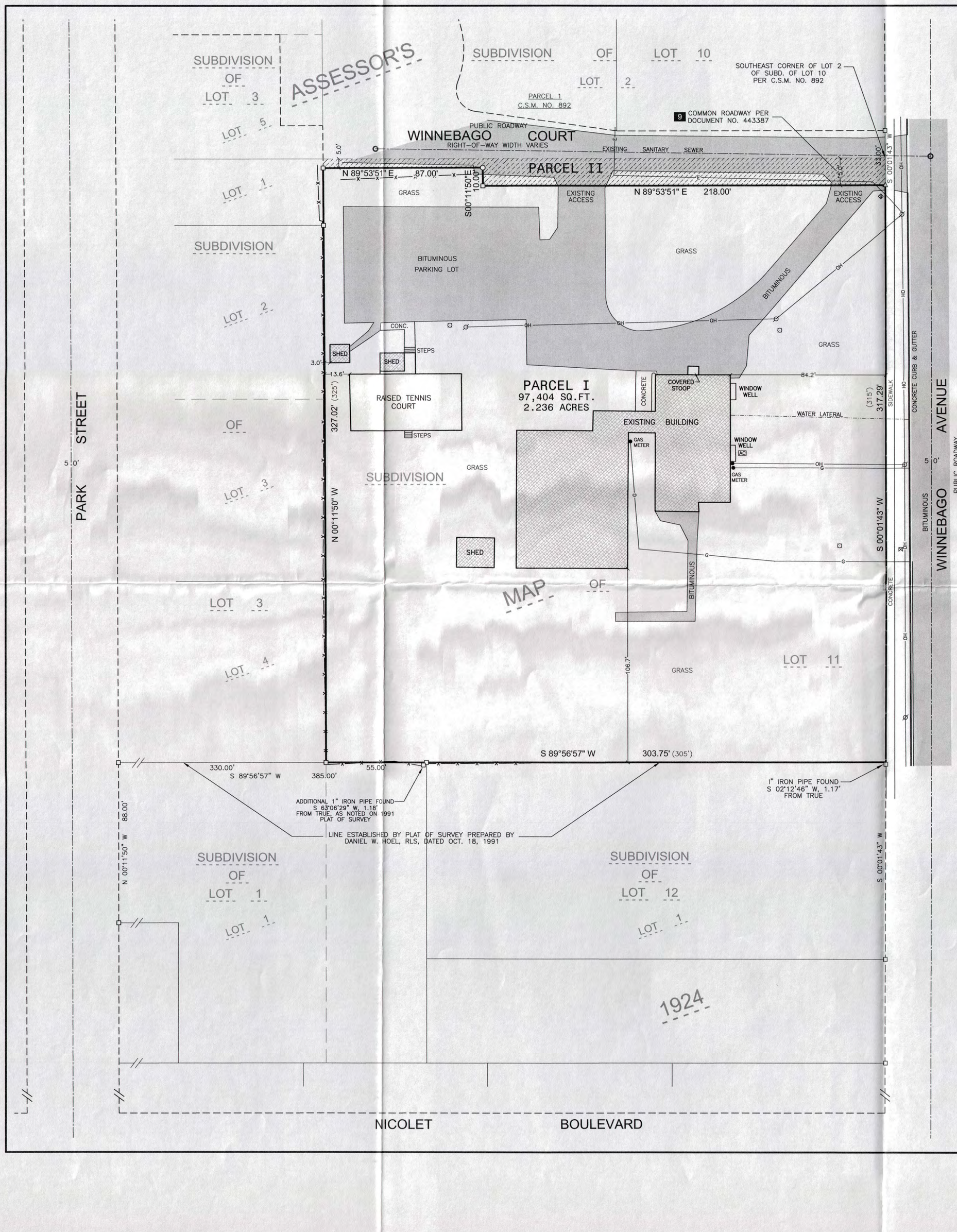


LEGEND

■ 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
△ RAILROAD SPIKE FOUND	POWER POLE	EXIST STORM MANHOLE
◆ SIGN	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
AC AIR CONDITIONER UNIT	CABLE PEDESTAL	00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT

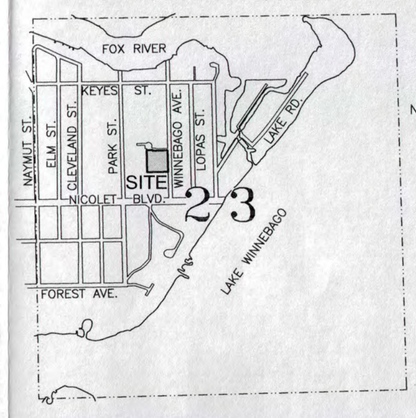
PARCEL II, ALSO BEING EXCEPTION 9

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM

SCALE IN FEET 1" = 30'
0 30 60

LOCATION MAP

SECTION 23, T 20 N, R 17 E,
WINNEBAGO COUNTY, WISCONSIN



LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, COMMITMENT NO.: 2562371, EFFECTIVE DATE JULY 18, 2014:

PARCEL I:
ALL OF LOT ELEVEN (11) OF SUBDIVISION OF FRACTIONAL LOT TWO (2) OF SECTION TWENTY THREE (23), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

A 15 FOOT STRIP OF LAND ALONG THE NORTH BOUNDARY OF LOT ELEVEN (11) SUBDIVISION OF FRACTIONAL LOT 2, SECTION TWENTY THREE (23), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, ACCORDING TO THE ASSESSOR'S MAP 1925, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89°55' WEST ALONG THE NORTH LINE OF SAID LOT ELEVEN (11) 305 FEET; THENCE SOUTH 5 FEET; THENCE NORTH 89°55' EAST 87 FEET; THENCE SOUTH 10 FEET; THENCE NORTH 89° 55' EAST 218 FEET TO THE WEST LINE OF WINNEBAGO AVENUE; THENCE NORTH 15 FEET TO THE POINT OF BEGINNING.

PARCEL II:
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY RESERVATION IN INSTRUMENT RECORDED AS DOCUMENT NO. 443387.

APN: 703-0070

PROPERTY ADDRESS: 375 WINNEBAGO AVENUE, MENASHA, WI 54952

SCHEDULE B-SECTION TWO EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, COMMITMENT NO.: 2562371, EFFECTIVE DATE JULY 18, 2014:

EXCEPTION 9 TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED AS PARCEL II OF THE SUBJECT PREMISES. AFFECTS PARCEL AS SHOWN.

ALTA/ACSM 2011 CERTIFICATION:
TO
BAKALOR PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY;
AND
FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, AND TO THEIR SUCCESSORS AND ASSIGNS:

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. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2014.

DATED THIS THE 19TH DAY OF AUGUST, 2014.

GARY A. ZAHRINGER, REGISTERED WISCONSIN LAND SURVEYOR S-2098

WISCONSIN GARY A. ZAHRINGER S-2098 STOCKBRIDGE WIS. REGISTERED LAND SURVEYOR

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
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info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

NO.	DATE	REVISION	DRAWN BY	CHECKED	APPROVED
			A Sedlar	JFS	GAZ

ALTA/ACSM LAND TITLE SURVEY

PART OF LOT ELEVEN (11) OF SUBDIVISION OF FRACTIONAL LOT TWO (2) OF SECTION TWENTY THREE (23), TOWNSHIP TWENTY (20) NORTH, RANGE SEVENTEEN (17) EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
BAKALOR PROPERTIES LLC
334 PARK STREET
MENASHA, WI 54952

SCALE	DATE
1" = 30'	AUG. 2014

COMPUTER FILE
1-0530-001alta.dwg

DRAWING NO.
1-0530-001