ALTA/ACSM LAND TITLE SURVEY

PART OF LOT 1, OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP (CSM) NO. 6333 AS RECORDED IN VOLUME 1 OF CSMS, PAGE 6333, AND BEING DOCUMENT NUMBER 1489831; BEING PART OF THE SE1/4–SE1/4 OF SECTION 21 AND PART OF THE SW1/4–SW1/4 OF SECTION 22, T.20N., R.17E., CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

NOTES:

ALL ELEVATIONS ARE LOCAL DATUM AND CAN BE CONVERTED TO CITY OF NEENAH DATUM BY ADDING 0.10 FEET OR CONVERTED TO NAVD 88 DATUM BY SUBTRACTING 0.10 FEET TO ELEVATIONS SHOWN ON THIS MAP.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF UTILITY LOCATES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NO TITLE COMMITMENT POLICY WAS GIVEN FOR THIS SURVEY.

FLAD ARCHITECTS "TOPOGRAPHY AND UTILITIES SURVEY REQUIREMENTS":

5. REMNANT BURIED FOUNDATIONS SHOWN WERE PREVIOUSLY LOCATED AS PART OF THE FINAL SITE SURVEY AFTER SITE DEMOLITION.

7. WATERMAIN AND GAS MAIN PRESSURES WERE NOT FURNISHED BY UTILITIES.

11. SEE NORTH REFERENCE NOTE NEAR GRAPHIC SCALE AND NORTH ARROW ON FACE OF SHEET.

12. TOTAL AREA OF LOT 1 IS 151,362 SQ. FT. (3.475 ACRES).
AREA OF TOPOGRAPHIC SURVEY FOR THIS ALTA IS APPROXIMATELY 3.1 ACRES.

MANHOLES				
NUMBER	RIM ELEV.	INV. ELEV.	SIZE	DRIRECTION
559	749.37	738.57 738.62 738.62	18" 12" 12"	SW E SE
539	749.49	735.79 740.09 735.49	24" 18" 36"	NE SE SW
540	749.19	738.49 738.49	18" 18"	NE SW
514	748.96	735.41 743.36 735.31 743.46	36" 12" 36" 12"	NE SE SW NW

MANHOLES				
NUMBER	RIM ELEV.	INV. ELEV.	SIZE	DRIRECTION
512	748.46	744.26	12"	SE
501	748.42	733.02 733.02 732.42	24" 21" 30"	NE SE SW
499	748.42	743.22 740.77 735.37 735.32 735.27	8" 8" 36" 42" 42"	N N NE SE SW
500	748.28	732.38 738.38 732.38	24" 18" 21"	SW NE SE
497	748.63	732.58 734.53	21" 21"	NW SE

MANHOLES				
NUMBER	RIM ELEV.	INV. ELEV.	SIZE	DRIRECTION
498	748.43	732.43 734.93	21" 21"	NW SE
380	745.57	739.87 735.07 739.67 735.07	12" 42" 12" 42"	NW NE SE SW
361	745.71	731.81 731.91 732.61	30" 30" 30"	NW NE SW
379	745.27	741.07	12"	SE
360	745.87	734.97 734.97 734.97	60" 42" 42"	NW NE SW
362	746.01	732.71 732.86	30" 30"	NE SW
217	748.05	739.15 735.45 740.75 735.45 740.15	18" 42" 12" NA 12"	NW NE SE SW W

MANHOLES				
NUMBER	RIM ELEV.	INV. ELEV.	SIZE	DRIRECTION
226	745.01	739.91 739.51 739.81	12" 18" 12"	NE SE SW
238	745.25	731.35 731.35 NA NA NA	30" 36" NA NA NA	SE NE N NW W
163	747.15	734.35 734.35 NA	60" 60" 48"	NW SE SW
164	744.18	731.08 730.93	36" 36"	SW NE
165	744.10	CAPPED 730.90 CAPPED 730.90	NA 36" NA 36"	NW NE SE SW
166	744.19	730.84 733.89 730.89	36" NA 36"	NE SE SW

LEGEND

- + EXISTING CHISELLED CROSS FOUND
- ● EXISTING 1.315" O.D. IRON PIPE FOUND
- WINNEBAGO COUNTY MONUMENT
- EXISTING TELEPHONE PEDISTAL
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING CURB AND GUTTER
- EXISTING MONITORING WELL
- SOIL BORING
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING ELECTRIC MANHOLE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND STORM SEWER
- EXISTING UNDERGROUND SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC

0 20' 40'

NORTH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM WITH THE WEST LINE OF THE SW 1/4 OF SECTION 22, T.20N., R.17E. BEARING N 00°00'25" E

MILLVIEW DRIVE

ASPHALT

CONCRETE

CONC. BASES

ABOVE GROUND STEAM LINE

N 28°58'46" W 10.61'

N 73°10'16" E 31.36'

CURVE 7

BM14

WISCONSIN CENTRAL LTD.

RAILROAD TRACKS

CURVE 8

N 59°53'38" E 207.79'

RETAING WALL

FUTURE LOT LINE

N 21°45'01" E 131.32'

EXISTING 40' UTILITY EASEMENT DOC. NO. 586933

(60')

REMNANT BURIED FOUNDATIONS (TYP.)

GRAVEL

EXISTING UTILITY EASEMENT LOTS 7 & 8 VOL. 992, PG. 120

EXISTING 25' UTILITY EASEMENT VOL. 664, PG. 545

EXISTING UTILITY EASEMENT VOL. 982, PG. 12

EXISTING 16' UTILITY EASEMENT VOL. 664, PG. 545

LOT 1
151,362 SQ.FT.
3.475 AC.

NO BUILDINGS ON THIS SITE

N 29°20'01" W 153.54'

CONCRETE SIDEWALK

EXISTING 10' UTILITY EASEMENT DOC. NO. 1013835

AT&T FIBER OPTIC CABLE

CITY OF NEENAH BURIED ELECTRIC BETWEEN ALL LIGHT POLES (NOT LOCATED IN FIELD)

S 60°59'24" W 605.53'

627.18'

CURB CUT

CONCRETE

MAIN STREET

W. DOTY AVENUE (60')

MEANDER CORNER
Y=535,286.79
X=812,179.80
SURVEY NAIL

SIGN

71.65'

3.10'

SOUTHWEST CORNER
SECTION 22, T.20N., R.17E.
Y=534,422.61
X=812,179.70
COUNTY MONUMENT

N 00°00'25" E 867.28'

(864.18')

(20')

PUBLIC ALLEY

SE 1/4-SE 1/4 SECTION 21

SW 1/4-SW 1/4 SECTION 22

WISCONSIN
MICHAEL C. JENSEN
S-1746
WAUPACA, WI
LAND SURVEYOR

UTILITY CONTACTS

TIME WARNER CABLE 1001 W. KENNEDY AVE. KIMBERLY, WI PHONE 920-738-3160	(BURIED TV CABLE)
WE ENERGIES PHONE 800-242-9137	(BURIED ELECTRIC, NATURAL GAS)
SBC / ATT PHONE 866-861-7678	(BURIED FIBER OPTIC AND TELEPHONE CABLE)
CITY OF NEENAH UTILITIES PUBLIC WORKS 211 WALNUT STREET NEENAH, WI. PHONE 920-886-6240	(BURIED ELECTRIC BETWEEN LIGHTS, WATER MAIN, SANITARY AND STORM SEWER)

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
7	1,551.00'	N 73°35'10" E	22.47'	22.47'
8	1,360.00'	N 66°31'57" E	314.45'	315.15'

BENCHMARK TABLE

NAME	LOCATION	ELEVATION
BM14	CHIS. 'X' SE CORNER OF CONC. FOUNDATION	745.44
BM16	TOP NUT ON HYDRANT INTERSECTION MILLVIEW DR. AND MAIN ST.	751.34
BM17	TOP NUT ON HYDRANT INTERSECTION OF WISCONSIN AVE. AND MAIN ST.	753.34

ALTA / ACSM LAND TITLE SURVEY

TO: CITY OF NEENAH

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND ALSO INCLUDES THE TOPOGRAPHY AND UTILITIES SURVEY REQUIREMENTS FOR FLAD ARCHITECTS PROJECT NUMBER 09623-00, ITEMS 1 THROUGH 15 THEREOF (EXCEPTIONS NOTED). PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

MICHAEL C. JENSEN — 2/2/2011 DATE

REGISTERED LAND SURVEYOR S-1746

2/3/2011
8:49:31 AM
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GRAEF

1150 Springhurst Drive,
Suite 201
Green Bay, WI 54304-5950
920 / 592 9440
920 / 592 9445 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:
LOT 1, CSM# 6333 ALTA/ACSM SURVEY

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER:	20112002.00
DATE:	1-20-2011
DRAWN BY:	CMW
CHECKED BY:	MJ
APPROVED BY:	PJS
SCALE:	1"=20'

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

SHEET NUMBER:
1/1