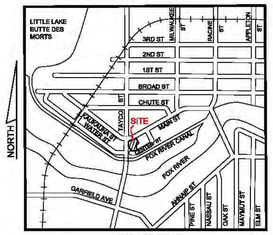
ALTA/NSPS
LAND TITLE SURVEY

GRAPHIC SCALE
20 10 0 20 40 60

VICINITY MAP



NOT TO SCALE

NORTH IS REFERENCED TO CSM #7735. BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF RECORD.

TITLE DESCRIPTION-TITLE COMMITMENT FILE NO: 2031051

PARCEL 1:
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 7735 RECORDED IN THE REGISTER OF DEED FOR WINNEBAGO COUNTY, WISCONSIN ON MARCH 12, 2021 AS DOCUMENT NO. 1845428, PART OF VACATED CENTER STREET, FORMERLY KNOWN AS WATER STREET AND ALL OF LOTS 5, 6, 7, 8, 9, 11 AND PART OF LOT 10 BLOCK 3 OF THE ORIGINAL PLAT OF MENASHA, LOCATED IN GOVERNMENT LOT 10 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

PROPERTY ADDRESS: 7 TAYCO ST, MENASHA, WI 54952
TAX KEY NUMBER: 703-0832-00, 703-0828-00, 703-0827-00, 703-0829-00, 703-0831-00 AND 703-0835-00 (TITLE COMMITMENT)
TAX KEY NUMBER: 703-0835-01 (NOW SHOWN AS, PER COUNTY WEBSITE)

PARCEL 2:
LOT TWELVE (12) OF BLOCK THREE (3) IN THE PLAT OF THE TOWN OF MENASHA, IN THE FIRST WARD, CITY OF MENASHA AND NOW IN THE THIRD WARD OF SAID CITY, WINNEBAGO

PROPERTY ADDRESS: VACANT, MENASHA, WI 54952
TAX KEY NUMBER: 703-0836-00

SURVEY DESCRIPTION

SAME AS THE TITLE DESCRIPTION.
PARCELS 1 AND 2 CONTAIN 54,988 SQUARE FEET / 1.26 ACRES, MORE OR LESS.
THIS BEING THE SAME PROPERTY AS DESCRIBED IN KNIGHT BARRY TITLE GROUP COMMITMENT FILE NO: 2031051, DATED MARCH 31, 2021.

SCHEDULE B, PART TWO EXCEPTIONS (TITLE COMMITMENT #2031051)

5. 5) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN ON MAP)
6. 6) ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (SHOWN ON MAP)
7. 7) EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN ON MAP)
8. 8) ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT. (SHOWN ON MAP)
10. 10) PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. (SHOWN ON MAP)
12. 12) EASEMENTS, IF ANY, OF THE PUBLIC OR ANY UTILITY, MUNICIPALITY OR PERSON, AS PROVIDED IN SECTION 86.1005 OF THE WISCONSIN STATUTES, FOR THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF UNDERGROUND OR OVERGROUND STRUCTURES, IMPROVEMENTS, OR SERVICES IN THAT PORTION OF THE LAND WHICH WERE FORMERLY PART OF AN ALLEY AND/OR STREET AND WHICH ARE NOW VACATED. (SHOWN ON MAP)
13. 13) EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP 7735 RECORDED MARCH 12, 2021 AS DOCUMENT NO. 1845428. (SHOWN ON MAP)
14. 14) DEVELOPMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 18, 2021 AS DOCUMENT NO. 1845912. (AFFECTS PROPERTY-BLANKET IN NATURE)
15. 15) EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PLAT OF ASSESSOR'S MAP TO THE VILLAGE OF MENASHA. (NONE OBSERVED ON THE PLAT)
16. 16) PERMIT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 28, 1992 AS DOCUMENT NO. 785719. (NO SIGN ENCROACHMENT OBSERVED)
17. 17) PERMIT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 28, 1992 AS DOCUMENT NO. 785720. (NO SIGN ENCROACHMENT OBSERVED)
18. 18) PERMIT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 19, 1990 AS DOCUMENT NO. 741903. (NO SIGN ENCROACHMENT OBSERVED)
19. 19) SERVICE AGREEMENT TO TIME WARNER ENTERTAINMENT COMPANY, L.P. D/B/A TIME WARNER CABLE, RECORDED ON OCTOBER 5, 2005 AS DOCUMENT NO. 1373524. (PORTION OF PROPERTY AFFECTED SHOWN AND NOTED ON MAP)
20. 20) UTILITY AND PUBLIC EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 12, 2021 AS DOCUMENT NO. 1845314. (SHOWN ON MAP)
21. 21) EASEMENT/RELEASE OF EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 22, 1990 AS DOCUMENT NO. 750707. (AFFECTS LOT 12 OF BLOCK 3, BLANKET IN NATURE)
22. 22) LICENSE AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 19, 2018 AS DOCUMENT NO. 1779584. (SHOWN ON THE DRAWING, DOES NOT AFFECT)
23. 23) RESTRICTION AS CONTAINED ON WARRANTY DEED RECORDED ON AUGUST 26, 2020 AS DOCUMENT NO. 1826829. (AFFECTS LOT 12, BLOCK 3 IN REGARDS TO PARKING)

SURVEYOR'S NOTES-TITLE COMMITMENT FILE #2031051

1. THE PROPERTY (LOT 12) DOES HAVE DIRECT PHYSICAL ACCESS TO MAIN STREET, PUBLIC RIGHT OF WAY.
2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
3. THE PROPERTY DESCRIBED HEREON HAS THE STREET ADDRESS AS FOLLOWS: 7 TAYCO ST, MENASHA, WI 54952.
4. THE PREMISES IS MADE UP OF TAX PARCEL NUMBER 703-0835-01 & 703-0836-00 (PER COUNTY WEBSITE) AND COVERS THE PREMISES IN ITS ENTIRETY AND DOES NOT INCLUDE ANY OTHER LAND.
5. UTILITIES SHOWN PER DIGGERS HOTLINE MARKINGS, AS REQUESTED.
6. ACCORDING TO FEMA FIRM PANEL #55139C0105E, THE PROPERTY LIES WITHIN FLOOD ZONE X. FLOOD ZONE X IS DEFINED AS AREAS OF MINIMAL FLOOD ZONE HAZARD.
7. THE FOLLOWING IS PER A ZONING VERIFICATION LETTER DATED APRIL 12, 2021, IN REGARDS TO LOT 1 OF CSM #7735:
   "ACCORDING TO OUR ASSESSOR DATA, THIS PROPERTY IS ZONED C-2 (CENTRAL BUSINESS DISTRICT). CURRENTLY THIS PROPERTY HAS TWO EXISTING VACANT BUILDINGS ON PREMISE. THE PROPERTY, HOWEVER, DID RECEIVE APPROVAL OF THE SITE PLAN AND SPECIAL USE PERMIT BY THE CITY PLAN COMMISSION ON JUNE 16, 2020 TO DEMOLISH THESE BUILDINGS AND CONSTRUCT A MIXED USE DEVELOPMENT WITH SURFACE PARKING STALLS. THE COMMON COUNCIL CONFIRMED THE SPECIAL USE PERMIT APPROVAL ON JULY 6, 2020. THE ZONING RESTRICTIONS FOR THE C-2 DISTRICT CAN BE FOUND WITHIN OUR CITY WEBSITE: HTTPS://WWW.CITYOFMENASHA-WI.GOV/."
8. THERE WERE 14 REGULAR PARKING STALLS OBSERVED AT THE TIME OF THE SURVEY.

SURVEYOR CERTIFICATION

THIS BEING THE SAME PROPERTY AS DESCRIBED IN KNIGHT BARRY TITLE GROUP COMMITMENT FILE NO: 2031051, DATED MARCH 31, 2021.
TO:
THE BRIN LLC, A WISCONSIN LIMITED LIABILITY COMPANY;
CoVANTAGE CREDIT UNION, ISAOA, ITS SUCCESSORS AND/OR ASSIGNS;;
FIRST AMERICAN TITLE INSURANCE COMPANY;
KNIGHT BARRY TITLE SERVICES LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, & 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 7, 2021.

DATE: APRIL 8, 2021

SIGNED: Randall J. Oettinger
RANDALL J. OETTINGER PLS-2349

WISCONSIN RANDALL J. OETTINGER S-2349 Green Bay, WI LAND SURVEYOR

LEGEND

1" IRON PIPE W/CAP FOUND	WATER SHUT OFF	FO — FIBER OPTIC	BUILDING
SAW CROSS FOUND	WATER VALVE	OHP — OVERHEAD WIRE	ASPHALT
ELECTRIC PEDESTAL	TRAFFIC SIGNAL/LIGHT	RETAINING WALL	
GUY WIRE	TRAFFIC SIGNAL/LIGHT	WAT — WATERMAIN	CONCRETE
LIGHT POLE	EVERGREEN SHRUB	C — UNDERGROUND CABLE	
POWER POLE	EVERGREEN TREE	FENCE	LANDSCAPE WOOD MULCH
GAS METER	TREE	GUARDRAIL	
GAS VALVE	TREE SHRUB	CENTERLINE	LANDSCAPE STONE MULCH
BOLLARD	CULVERT	CURB	
ELECTRIC METER	DOWNSPOUT	E — UNDERGROUND ELECTRIC	ITEM #19 SCHEDULE B-2
SANITARY MANHOLE	INLET	SAN — SANITARY SEWER	
CATCH BASIN	INLET 2' X 2'	CLVRT — CULVERT	
STORM MANHOLE	CABLE PEDESTAL	STM — STORM SEWER	
FIBER OPTIC PEDESTAL	FIRE HYDRANT	G — GAS	
SIGN		LANDSCAPE	

Curve Data

Curve No.	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-2	50.68'	103.00'	50.17'	S76°02'29"W	28°11'26"	N90°56'46"E / S89°08'12"W
3-4	39.05'	59.00'	38.34'	S05°47'52"E	37°55'28"	
5-6	84.16'	135.00'	82.81'	S09°10'10"E	35°43'11"	
7-8	35.41'	46.82'	34.57'	S12°22'17"E	43°19'55"	

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CR STRUCTURES

THE BRIN

ALAT/NSPS LAND TITLE SURVEY

NO.	REVISION DESCRIPTION
3	AUGUST 05, 2021 (CLIENT COMMENTS-PARCEL #)
2	JULY 28, 2021 (CLIENT COMMENTS)
1	APRIL 12, 2021 (ZONING LETTER INFORMATION)

DATE: APRIL 07, 2021
DRAFTED BY: RJO
CHECKED BY: RO/JE
PROJECT NO.: 1716-01-20
DRAWING NUMBER 1591
SHEET NUMBER 1 OF 1