX 248
LITTLE CHUTE, WISCONSIN 54140

16-20-17 (1)

S.W. 1/4 - S.W. 1/4
SECTION 16, T20N, R.17E.

S.E. 1/4 - S.W. 1/4
SECTION 16, T20N, R.17E.



CAUTION - BURIED GAS MAIN THIS VICINITY, EXACT LOCATION UNKNOWN

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN PART OF THE S.W. 1/4 - S.W. 1/4, S.E. 1/4 - S.W. 1/4, SECTION 16, T.20N., R.17E. AND ALL OF LOTS 4 AND 5, ASSESSOR'S PLAT NO. 2, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, N.88°56'12"E. ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SAID SECTION 16, 1009.05 FEET; THENCE N.01°08'48"W., 34.52 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID ASSESSOR'S PLAT NO. 2 AND THE POINT OF BEGINNING;
THENCE S.88°51'01"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF WINCHESTER ROAD (C.T.H. - "II"), 48.69 FEET (RECORDED AS WEST 48.75 FEET) TO A POINT ON THE CURVED EAST RIGHT-OF-WAY LINE OF THE S.W. 1/4 RAILROAD; THENCE NORTHERLY ALONG SAID EAST CURVED RIGHT-OF-WAY LINE (HAVING A RADIUS OF 1113.28 FEET WITH IT'S CENTER LOCATED TOWARDS THE EAST AND HAVING A CHORD 591.61 FEET RECORDED AS 592.00 FEET IN LENGTH WHICH BEARS N.04°22'22"W. RECORDED AS N.04°30'W.) A DISTANCE OF 598.00 FEET; THENCE N.89°06'55"E. (RECORDED AS N.88°59'E.), 1312.04 FEET; THENCE S.04°16'45"E., 162.58 FEET (RECORDED AS S.04°26'E., 162.85 FEET); THENCE S.65°05'04"W., 128.75 FEET (RECORDED AS S.62°51'E.); THENCE S.25°09'00"W., 189.26 FEET (RECORDED AS 188.30 FEET); THENCE S.89°02'22"W. ALONG THE NORTH LINE OF SAID ASSESSOR'S PLAT NO. 2 AND SAID LINE EXTENDED EASTERLY, 599.13 FEET (RECORDED AS WEST 561.60 FEET) TO THE NORTHWEST CORNER OF LOT 11 OF SAID ASSESSOR'S PLAT NO. 2 THENCE N.00°01'06"W. ALONG THE EAST LINE OF LOT 10 OF SAID ASSESSOR'S PLAT NO. 2, 24.84 FEET (RECORDED AS N.00°19'W., 25.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S.88°52'11"W. ALONG THE NORTH LINE OF SAID LOT 10, 99.78 FEET (RECORDED AS WEST, 100.00 FEET) TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE S.00°08'42"W. ALONG THE WEST LINE OF SAID LOT 10, 24.62 FEET (RECORDED AS S.00°19'E., 25.00 FEET) TO THE NORTHEAST CORNER OF LOT 9 OF SAID ASSESSOR'S PLAT NO. 2; THENCE S.88°59'56"W. ALONG THE NORTH LINE OF SAID ASSESSOR'S PLAT NO. 2, 312.02 FEET (RECORDED AS WEST 312.50 FEET) TO THE NORTHEAST CORNER

OF LOT 5 OF SAID ASSESSOR'S PLAT NO. 2; THENCE S.01°23'29"E. ALONG THE EAST LINE OF SAID LOT 5, 199.23 FEET (RECORDED AS S.00°19'E., 200.00 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S.88°51'01"W. ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 2, 119.84 FEET (RECORDED AS WEST 120 FEET) TO THE SOUTHWEST CORNER OF LOT 4 OF SAID ASSESSOR'S PLAT NO. 2; THENCE N.01°22'57"W. ALONG THE WEST LINE OF SAID LOT 4, 199.54 FEET (RECORDED AS N.00°19'W., 200.00 FEET) TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S.88°59'56"W. ALONG THE NORTH LINE OF SAID ASSESSOR'S PLAT NO. 2, 181.22 FEET (RECORDED AS WEST 181.50 FEET) TO THE NORTHWEST CORNER OF LOT 1 OF SAID ASSESSOR'S PLAT NO. 2; THENCE S.01°30'48"E. ALONG THE WEST LINE OF SAID LOT 1, 200.00 FEET (RECORDED AS SOUTH) TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING 13.152 ACRES MORE OR LESS.
RESERVING THE SOUTHEASTERLY 41.25 FEET FOR NORTH LAKE STREET (C.T.H. - "PP") RIGHT-OF-WAY.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: HYDRANTS, VALVES, MANHOLES, TELEPHONE AND POWER POLES AND RAILROAD TRACKS LOCATED IN THE FIELD, OTHER UNDERGROUND UTILITIES SHOWN WERE BASED OFF OF UTILITY PLANS OBTAINED AND EXACT LOCATIONS MAY VARY.

BENCHMARKS - U.S.C. & G.S. DATUM:

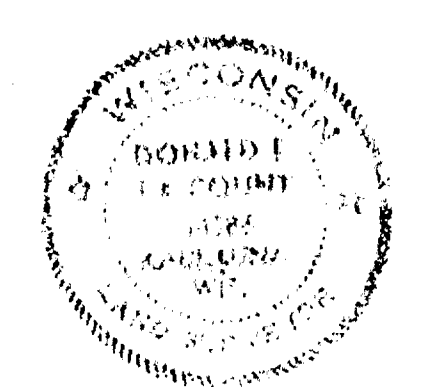
B.M. #1	763.67	RED + CROSS ON CONCRETE FLOOR IN DOOR OPENING AT WISCONSIN TISSUE MILLS BUILDING.
B.M. #2	764.17	RED + CROSS ON TOP OF FOUNDATION WALL.
B.M. #3	759.39	NORTHWEST NUT ON FLANGE OF HYDRANT SOUTHEAST OF EXISTING OFFICES FOR HAYES MFG. CO.
B.M. #4	758.35	SOUTH NUT ON FLANGE OF HYDRANT, 145' EAST OF B.M. #3.
B.M. #5	756.73	WEST NUT ON FLANGE OF HYDRANT, 310 1/2' EAST OF B.M. #4.

LEGEND

●	1" ROUND IRON PIPE FOUND.
■	3" X 3" SQUARE CONCRETE MONUMENT WITH IRON BAR IN CENTER
□	HARISTON MONUMENT FOUND AT SECTION CORNER.
⊕	BERNSTEIN MONUMENT FOUND AT SECTION CORNER.
⊗	1" X 24" ROUND IRON PIPE SET.
○	TELEPHONE POLE.
○	POWER POLE.
—	OVERHEAD ELECTRIC OR TELEPHONE LINES.
—	EXISTING WATERMAIN WITH VALVE.
—	EXISTING WATER HYDRANT.
—	EXISTING SEPTIC TANK.
—	EXISTING SANITARY SEWER AND MANHOLE.
—	GAS VALVE.
—	SIGN.
—	RAILROAD.

AUTHORIZATION CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE BEEN AUTHORIZED, UNDER THE DIRECTION OF HAYES MFG. CO., BY MR. JOHN HAYES, PRESIDENT, TO SURVEY, MAP AND DESCRIBE THE PROPERTY AS SHOWN ON THIS PLAT. SAID SURVEY WAS MADE ON SEPTEMBER 21, 1979.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN AND DESCRIBED, ACCORDING TO OFFICIAL RECORDS AND THAT THE PLAT ABOVE DRAWN IS AN ACCURATE AND CORRECT REPRESENTATION OF SAID SURVEY SEPTEMBER 21, 1979.
Donald F. H. Covert
REGISTERED LAND SURVEYOR



3				6				THESE DRAWINGS ARE INSTRUMENTS OF SERVICE PROVIDED BY PHILLIPS AND ASSOCIATES, INC. AND AS SUCH REMAIN THE PROPERTY OF PHILLIPS AND ASSOCIATES, INC. WITHOUT EXPRESS PERMISSION IS NOT PERMITTED.	- BOUNDARY & TOPOGRAPHY SURVEY - LOCATED IN PART OF THE S.W. 1/4, S.W. 1/4, AND S.W. 1/4, S.W. 1/4, SECTION 16, T.20N., R.17E., ALSO LOTS 4 AND 5, ASSESSOR'S PLAT NO. 2, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN	DRAWN J.C. L. MPO	SCALE 1" = 50'	PHILLIPS AND ASSOCIATES, INC. Engineers and Land Surveyors P.O. BOX 288 LITTLE CHUTE, WISCONSIN 54140	SHEET NO. 1
2				5				CHECKED D.F. L.C.		DATE SEPT 4, 1979			
1				4				DESIGNED		JOB NO. 142			
SYM.	DATE	APPROV.	REVISION	SYM.	DATE	APPROV.	REVISION						