

TOP 1/4 NORTH 1/4
T20N. R17E.

N90°00'00"W

1063.72

BEING A PART OF FRACTIONAL LOT 1, SECTION 23, TOWNSHIP 20 NORTH,
RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SEE ATTACHED EXHIBIT A FOR
METES AND BOUNDS DESCRIPTION.

LEGEND

- - 3/4" x 24" ROUND IRON REBAR
WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - 1/2" IRON PIPE FOUND
- ✕ - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER
WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

BEARINGS ARE REFERENCED TO THE WEST
LINE OF FRACTIONAL LOT 1 OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 17 EAST,
CITY OF MENASHA, WINNEBAGO COUNTY,
WISCONSIN WHICH IS ASSUMED TO BEAR
S00°19'12"E.

60 30 0 60
SCALE - FEET

SURVEY FOR:
ACRE REALTY
2000 S. MEMORIAL DRIVE
APPLETON, WI. 54915
PHONE 731-5556/722-1526

SURVEYOR'S CERTIFICATE

The property as shown and described on this map
was surveyed under my direction and control
according to the Wisconsin Administrative Code,
Chapter A-E7 of Minimum Standards for Property
Surveys, and is a correct representation of said
survey, to the best of my knowledge and belief.

10-30-97
date

David M. Schmalz
Registered Land Surveyor



CURVE VALUES

Delta angle: 4d13'38"
RW Degree of curve: 2d15'29"
External dist: 1.73
Middle ordinate: 1.73
Radius: 2537.25
Tangent length: 93.54
Arc length: 187.19
Chord length: 187.15
Chord bearing: N40°58'22"E

FRONT OF FRACTIONAL LOT
1/4 OF SECTION 23

McMahon
ENGINEERS
ARCHITECTS
SURVEYORS
ASSOCIATES, INC.
1445 McMahon Drive Menasha, WI 54956
Mailing Address:
P.O. Box 1025 Menasha, WI 54957-1025
TEL: 414-751-4200 FAX: 414-751-4284



365 LAKE ROAD EAST
PRT OF FRAC. LOT 1, SECTION 23-20-17
CITY OF MENASHA, WINNEBAGO COUNTY

SCALE
1" = 60'
DATE
OCT., 1997
PROJECT NO.
2651-97751.10
SHEET NO.
FILE NO.

C:\DWG\LW\2651\97751-10\W065651.dwg 10/30/97 11:20 A.M.

SECTION 23, T20N, R17E

BEING A PART OF FRACTIONAL LOT 1, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

SEE ATTACHED EXHIBIT A FOR METES AND BOUNDS DESCRIPTION.

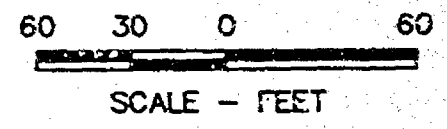
CURVE VALUES

Delta angle: 4d13'38"
RW Degree of curve: 2d15'29"
External dist: 1.73
Middle ordinate: 1.73
Radius: 2537.25
Tangent length: 93.64
Arc length: 187.19
Chord length: 187.15
Chord bearing: N40°58'22"E

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lin. ft. SET
- ✕ - 1/2" IRON PIPE FOUND
- ⚡ - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

BEARINGS ARE REFERENCED TO THE WEST LINE OF FRACTIONAL LOT 1 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR S00°19'12"E.

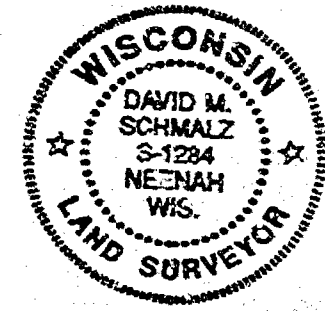


SURVEY FOR:
ACRE REALTY
2000 S. MEMORIAL DRIVE
APPLETON, WI. 54915
PHONE #731-5556/722-1526

SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-57 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

10-30-97
date
David M. Schmalz
Registered Land Surveyor



SOUTHWEST CORNER OF FRACTIONAL LOT 1 AND THE CENTER OF SECTION 23, T20N, R17E

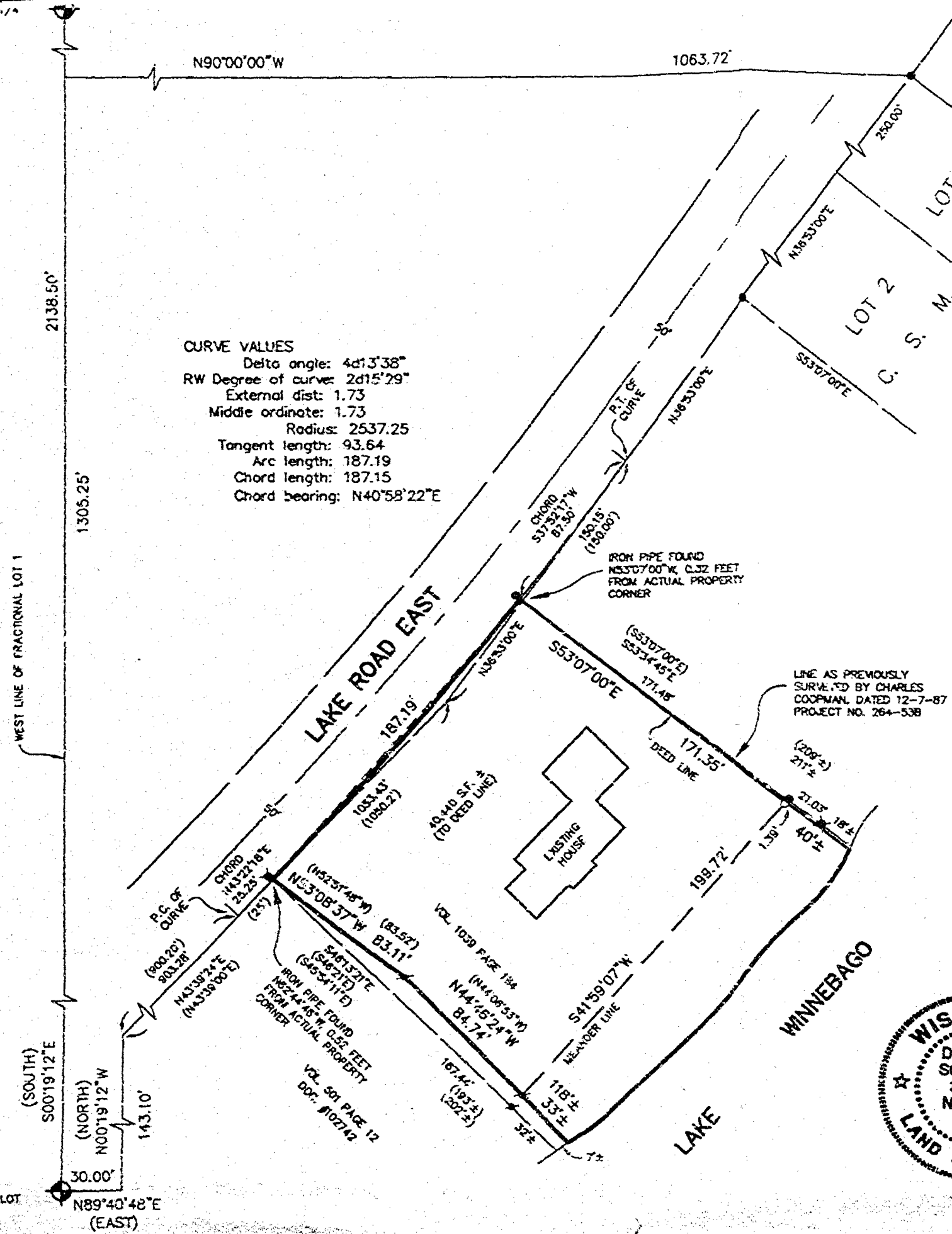


EXHIBIT A

That part of FRACTIONAL LOT ONE (1) of Section 23, T20N, R17E, in the Third Ward, City of Menasha, Winnebago County, Wisconsin, described as follows, viz:-

Commencing at the Southwest corner of said Fractional Lot; thence east, along the South line thereof, 30 feet; thence north, parallel with the West line of said Fractional Lot, 143.1 feet; thence north 43 degrees 39 minutes east, 1050.2 feet; thence north 36 degrees 53 minutes east, 150 feet; thence along the arc of a curve to the right 87.51 feet, which has a radius of 2,537.25 feet and a chord of 87.5 feet which bears south 37 degrees 52 minutes 17 seconds west to the place of beginning; thence continuing southwesterly along said curve to the right which has a 2,537.25 foot radius, 187.19 feet to a point; thence south 46 degrees 21 minutes east, 193 feet, more or less, to the Westerly shore of Lake Winnebago; thence northeasterly, along the Westerly shore of said Lake, to a point that is south 53 degrees 7 minutes east of the place of beginning; thence north 53 degrees 7 minutes west, 209 feet, more or less, to the place of beginning, less and excepting that part of Fractional Lot 1 of Section 23, T20N, R17E, in the Third Ward, City of Menasha, Winnebago County, Wisconsin, described as follows, viz:-

Commencing at the Southwest corner of said Fractional Lot; thence east, along the South line thereof, 30 feet; thence north, parallel with the West line of said Fractional Lot, 143.1 feet; thence north 43 degrees 39 minutes east, 900.2 feet; thence northeasterly on a curve having a 2537.25 foot radius, 25 feet to the place of beginning (being the place of beginning of that parcel described in Volume 1039 on Page 184); thence south 45 degrees 54 minutes 11 seconds east (recorded as south 46 degrees 21 minutes east) along the Southwesterly line of said parcel, also being the Northeasterly line of the tract described in Volume 501 of records, on Page 12, as Document No. 102742, Winnebago County Registry, 202 feet, more or less, to the Westerly shore of Lake Winnebago; thence northeasterly, along said Westerly shore, 7 feet, more or less to a point that is south 44 degrees 6 minutes 53 seconds east, 33 feet, more or less, from a 3/4 inch diameter steel rebar set as a meander corner; thence north 44 degrees 6 minutes 53 seconds west to said rebar at the meander corner; thence north 44 degrees 6 minutes 53 seconds west, 84.74 feet; thence north 52 degrees 51 minutes 48 seconds west, 83.52 feet, to the point of beginning.

Together with an undivided fractional interest in the private road known as Lake Road in the City of Menasha, Wisconsin, acquired by Warranty Deed, dated November 4, 1961 and recorded November 7, 1961 at 8:08 A.M. as Document No. 293153, in Volume 992 of Records, Page 483, Winnebago County Registry