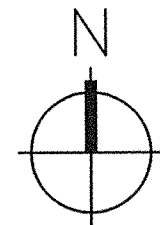
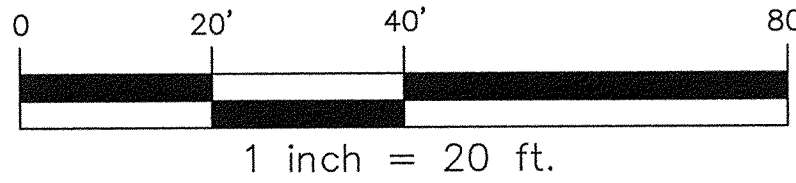


GENERAL ZONING NOTES

1. Part of Subject property is in Zone AE, and is located in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map, Panel Number 55139 C 0112 E, dated 3/17/2003.
2. Area of subject property: 29,090 sq.ft. (0.67 Acres)
3. Subject property is Zoned R1, Single Family Residential District.
4. Setbacks: Principal Building - Street setback - 25 feet or Average; Rear - 30 feet; Side - 6 feet on one side and a minimum aggregate of 16 feet.
Accessory buildings - Minimum side yard and rear yard of detached garages, accessory buildings and uses that are not located in any actual or required side yard and are five feet or more from the principal dwelling, three feet side yard and three feet rear yard. Minimum side yard and rear yard of detached garages, accessory buildings and uses located in any actual side yard, the side yard must meet or exceed the requirements of the principal structure and a minimum rear yard of three feet. Minimum side yard and rear yard of detached garages that are less than five feet from the principal dwelling must meet or exceed the setback requirements of the principal structure. Shore yard - 50 feet for dwelling or accessory structures.
5. Maximum allowed building height: 35 feet or 2 1/2 stories.

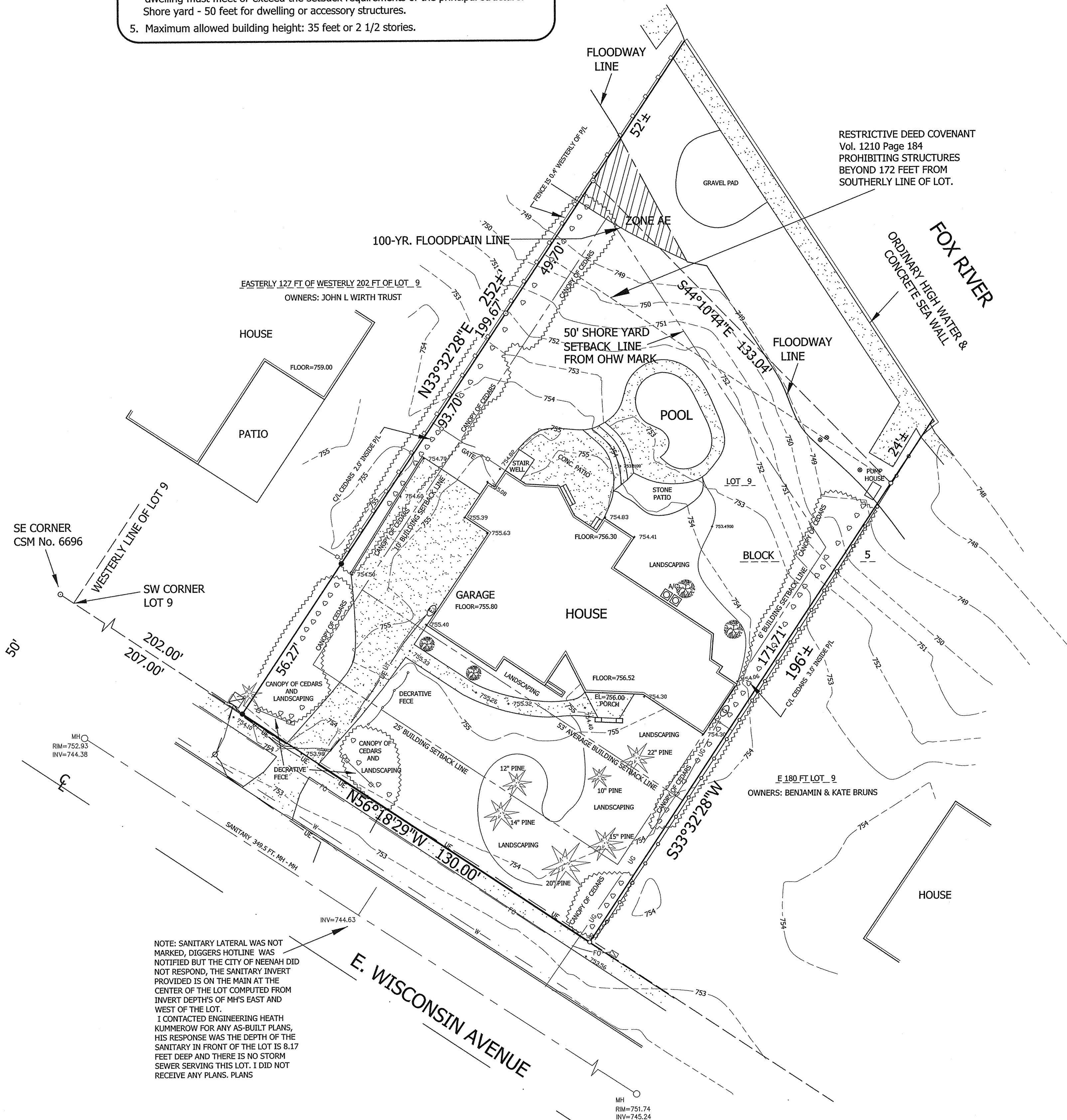


Bearings are referenced to the Northerly line of E. Wisconsin Ave. assumed to bear S56°18'29"E.



LEGEND

- SPRINKLER CONTROL VALVE
- 3/4" REBAR FOUND
- 3/4" X 24" REBAR SET
- 1" IRON PIPE FOUND
- MANHOLE
- POWER POLE
- A/C UNIT
- INLET
- TELEPHONE PEDESTAL/TRANSFORMER
- EXISTING SPOT ELEVATION
- EXISTING CONTOURS
- FO - UNDERGROUND FIBER OPTIC LINE
- UT - UNDERGROUND TELEPHONE LINE
- UG - UNDERGROUND NATURAL GAS LINE
- W - WATER MAIN
- UE - UNDERGROUND ELECTRIC
- SAN - SANITARY SEWER
- PINE TREE/CEDAR TREE
- APPROXIMATE 8"-10" CEDAR TREE
- CHAIN LINK FENCE
- IRON RAIL FENCE
- GAS METER
- ELECTRIC METER
- 100 YEAR FLOODPLAIN PER FEMA MAPPING
- LIMITS OF EXISTING CONCRETE PAVEMENT



PROPERTY DESCRIPTION:

Document No. 1805507 - Part of Lot Nine (9), Block Five, PALMER'S MAP, Tenth Ward, City of Neenah, Winnebago County, Wisconsin described as follows: Beginning on the Southerly line of said Lot 9 at a point that is 202 ft. Southeastly of the Southwest corner of said Lot 9; thence Southeastly along said Southerly line 130 ft. to a point that is 180 ft. Northwestly of the intersection of the extended Northwestly line of Pine Street with the Northeastly line of Wisconsin Avenue; thence Northeastly at right angles with the Southerly line of said Lot 9 to the Southerly shore of the Fox River; thence Northwestly along said shore to a point that is 202 ft. Easterly, measured at right angles, from the Westerly line of said Lot 9; thence Southwesterly parallel with the Westerly line of said Lot 9 to the place of beginning.

SURVEYOR'S DESCRIPTION:

Part of Lot Nine (9), Block Five, PALMER'S MAP, Tenth Ward, City of Neenah, Winnebago County, Wisconsin described as follows: Commencing at the Southwest corner of Lot 9; thence S56°18'29"E along the Northerly line of E. Wisconsin Avenue, 202.00 feet to the point of beginning; thence N33°32'28"E, 199.67 feet to a meander corner being S33°32'28"W, 52± feet from the edge of the Fox River; thence S44°10'44"E, 133.04± feet to a meander corner being S33°32'28"W, 24± feet from the edge of the Fox River; thence S33°32'28"W, 171.71 feet to the Northerly line of E. Wisconsin Avenue; thence N56°18'29"W, 130.00 feet to the point of beginning, containing 29,090 square feet more or less and including lands between said meander line and the edge of the Fox River.

SURVEYOR'S CERTIFICATE

I, Keith W. Walenski, Professional Land Surveyor, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Keith W. Walenski 6-20-23
KEITH W. WALENSKI P.L.S.-2292 Date



	UTILITY STATEMENT
	THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD LOCATIONS OR MAPPING PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. UNDERGROUND LOCATIONS CANNOT BE GUARANTEED, CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION.
	1-800-242-8511

HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-8377 FAX: (920) 733-4731 WWW.HARRISINC.NET	BY	DATE	DESCRIPTION	REV. NO.	DESCRIPTION	REV. NO.	DESCRIPTION	PROJECT: DEEP RIVER PARTNERS WISCONSIN EXTERIOR REMODEL PROJECT No. 2307	LOCATION: 414 EAST WISCONSIN AVENUE NEENAH, WISCONSIN	DESCRIPTION: BOUNDARY/TOPOGRAPHIC SURVEY
	DRAWN BY: KWW	CHECKED BY:		DATE: 5-16-2023	SHEET 1	DRAWING NUMBER DS-10242				