

NORTHWEST CORNER
SECTION 17
T 20 N, R 17 E,
RR SPIKE FOUND

JACOBSEN ROAD

517
20
17

PARKWOOD ESTATES I & II

WETLANDS ACCORDING TO 1/8/97 FIELD DETERMINATION
BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES

NORTH IS REFERENCED TO THE WEST LINE OF THE
NORTHWEST 1/4 OF SECTION 17, T 20 N, R 17 E, TOWN
OF MENASHA, WINNEBAGO COUNTY, WISCONSIN,
ASSUMED TO BEAR N 00°17'12" W.



Scale 1" = 100'

DESCRIPTION

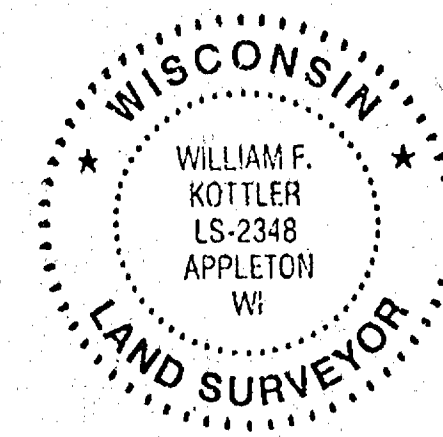
That part of the Northwest 1/4 of Section 17, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin, described as follows:

Commencing at the Northwest 1/4 of said Section 17; thence South 00 degrees 17 minutes 12 seconds East along the West line of the Northwest 1/4 of said section, 1624.95 feet to the South line of lands described in Document No. 856476, being point of beginning; thence North 58 degrees 16 minutes 12 seconds East, 639.35 feet along said South line to the East line of said described lands; thence North 00 degrees 17 minutes 12 seconds West, 6.40 feet along the East line of said described lands to the Southwest corner of Outlot 2, Parkwood Estates II; thence along the southern boundary of Parkwood Estates II for the next six courses; North 58 degrees 55 minutes 30 seconds East, 271.35 feet; thence North 70 degrees 39 minutes 55 seconds East, 312.00 feet; thence North 10 degrees 36 minutes 06 seconds East, 118.95 feet; thence North 74 degrees 18 minutes 05 seconds East, 413.00 feet; thence North 30 degrees 35 minutes 58 seconds East, 333.72 feet; thence North 25 degrees 03 minutes 20 seconds East, 196.20 feet to the West line of lands described in Document No. 882023; thence South 00 degrees 00 minutes 55 seconds East, 1142.57 feet along the West line of lands described in Document Nos. 682023 and 545910 to the West right-of-way line of County Trunk Highway "CB"; thence South 30 degrees 10 minutes 24 seconds West, 272.96 feet along said right-of-way line; thence South 19 degrees 11 minutes 45 seconds West, 271.38 feet along said right-of-way line to the North line of lands described in Document No. 545910; thence North 89 degrees 55 minutes 51 seconds West, 1515.11 feet along said North line to the West line of the Northwest 1/4 of said section; thence North 00 degrees 17 minutes 12 seconds West along the West line of the Northwest 1/4 of said section, 353.36 feet to the point of beginning, containing 33.909 acres, subject to all easements and restrictions of record.

SURVEYOR'S CERTIFICATE

I, William F. Kottler, hereby certify that I have surveyed this property and this map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all apparent easements and roadways and visible encroachments. This survey is made for the exclusive use of the present owner of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof: and as to them I hereby certify that said survey and map were made in accordance with acceptable Professional Standards and that the information contained thereon is, to the best of my knowledge, information and belief a true and accurate representation thereof.

William F. Kottler S.B. 98
William F. Kottler, Wisconsin Registered Land Surveyor S-2348 Date



LEGEND

- 3/4" REBAR
- ▲ 1-1/4" REBAR FOUND
- 3/4" REBAR SET (24" LONG, 1.502 LBS/FT.)
- SECTION CORNER MONUMENT
- WETLANDS
- S/L DENOTES SECTION LINE
- R/W DENOTES RIGHT OF WAY LINE

DAVEL ENGINEERING, LLC
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-881-1868 Fax: 920-830-8695

PLAT OF SURVEY
FOR
PARKWOOD INVESTMENTS, LTD.

PART OF THE NORTHWEST 1/4 OF SECTION 17,
TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF
MENASHA, WINNEBAGO COUNTY, WISCONSIN

Date: August 5, 1998
Reviewed: 1743
Drawn by: AA Approved by:
Project No.
Page 1 of 1

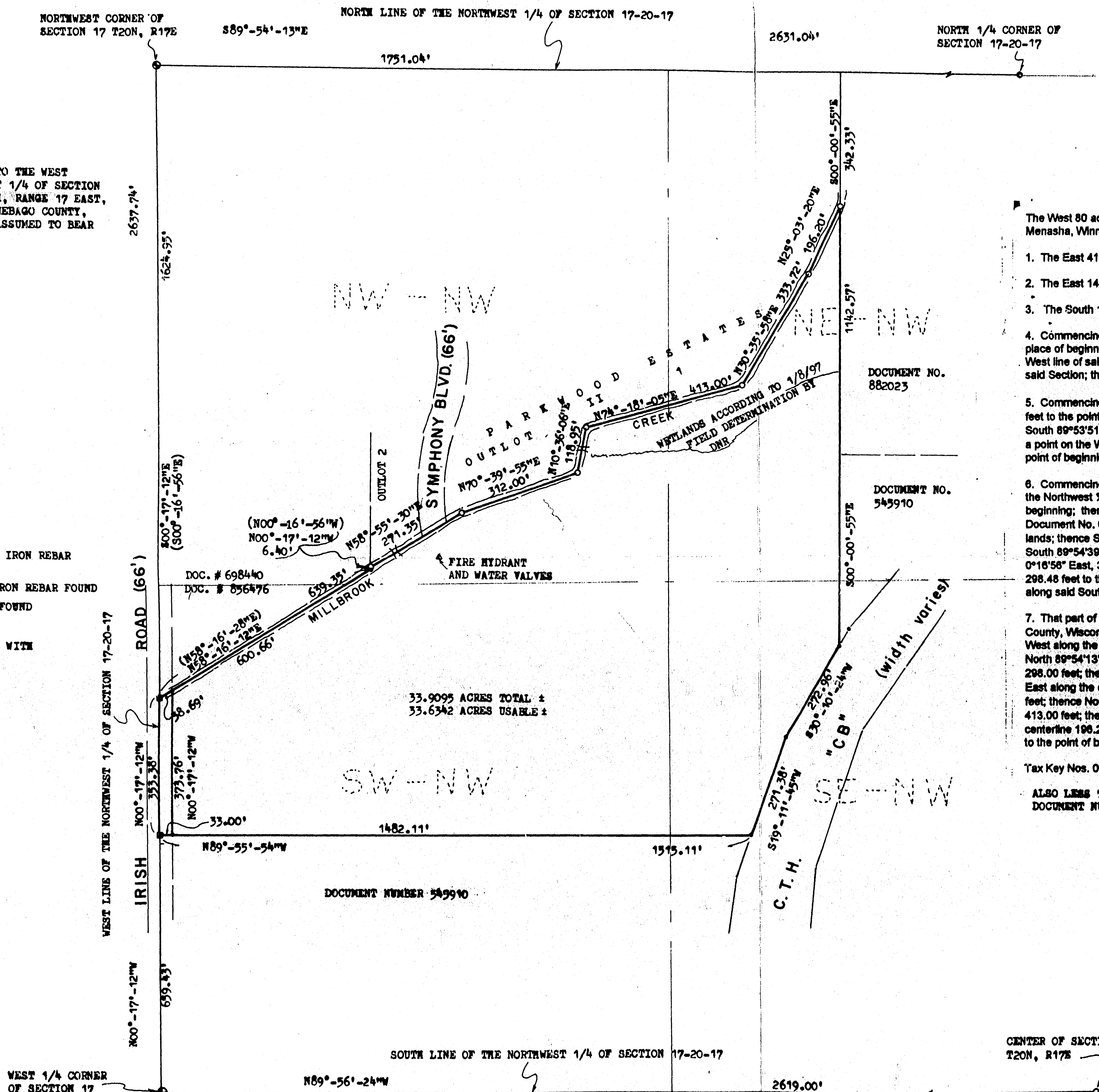
Town of MENASHA SEC 17 T20N R17E

NORTH IS REFERENCED TO THE WEST
LINE OF THE NORTHWEST 1/4 OF SECTION
17, TOWNSHIP 20 NORTH, RANGE 17 EAST,
TOWN OF MENASHA, WINNEBAGO COUNTY,
WISCONSIN, WHICH IS ASSUMED TO BEAR
N00°-17'-12"W.



LEGEND

- = 1 1/4" SOLID ROUND IRON REBAR FOUND
- = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = BERTSEN MONUMENT FOUND
- = PK NAIL SET
- = SURVEY MARKER NAIL WITH CHISEL NOTCH FOUND
- (OO) = RECORDED BEARING

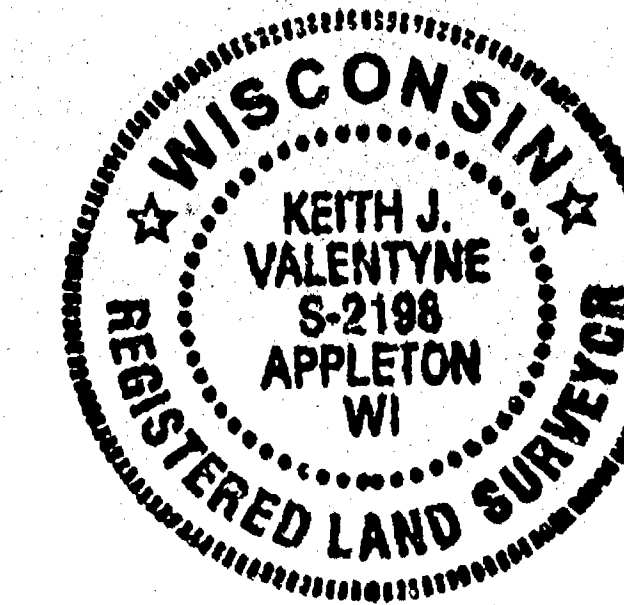


The West 80 acres of the North 3/4 of the Northwest 1/4 of Section 17, Township 20 North, Range 17 East, in the Town of Menasha, Winnebago County, Wisconsin, excepting therefrom the 7 following described tracts of land, viz:

1. The East 417.6 feet of the West 450.6 feet of the North 313 feet thereof.
2. The East 146.1 feet of the West 596.7 feet of the North 298 feet thereof.
3. The South 100 feet of the North 1270 feet of the West 183 feet thereof.
4. Commencing at the Northwest corner of said Section; thence South, along the West line of said Section 781 feet, the place of beginning; thence East, parallel with the North line of said Section 545.47 feet; thence South, parallel with the West line of said Section 212 feet; thence West, parallel with the North line of said Section 545.47 feet, to the West line of said Section; thence North, along the West line of said Section, 212 feet to the place of beginning.
5. Commencing at the Northwest corner of said Section 17; thence South 0°16'56" East, along the Section line; 313.00 feet to the point of beginning; thence South 89°53'51" East, 450.60 feet; thence North 0°16'56" West, 15.00 feet; thence South 89°53'51" East, 94.88 feet; thence South 0°16'56" East, 479.34 feet; thence South 89°43'04" West, 545.47 feet to a point on the West line of said Section 17; thence North 0°16'56" West, along the said Section line, 468.00 feet to the point of beginning.
6. Commencing at the Northwest corner of Section 17; thence South 0°16'56" East, 993.00 feet along the West line of the Northwest 1/4 of Section 17 to the South line of lands described in Document No. 640992 and to the point of beginning; thence continuing South 0°16'56" East, 177.00 feet along said West line to the North line of lands described in Document No. 622939; thence North 89°54'39" East, 183.00 feet along said North line to the East line of said described lands; thence South 0°16'56" East, 100.00 feet along said East line to the South line of said described lands; thence South 89°54'39" West, 183.00 feet along said South line to the West line of the Northwest 1/4 of Section 17; thence South 0°16'56" East, 354.95 feet along said West line; thence North 58°16'28" East, 639.35 feet; thence North 0°16'56" West, 298.48 feet to the South line of lands described in Document No. 640992; thence South 89°42'44" West, 545.47 feet along said South line to the point of beginning.
7. That part of the Northwest 1/4 of said Section 17, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin, described as follows: Commencing at the North 1/4 corner of said Section 17 thence North 89°54'13" West along the North line of said Northwest 1/4, a distance of 880.00 feet to the point of beginning; thence continuing North 89°54'13" West along the North line of said Northwest 1/4, a distance of 1154.34 feet; thence South 0°17'12" East, 298.00 feet; thence North 89°54'13" West, 51.22 feet; thence South 0°17'12" East, 983.39 feet; thence North 58°55'30" East along the centerline of a drainage ditch, 271.35 feet; thence North 70°39'55" East along the said centerline 312.00 feet; thence North 10°36'08" East along said centerline 118.95 feet; thence North 74°18'05" East along said centerline 413.00 feet; thence North 30°35'58" East along said centerline 333.72 feet; thence North 25°03'20" East along said centerline 196.20 feet; thence North 0°00'55" West along the West line of the East 53 1/3 rods, a distance of 342.33 feet to the point of beginning. Said premises are now known as Parkwood Estates and Parkwood Estates II.

Tax Key Nos. 008-0514; 008-0521-01, 008-0516 and 008-0519

ALSO LESS THOSE LANDS SOLD TO WINNEBAGO COUNTY HIGHWAY DEPARTMENT DESCRIBED IN DOCUMENT NUMBER 922723.



Keith J. Valentyn 6-26-00

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED 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 THEREOF WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

TOLERANCES		REVISIONS		COMMERCIAL ASSOCIATES ATTN: GARY LAETENDECKER	
EXCEPT AS NOTED		NO.	DATE	BY	130 MAIN STREET SUITE 104 MENASHA, WI 54952
DECIMAL	±	1			CAROL LAND SURVEYING CO., INC.
FRACTIONAL	±	2			1837 W. WISCONSIN A. P.O. BOX 1297
ANGULAR	±	3			APPLETON, WI 54912-1297
		4			DRAWN BY KJV SCALE 1" = 200'
		5			CHK'D DATE 6-22-00 MATERIAL
		6			TRACED APP'D DRAWING NO.