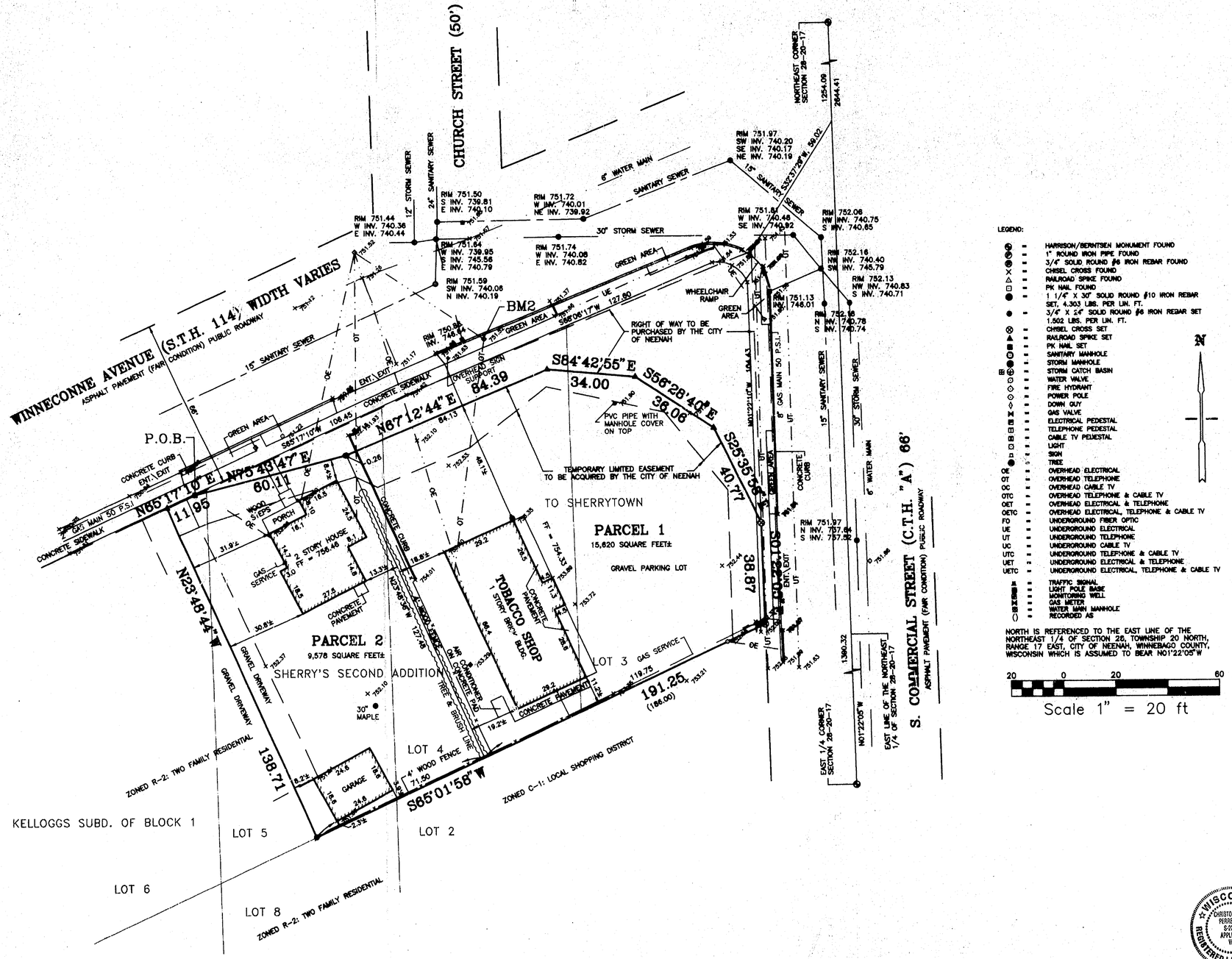
ALTA/ACSM LAND TITLE SURVEY

206 W. WINNECONNE AVENUE, 501 S. COMMERCIAL STREET

CITY OF NEENAH, WINNEBAGO COUNTY



LEGEND:

- HARRISON/BERNTSEN MONUMENT FOUND
- 1" ROUND IRON PIPE FOUND
- 3/4" SOLID ROUND #6 IRON REBAR FOUND
- CHISEL CROSS FOUND
- RAILROAD SPIKE FOUND
- PK NAIL FOUND
- 1 1/4" X 30" SOLID ROUND #10 IRON REBAR SET, 4.303 LBS. PER LIN. FT.
- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET 1.502 LBS. PER LIN. FT.
- CHISEL CROSS SET
- RAILROAD SPIKE SET
- PK NAIL SET
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- DOWN GUY
- GAS VALVE
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- LIGHT
- SIGN
- TREE
- OE = OVERHEAD ELECTRICAL
- OT = OVERHEAD TELEPHONE
- OC = OVERHEAD CABLE TV
- OTC = OVERHEAD TELEPHONE & CABLE TV
- OET = OVERHEAD ELECTRICAL & TELEPHONE
- OETC = OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
- FO = UNDERGROUND FIBER OPTIC
- UE = UNDERGROUND ELECTRICAL
- UT = UNDERGROUND TELEPHONE
- UC = UNDERGROUND CABLE TV
- UTC = UNDERGROUND TELEPHONE & CABLE TV
- UET = UNDERGROUND ELECTRICAL & TELEPHONE
- UETC = UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV
- TRAFFIC SIGNAL
- LIGHT POLE BASE
- MONITORING WELL
- GAS METER
- WATER MAIN MANHOLE
- () = RECORDED AS

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR N01°22'05"W

20 0 20 60

Scale 1" = 20 ft

NOTES:

- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.
- BENCHMARK 1: NORTHEAST TAG BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF WINNECONNE AVENUE AND COMMERCIAL STREET, ELEVATION = 753.94 (U.S.G.S. DATUM)
- BENCHMARK 2: 8" SPIKE IN POWER POLE NUMBER 2203 5515 LOCATED ON THE SOUTH SIDE OF WINNECONNE AVENUE APPROXIMATELY 120' WEST OF S. COMMERCIAL STREET, ELEVATION = 752.02 (U.S.G.S. DATUM)
- SUBJECT PROPERTY IS ZONED C-1: LOCAL SHOPPING DISTRICT
- BUILDING SETBACKS:
  - FRONT YARD: MINIMUM OF 10 FEET FOR BUILDING AND PARKING
  - SIDE YARD: MINIMUM OF 10 FEET WHEN ABUTTING RESIDENTIAL, 0 FEET WHEN ABUTTING COMMERCIAL
- LANDSCAPING REQUIREMENTS:
  - MINIMUM OF 10% OF THE SITE SHALL BE LANDSCAPED. SPECIFIC PERIMETER, BUFFER YARD, AND INTERIOR REQUIREMENTS CAN BE FOUND IN NEENAH LANDSCAPE ORDINANCE.
- SIGNAGE REQUIREMENTS:
  - ONE POLE MOUNT OR GROUND MOUNT SIGN NOT TO EXCEED 100 SQUARE FEET IN AREA MAY BE ALLOWED. WALL SIGNAGE NOT TO EXCEED 15% OF BUILDING FACE MAY ALSO BE ALLOWED.
- PARKING REQUIREMENTS:
  - MINIMUM OF 1 STALL PER 75 SQUARE FEET OF PUBLICLY USED FLOOR AREA (FOR ESTABLISHMENTS HANDLING THE SALE OF FOOD AND REFRESHMENTS ON THE PREMISES).
- PARCEL 2 MUST BE REZONED FROM R-2 TO C-1
- REDEVELOPMENT OF THE SITE WILL REQUIRE SUBMITTAL AND APPROVAL OF A DETAILED SITE PLAN, LANDSCAPE PLAN, DRAINAGE PLAN, AND LIGHTING PLAN. OTHER ISSUES SUCH AS DRIVE OPENINGS, SIGNAGE AND BUILDING DESIGN WILL ALSO BE REVIEWED.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 550509 0001 B. EFFECTIVE DATE: JANUARY 2, 1981.
- UNDERGROUND FIBER OPTIC CONDUIT ALONG THE WEST SIDE OF S. COMMERCIAL STREET FALLS ON SUBJECT PROPERTY. BEFORE ANY EXCAVATION AND\OR CONSTRUCTION WITHIN 5 FEET OF THE FIBER OPTIC LINES CONTACT DIGGERS HOTLINE IMMEDIATELY.
- PUBLIC OR PRIVATE RIGHTS, OF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES. (ITEM 9)

PARCEL 1:
LOT THREE (3) AND THE EASTERLY 1/2 OF LOT FOUR (4) IN PLAT OF KELLOGGS SUBDIVISION OF BLOCK 1 IN SHERRY'S SECOND ADDITION TO SHERRYTOWN IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN,
AND
THAT PART OF LOTS FOUR (4) AND FIVE (5) IN PLAT OF KELLOGGS SUBDIVISION OF BLOCK 1 IN SHERRY'S SECOND ADDITION TO SHERRYTOWN IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:-- COMMENCING AT THE NORTHEASTERLY CORNER OF THE WESTERLY 1/2 OF SAID LOT FOUR (4); THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT FOUR (4) AND FIVE (5), SIXTY (60) FEET; THENCE SOUTHEASTERLY, TO THE SOUTHEASTERLY CORNER OF THE WESTERLY 1/2 OF SAID LOT FOUR (4); THENCE NORTHERLY TO THE PLACE OF BEGINNING.
LESS AND EXCEPTING THE FOLLOWING TRACT OF LAND; COMMENCING AT AN ALUMINUM MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE N01°22'05"W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 1390.32 FEET; THENCE S32°37'29"W, 59.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S68°06'17"W, ALONG THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STH 114, 127.80 FEET; THENCE S65°17'10"W, ALONG SAID SOUTHERLY LINE, 106.45 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 6000; THENCE N75°43'47"E, 60.11 FEET; THENCE N67°12'44"E, 84.39 FEET; THENCE S84°42'55"E, 34.00 FEET; THENCE S56°28'40"E, 36.06 FEET; THENCE S25°35'58"E, 40.77 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF CTH "A"; THENCE N01°22'05"W, ALONG SAID WESTERLY LINE, 104.43 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:
THAT PART OF LOTS FOUR (4), FIVE (5) AND SIX (6) IN PLAT OF KELLOGGS SUBDIVISION OF BLOCK 1 IN SHERRY'S SECOND ADDN. TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, DESCRIBED AS FOLLOWS, VIZ:-- COMMENCING AT THE NORTHEAST CORNER OF LOT SIX (6); THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT SIX (6), NINETEEN (19) FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTHERLY LINE OF SAID LOT FIVE (5),THAT IS FORTY-ONE (41) FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT FIVE (5); THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS FIVE (5) AND FOUR (4) TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT FOUR (4); THENCE NORTHWESTERLY TO A POINT ON THE NORTHERLY LINE OF SAID LOT FIVE (5), THAT IS SIXTY (60) FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT FOUR (4); THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT FIVE (5), TO THE PLACE OF BEGINNING.

PARCEL 1 & PARCEL 2 COMBINED:
MORE FULLY DESCRIBED AS FOLLOWS:
BEING PART OF LOTS 3, 4, 5, AND 6 IN PLAT OF KELLOGGS SUBDIVISION OF BLOCK 1 IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 28; THENCE N01°22'05"W, 1390.32 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28; THENCE S32°37'29"W, 59.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE S68°06'17"W, 127.80 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WINNECONNE AVENUE (S.T.H. "114"); THENCE S65°17'10"W, 106.45 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING; THENCE N75°43'47"E, 60.11 FEET; THENCE N67°12'44"E, 84.39 FEET; THENCE S84°42'55"E, 34.00 FEET; THENCE S56°28'40"E, 36.06 FEET; THENCE S25°35'58"E, 40.77 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S. COMMERCIAL STREET (C.T.H. "A"); THENCE S01°22'05"E, 38.87 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S65°01'58"W, 191.25 FEET (RECORDED AS 186.00 FEET) ALONG THE SOUTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOTS 4 AND 5; THENCE N23°48'44"W, 138.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WINNECONNE AVENUE (S.T.H. "114"); THENCE N65°17'10"E, 11.95 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 25,198 SQUARE FEET (0.5785 ACRES) OF LAND MORE OR LESS.

TO CONVENIENCE STORE INVESTMENTS, A WISCONSIN LIMITED PARTNERSHIP AND COMMONWEALTH TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

WISCONSIN CHRISTOPHER E. PERREAULT S-2249 APPLETON WI REGISTERED LAND SURVEYOR

DATED 7-24-98

CHRISTOPHER E. PERREAULT, RLS-2249

INT.	DATE	REVISIONS

CAROW LAND SURVEYING CO., INC.
1837 W. WISCONSIN AVE., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE 920-731-4168 FAX 731-5673

DESIGNED
DRAWN RDD
CHECKED TPH

ELMER'S REALTY
ATTN. WAYNE ELMER
W10655 GIVENS ROAD
NEW LONDON, WISCONSIN 54961

SCALE 1" = 20'
DATE 7-24-98
PROJECT NO. C987.21
SHEET NO.

7-24-98

City of Neenah Plat of Kelloggs