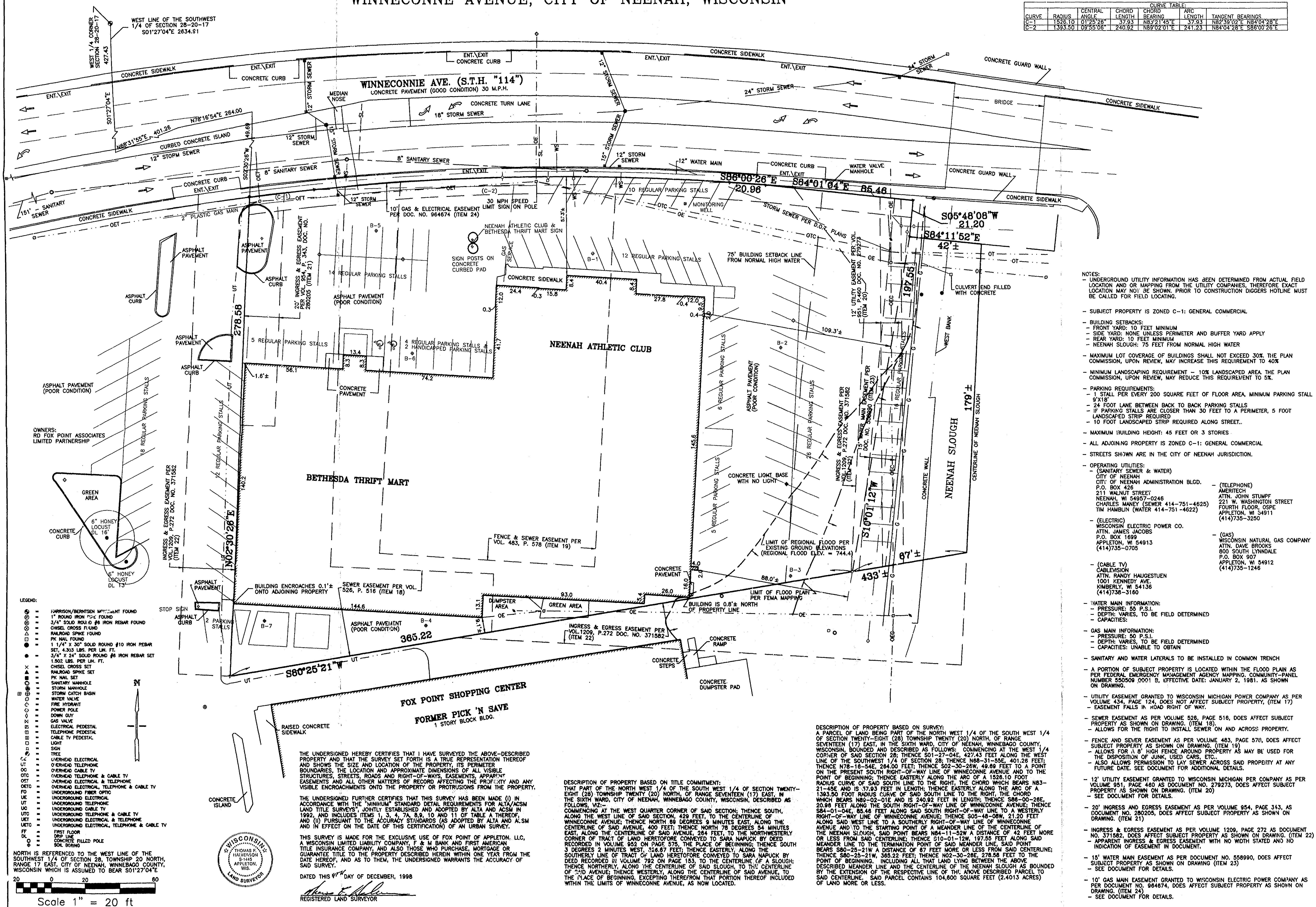


ALTA/ACSM LAND TITLE SURVEY

WINNECONNE AVENUE, CITY OF NEENAH, WISCONSIN

CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARINGS
C-1	1393.50	09°55'08"	240.92	N89°02'01"E	241.23	N89°02'01"E N89°02'01"E
C-2	1393.50	09°55'08"	240.92	N89°02'01"E	241.23	N89°02'01"E N89°02'01"E



- 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.
 - SUBJECT PROPERTY IS ZONED C-1: GENERAL COMMERCIAL.
 - BUILDING SETBACKS:
 - FRONT YARD: 10 FEET MINIMUM
 - SIDE YARD: NONE UNLESS PERIMETER AND BUFFER YARD APPLY
 - REAR YARD: 10 FEET MINIMUM
 - NEENAH SLOUGH: 75 FEET FROM NORMAL HIGH WATER
 - MAXIMUM LOT COVERAGE OF BUILDINGS SHALL NOT EXCEED 30%. THE PLAN COMMISSION, UPON REVIEW, MAY INCREASE THIS REQUIREMENT TO 40%.
 - MINIMUM LANDSCAPING REQUIREMENT - 10% LANDSCAPED AREA. THE PLAN COMMISSION, UPON REVIEW, MAY REDUCE THIS REQUIREMENT TO 5%.
 - PARKING REQUIREMENTS:
 - 1 STALL PER EVERY 200 SQUARE FEET OF FLOOR AREA. MINIMUM PARKING STALL 8'x18'
 - 24 FOOT LANE BETWEEN BACK TO BACK PARKING STALLS
 - IF PARKING STALLS ARE CLOSER THAN 30 FEET TO A PERIMETER, 5 FOOT LANDSCAPED STRIP REQUIRED
 - 10 FOOT LANDSCAPED STRIP REQUIRED ALONG STREET.
 - MAXIMUM BUILDING HEIGHT: 45 FEET OR 3 STORIES.
 - ALL ADJOINING PROPERTY IS ZONED C-1: GENERAL COMMERCIAL.
 - STREETS SHOWN ARE IN THE CITY OF NEENAH JURISDICTION.
 - OPERATING UTILITIES:
 - (SANITARY SEWER & WATER)
 - CITY OF NEENAH
 - CITY OF NEENAH ADMINISTRATION BLDG.
 - P.O. BOX 426
 - 211 WALNUT STREET
 - NEENAH, WI 54957-0246
 - CHARLES MANEY (SEWER 414-751-4625)
 - TIM HAMBLEN (WATER 414-751-4622)
 - (414)735-3250
 - (ELECTRIC)
 - WISCONSIN ELECTRIC POWER CO.
 - ATTN: JAMES JACOBS
 - P.O. BOX 1699
 - APPLETON, WI 54913
 - (414)735-0705
 - (GAS)
 - WISCONSIN NATURAL GAS COMPANY
 - ATTN: DAVE BROOKS
 - 800 SOUTH LYNDALE
 - P.O. BOX 907
 - APPLETON, WI 54912
 - (414)735-1246
 - (CABLE TV)
 - CABLEVISION
 - ATTN: RANDY HAUJESTUEN
 - 1001 KENNEDY AVE
 - KIMBERLY, WI 54136
 - (414)738-3160
 - WATER MAIN INFORMATION:
 - PRESSURE: 55 P.S.I.
 - DEPTH: VARIES, TO BE FIELD DETERMINED
 - CAPACITIES:
 - SANITARY AND WATER LATERALS TO BE INSTALLED IN COMMON TRENCH
 - A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN THE FLOOD PLAIN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING. COMMUNITY-PANEL NUMBER 550509.0001 B, EFFECTIVE DATE: JANUARY 2, 1981. AS SHOWN ON DRAWING.
 - UTILITY EASEMENT GRANTED TO WISCONSIN MICHIGAN POWER COMPANY AS PER VOLUME 434, PAGE 124. DOES NOT AFFECT SUBJECT PROPERTY. (ITEM 17)
 - EASEMENT FALLS IN ROAD RIGHT OF WAY.
 - SEWER EASEMENT AS PER VOLUME 526, PAGE 516, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. (ITEM 18).
 - ALLOWS FOR THE RIGHT TO INSTALL SEWER ON AND ACROSS PROPERTY.
 - FENCE AND SEWER EASEMENT AS PER VOLUME 483, PAGE 578, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. (ITEM 19)
 - ALLOWS FOR A 8' HIGH FENCE AROUND PROPERTY AS MAY BE USED FOR THE DISPOSITION OF JUNK, USED CARS, ETC.
 - ALSO ALLOWS PERMISSION TO LAY SEWER ACROSS SAID PROPERTY AT ANY FUTURE DATE. SEE DOCUMENT FOR ADDITIONAL DETAILS.
 - 12' UTILITY EASEMENT GRANTED TO WISCONSIN MICHIGAN POWER COMPANY AS PER VOLUME 951, PAGE 480 AS DOCUMENT NO. 279273, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. (ITEM 20)
 - SEE DOCUMENT FOR DETAILS.
 - 20' INGRESS AND EGRESS EASEMENT AS PER VOLUME 954, PAGE 313, AS DOCUMENT NO. 280205, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. (ITEM 21)
 - INGRESS & EGRESS EASEMENT AS PER VOLUME 1209, PAGE 272 AS DOCUMENT NO. 371582, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. (ITEM 22)
 - APPARENT INGRESS & EGRESS EASEMENT WITH NO WIDTH STATED AND NO INDICATION OF EASEMENT IN DOCUMENT.
 - 15' WATER MAIN EASEMENT AS PER DOCUMENT NO. 558990, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING (ITEM 23)
 - SEE DOCUMENT FOR DETAILS.
 - 10' GAS MAIN EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AS PER DOCUMENT NO. 964674, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. (ITEM 24)
 - SEE DOCUMENT FOR DETAILS.

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

ROLIE WINTER & ASSOCIATES, LTD.
CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN

SHEET NO. 1
DATE 12-03-98
PROJECT NO. C892.408-97

CITY OF NEENAH SEC 28 T20N R17E