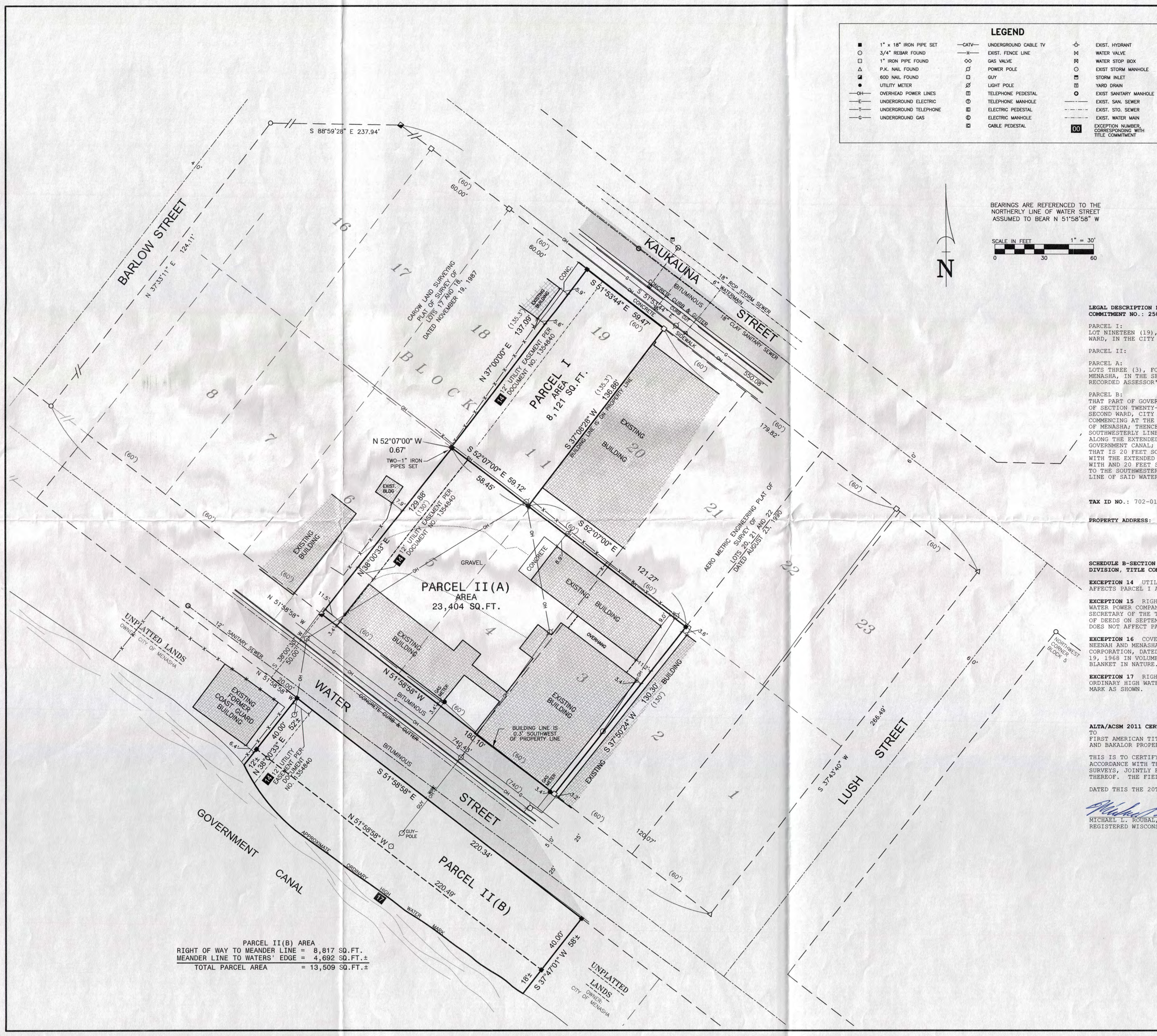



PARCEL II(B) AREA
RIGHT OF WAY TO MEANDER LINE = 8,817 SQ.FT.
MEANDER LINE TO WATERS' EDGE = 4,692 SQ.FT.±
TOTAL PARCEL AREA = 13,509 SQ.FT.±

## LEGEND

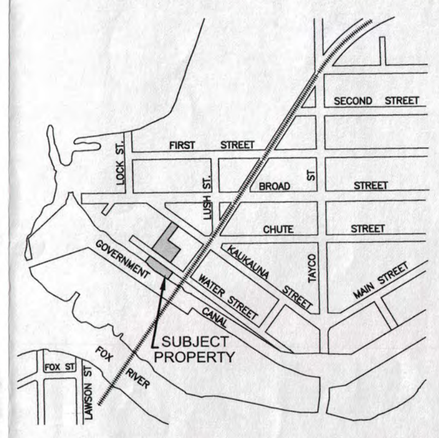
| | | | |
|---|---|---|---|
| ■ 1" x 18" IRON PIPE SET | —CATV— UNDERGROUND CABLE TV | EXIST. HYDRANT |
| ○ 3/4" REBAR FOUND | —X— EXIST. FENCE LINE | WATER VALVE |
| □ 1" IRON PIPE FOUND | GAS VALVE | WATER STOP BOX |
| △ P.K. NAIL FOUND | POWER POLE | EXIST STORM MANHOLE |
| ◪ 60D NAIL FOUND | GUY | STORM INLET |
| ● UTILITY METER | LIGHT POLE | YARD DRAIN |
| —OH— OVERHEAD POWER LINES | TELEPHONE PEDESTAL | EXIST SANITARY MANHOLE |
| —E— UNDERGROUND ELECTRIC | TELEPHONE MANHOLE | EXIST. SAN. SEWER |
| —T— UNDERGROUND TELEPHONE | ELECTRIC PEDESTAL | EXIST. STO. SEWER |
| —G— UNDERGROUND GAS | ELECTRIC MANHOLE | EXIST. WATER MAIN |
| | CABLE PEDESTAL | D0 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT |

BEARINGS ARE REFERENCED TO THE NORTHERLY LINE OF WATER STREET ASSUMED TO BEAR N 51°58'58" W

SCALE IN FEET 1" = 30'
0 30 60

## LOCATION MAP

CITY OF MENASHA
WINNEBAGO COUNTY, WISCONSIN




**LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, EVANS TITLE DIVISION, TITLE COMMITMENT NO.: 2501621, EFFECTIVE DATE NOVEMBER 26, 2013:**

PARCEL I:
LOT NINETEEN (19), OF BLOCK ELEVEN (11), IN THE PLAT OF THE TOWN OF MENASHA, IN THE SECOND WARD, IN THE CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

PARCEL II:

PARCEL A:
LOTS THREE (3), FOUR (4) AND FIVE (5) OF BLOCK ELEVEN (11), IN THE PLAT OF THE TOWN OF MENASHA, IN THE SECOND WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY.

PARCEL B:
THAT PART OF GOVERNMENT LOT TEN (10), (BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, OF RANGE SEVENTEEN (17) EAST, IN THE SECOND WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ: COMMENCING AT THE SOUTHWEST (MOST WESTERLY) CORNER OF LOT 1, OF BLOCK 11 IN PLAT OF THE TOWN OF MENASHA; THENCE SOUTHWESTERLY, ALONG THE EXTENDED NORTHWESTERLY LINE OF SAID LOT 1, TO THE SOUTHWESTERLY LINE OF WATER STREET, THE PLACE OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY, ALONG THE EXTENDED NORTHWESTERLY LINE OF SAID LOT 1, TO THE NORTHEASTERLY LINE OF THE U.S. GOVERNMENT CANAL; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID CANAL, TO A POINT THAT IS 20 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID CANAL WITH THE EXTENDED NORTHWESTERLY LINE OF LOT 5 OF SAID BLOCK 11; THENCE NORTHEASTERLY, PARALLEL WITH AND 20 FEET SOUTHEASTERLY OF THE EXTENDED NORTHWESTERLY LINE OF LOT 5 OF SAID BLOCK 11, TO THE SOUTHWESTERLY LINE OF SAID WATER STREET; THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID WATER STREET, TO THE PLACE OF BEGINNING.

**TAX ID NO.:** 702-0181 AND 702-0165 AND 702-0165-01

**PROPERTY ADDRESS:** 133 AND 138 WATER STREET
MENASHA, WI 54952

**SCHEDULE B-SECTION TWO EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, EVANS TITLE DIVISION, TITLE COMMITMENT NO.: 2501621, EFFECTIVE DATE NOVEMBER 26, 2013:**

**EXCEPTION 14** UTILITY EASEMENT AGREEMENT RECORDED ON MAY 16, 2005 AS DOCUMENT NO. 1354840. AFFECTS PARCEL I AND II(A)(B), AS SHOWN.

**EXCEPTION 15** RIGHT OF INGRESS AND EGRESS CONTAINED IN DEED BY AND BETWEEN NEENAH AND MENASHA WATER POWER COMPANY, A CORPORATION TO THE UNITED STATES OF AMERICA, REPRESENTED BY THE SECRETARY OF THE TREASURY, DATED JANUARY 18, 1960 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON SEPTEMBER 12, 1960, IN VOLUME 955 OF RECORDS, PAGE 230, AS DOCUMENT NO. 280477. DOES NOT AFFECT PARCELS I OR II

**EXCEPTION 16** COVENANTS AND CONDITIONS CONTAINED IN QUIT CLAIM DEED EXECUTED BY AND BETWEEN NEENAH AND MENASHA WATER POWER COMPANY, A CORPORATION TO THE CITY OF MENASHA, A MUNICIPAL CORPORATION, DATED JULY 8, 1968 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON JULY 19, 1968 IN VOLUME 1214 OF RECORDS, PAGE 574, AS DOCUMENT NO. 373707. AFFECTS PARCEL II(B), BLANKET IN NATURE.

**EXCEPTION 17** RIGHTS OF THE PUBLIC IN ANY PORTIONS OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGH WATER MARK OF A CANAL. AFFECTS PARCEL II(B), APPROXIMATE ORDINARY HIGH WATER MARK AS SHOWN.

**ALTA/ACSM 2011 CERTIFICATION:**
TO
FIRST AMERICAN TITLE INSURANCE COMPANY, EVANS TITLE DIVISION,
AND BAKALOR PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY:

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, AND INCLUDES ITEM 11(B) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2013.

DATED THIS THE 20TH DAY OF DECEMBER, 2013.

MICHAEL L. ROUBAL,
REGISTERED WISCONSIN LAND SURVEYOR S-2442

WISCONSIN
MICHAEL L ROUBAL
S-2442
HORTONVILLE
WIS.
REGISTERED LAND SURVEYOR

THIS SURVEY IS PREPARED FOR
FRANZOI & FRANZOI SC
JOSEPH FRANZOI
514 RACINE STREET
MENASHA, WI 54952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| NO. | DATE | REVISION | CHECKED MLR | APPROVED GAZ |
|---|---|---|---|---|
| 1 | 12-31-2013 | Item 11(b) of Table A | DRAWN BY AMS | |

# ALTA/ACSM LAND SURVEY

LOTS 3, 4, 5 AND 19, BLOCK 11, IN THE PLAT OF THE TOWN OF MENASHA, AND PART OF GOVERNMENT LOT 10, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, OF RANGE 17 EAST, IN THE SECOND WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

| SCALE | DATE |
|---|---|
| 1"=30' | DEC. 2013 |

COMPUTER FILE
1-0426-001alta.dwg

DRAWING NO.
1-0426-001