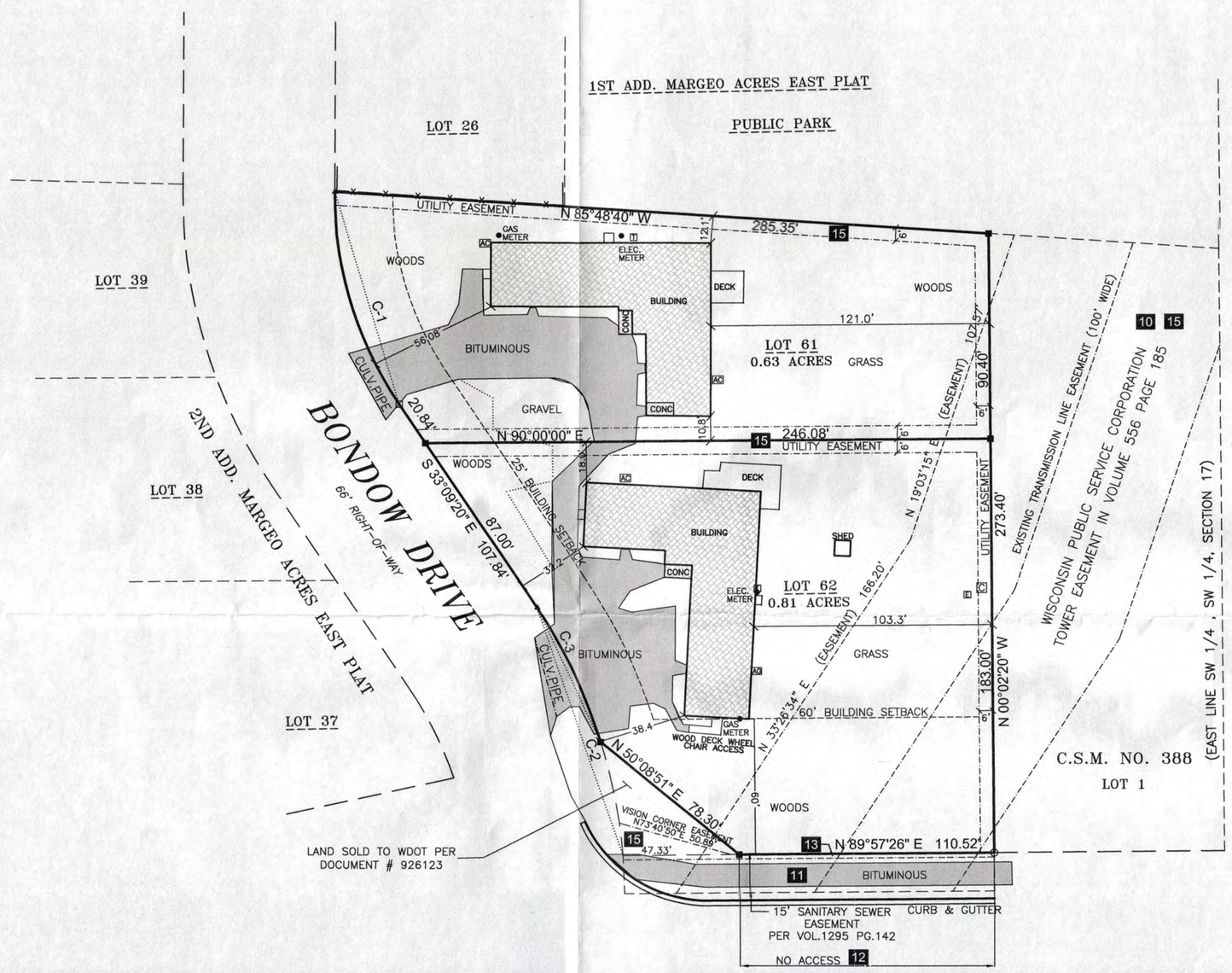


COUNTY ROAD II

RIGHT-OF-WAY WIDTH VARIES

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	167.00'	034°00'00"	99.10'	S 16°09'20.0" E	97.65'
2	233.05'	028°55'50"	117.67'	S 18°34'35.0" E	116.35'
3	233.05'	016°21'02"	66.50'	S 25°24'08.0" E	66.28'

ZONING SETBACK REQUIREMENTS: R-3

MIN. FRONT YARD = 25 FT. STRUCTURES

MIN. SIDE YARD = 7 FT. ON ONE SIDE AND 10 FT. ON OTHER

MIN REAR YARD = 25 FT. STRUCTURES

BEARINGS ARE REFERENCED TO 3RD ADDITION TO MARGEO ACRES EAST PLAT WHICH HAS THE EAST LINE OF LOTS 61 & 62 BEARING N 00° 02' 20" W

SCALE IN FEET 1" = 40'

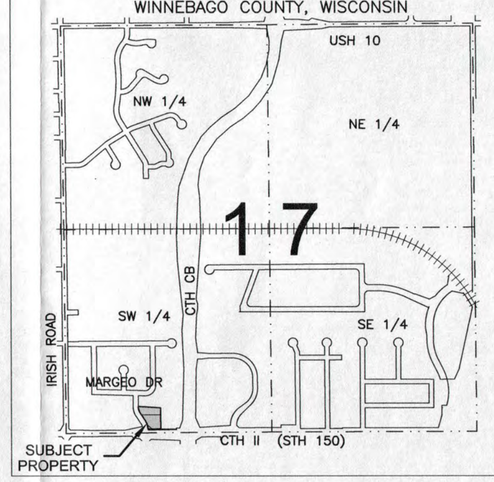
0 40 80

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
▲ FOUND 1 1/4" REBAR	GUY	STORM INLET
SIGN	LIGHT POLE	YARD DRAIN
AC AIR CONDITIONER	TELEPHONE PEDESTAL	EXIST SANITARY MANHOLE
—OH— OVERHEAD POWER LINES	TELEPHONE MANHOLE	—·—·— EXIST. SAN. SEWER
—E— UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL	—·—·— EXIST. STO. SEWER
—T— UNDERGROUND TELEPHONE	ELECTRIC MANHOLE	—·—·— EXIST. WATER MAIN
—G— UNDERGROUND GAS	CABLE PEDESTAL	00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT
	● GAS OR ELECTRIC METER	

LOCATION MAP

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



LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, EVANS TITLE DIVISION
COMMITMENT NO.: 2626401,
EFFECTIVE DATE FEBRUARY 20, 2015:

LOT SIXTY-ONE (61) AND SIXTY-TWO (62),3RD ADDITION TO MARGEO ACRES EAST PLAT, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN; EXCEPT THAT PORTION OF SAID LOT 62 CONVEYED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NO. 926123, WINNEBAGO COUNTY REGISTRY.

TAX ID NO.: 008-4211(LOT 62) AND 008-4210(LOT 61)

PROPERTY ADDRESS: 625 (LOT 62) AND 635 (LOT 61) BONDOW DRIVE
NEENAH, WI 54956

PARCEL AREA: LOT 61 27324.71 SQ.FT. (0.63 ACRES) AND LOT 62 35442.97 SQ.FT. (0.81 ACRES) TOTAL AREA FOR LOTS 61 AND 62 62767.68 SQ.FT. (1.44 ACRES)

SCHEDULE B-SECTION TWO EXCEPTIONS PER PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO.: 2626401, EFFECTIVE DATE FEBRUARY 20, 2015:

EXCEPTION 10 UTILITY EASEMENT GRANTED BY LOUIS BONDOW AND MINNIE BONDOW, HIS WIFE TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION BY AN INSTRUMENT DATED AUGUST 11, 1947, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON AUGUST 26, 1947, IN VOLUME 556 OF RECORDS, PAGE 185, AS DOCUMENT NO. 148411. AFFECTS PROPERTY AS SHOWN.

EXCEPTION 11 EASEMENT, GRANTED BY LOUIS BONDOW AND MINNIE BONDOW, HIS WIFE TO SANITARY DISTRICT NO. 4, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN BY AN INSTRUMENT DATED JANUARY 19, 1971, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JANUARY 26, 1971, IN VOLUME 1295 OF RECORDS, PAGE 142, AS DOCUMENT NO. 403521. SEWER AND WATER EASEMENT AFFECTS PROPERTY AS SHOWN.

EXCEPTION 12 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN ACCESS COVENANT EXECUTED BY GEORGE STROHMEYER, DATED APRIL 25, 1978 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON DECEMBER 15, 1978, AS DOCUMENT NO. 527186. NO ACCESS TO COUNTY ROAD II (STH 150)

EXCEPTION 13 RESTRICTIONS AS DESIGNATED ON THE RECORDED PLAT OF 3RD ADDITION TO MARGEO ACRES EAST PLAT. AFFECTS PROPERTY AS SHOWN.

EXCEPTION 14 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED EXECUTED BY LOUIS BONDOW AND MINNIE BONDOW, HIS WIFE TO FRANK REINHART AND MARGARET REINHART, HIS WIFE, DATED JUNE 12, 1946, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JUNE 13, 1946, IN VOLUME 521 OF RECORDS, PAGE 324, AS DOCUMENT NO. 135974. AFFECTS PROPERTY AND IS A BLANKET DESCRIPTION.

EXCEPTION 15 RESERVATION FOR UTILITY EASEMENTS, BUILDING SET BACK LINES AND EXISTING TRANSMISSION LINE EASEMENT AND VISION CORNER EASEMENT AS DESIGNATED ON THE RECORDED PLAT OF 3RD ADDITION TO MARGEO ACRES EAST PLAT. PLAT RESTRICTIONS AFFECTS PROPERTY AS SHOWN.

THIS IS TO CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY, F. GERALD ALTENHOFEN AND ROCHELLE M. ALTENHOFEN, HUSBAND AND WIFE, AC CAPITAL PARTNERS LLC, A WISCONSIN LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR THAT THIS ALTA 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 MARCH 11, 2015.

DATED THIS THE 12TH DAY OF MARCH, 2015.

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

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

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DRAWN BY	FIELDWORK	APPROVED
JFS	JFS	GAZ

NO.	DATE	REVISION

ALTA/ACSM LAND TITLE SURVEY

ALL OF LOTS 61 AND 62 OF THE THIRD ADDITION TO MARGEO ACRES EAST PLAT BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 17 EAST TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SCALE	DATE
1"=40'	03/11/15

COMPUTER FILE
1-0607-001alta.dwg

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1-0607-001