

PLAT OF SURVEY

A PART OF LOT 46 AND 47 OF BLOCK 12, ORIGINAL PLAT 7-E, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, CONTAINING 10,200 SQ. FT. OF LAND M/L AND BEING DESCRIBED BY: COMMENCING AT THE NWLY CORNER OF SAID LOT 47; THENCE S.32°41'03"W. 5.83', ALONG THE NWLY LINE OF SAID LOT 47, TO A POINT 25' (AS MEASURED AT A RIGHT ANGLE) FROM THE CENTERLINE OF CNW RAILROAD TRACKS WHICH RUN NWLY AND SELY IMMEDIATELY TO THE NORTH OF SAID LOTS 46 AND 47, TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 81.38' ALONG THE ARC OF A CURVE TO THE RIGHT (PARALLEL TO THE CENTERLINE OF SAID CNW RAILROAD TRACKS), HAVING A RADIUS OF 1708.08' AND THE CHORD OF WHICH BEARS S.46°45'55"E. 81.38', TO A POINT ON THE SELY LINE OF SAID LOT 46 AND BEING 20.73' DISTANT FROM THE NELY CORNER THEREOF; THENCE S.32°41'03"W. 109.27', ALONG THE SELY LINE OF SAID LOT 46 TO A MEANDER LINE OF THE FOX RIVER AND BEING 8± DISTANT FROM THE WATERS EDGE; THENCE N.57°18'57"W. 80.00', ALONG SAID MEANDER LINE TO THE NWLY LINE OF SAID LOT 47, TO A POINT 14± DISTANT FROM THE WATERS EDGE; THENCE N.32°41'03"E. 124.17', ALONG THE NWLY LINE OF SAID LOT 47, TO THE POINT OF BEGINNING. INCLUDING ALL THOSE LANDS BETWEEN THE MEANDER LINE AND THE WATERS EDGE.

SURVEY FOR: MIKE AUSTIN

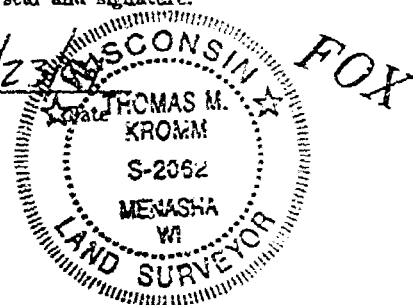
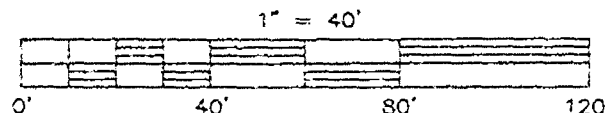
SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property as shown and described, and that the plat shown is a true and accurate representation of said survey, to the best of my knowledge and belief. Kromm Land Surveying LLC. has made no investigation of or independent search for easements of record, encumbrances, restrictive covenants, or any other facts that an accurate and current title search may disclose. This survey is valid only if print has original seal and signature.

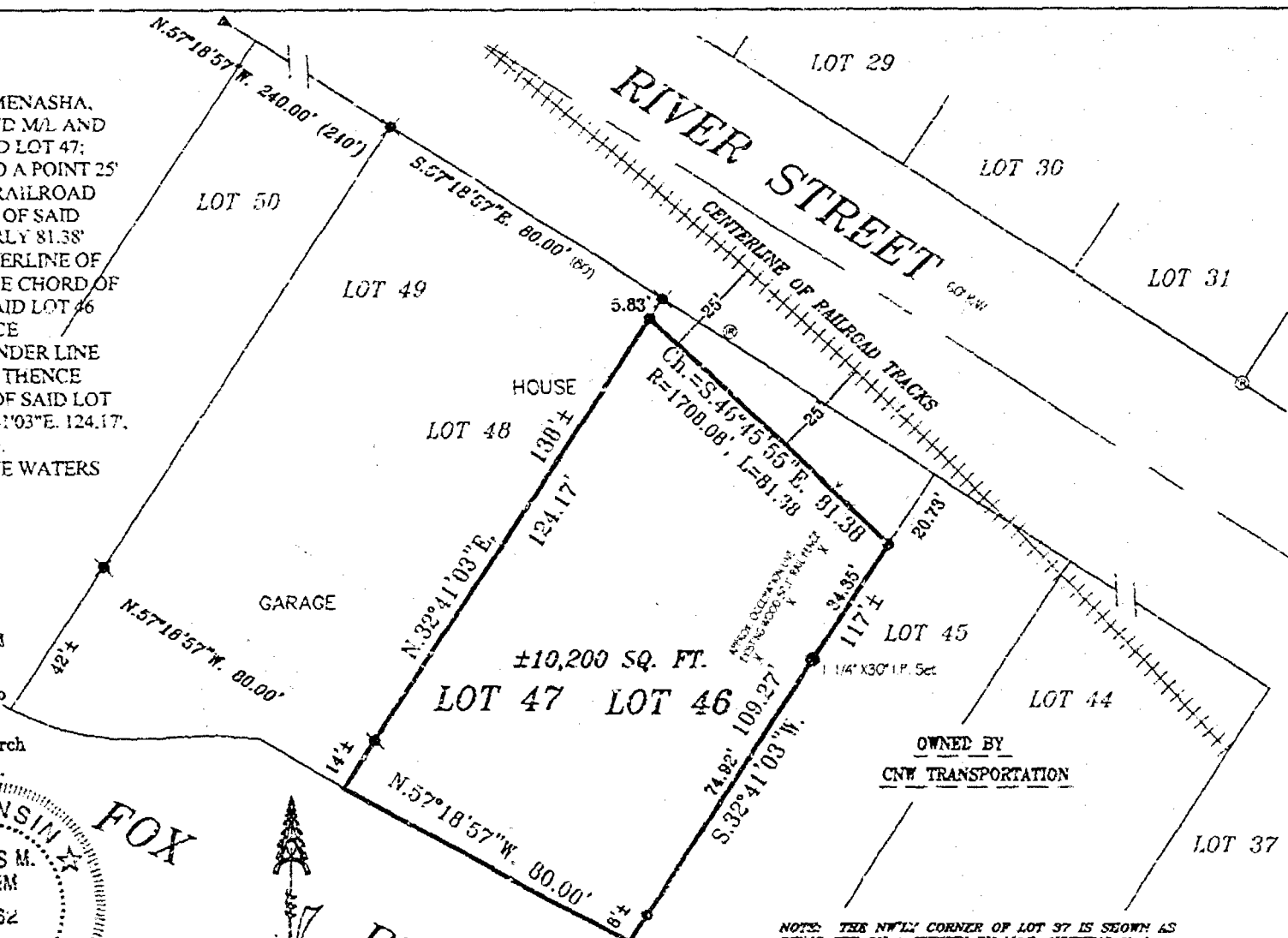
Thomas M. Kromm 8/23/2012
Wisconsin Registered Land Surveyor

LEGEND

- = 1" I.D. x 24" Iron pipe set
- ⊙ = 3/4" Iron rebar found
- ⊗ = 1" I.D. Iron pipe found
- ⊗ = 1" Round iron bar found
- ▲ = Railroad spike found
- ⊗ = Pk nail set
- ⊗ = Pk nail found
- () = Measurements of record



ALL BEARINGS ARE REFERENCED TO THE SWLY LINE OF RIVER STREET ASSUMED TO BEAR N.57°18'57"W.



NOTE: THE NWLY CORNER OF LOT 37 IS SHOWN AS BEING SET ON A SURVEY BY M&E, NOTHING WAS FOUND. AS CALCULATED THE CORNER FALLS 11.3±' NWLY OF THE CENTERLINE OF THE MAINLINE RAILROAD TRACKS. THIS POSITION FITS GOOD WITH THE LOCATION OF THE RAILROAD TRACKS SHOWN ON THE 1925 ASSESSORS PLAT OF MENASHA.

KROMM LAND SURVEYING LLC.
1284 Harold Drive
Menasha, WI 54952

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