PLAT OF SURVEY

Part of Lot 2, Certified Survey Map No. 3364, recorded in Volume 1 of Winnebago County Certified Survey Maps on page 3364 and situated in the NE 1/4 of the SE 1/4 of Section 29, T20N, R17E, City of Neenah, Winnebago County, Wisconsin

NOTES:

1. The official Zoning Map of the City of Neenah indicates the subject parcel is within the Planned Business Center District, (I–1). The following setbacks apply in the I–1 district:
   a. The front yard building setback is 30 feet for buildings and 10' for parking.
   b. The side yard and rear yard building setbacks are 10 feet.

2. Elevations on this survey are referenced to the system used by teh City of Neenah as per the benchmark shown hereon on the hydrant near the most southerly corner of the property surveyed.

3. Underground utilities locations were mapped hereon based on: surveyed locations of markings made by others; observed evidence of above ground features related to underground utilities; and utility plans and records provided by others. The locations of underground utilities may be approximate. Call Diggers Hotline (800–242–8511) for a markup of utilities before digging.

4. Buried telecommunication lines may be fiber optic.

5. There may be multiple underground electric lines within the same trench where shown as a single underground electric line on this map.

6. A title report has not been provided by the client for this survey. As a result, there may be more recorded easements affecting the property than are shown hereon.

7. The exterior of the buildings shown hereon is the exterior surface of the siding, brick or masonry surfaces as appropriate for each building.

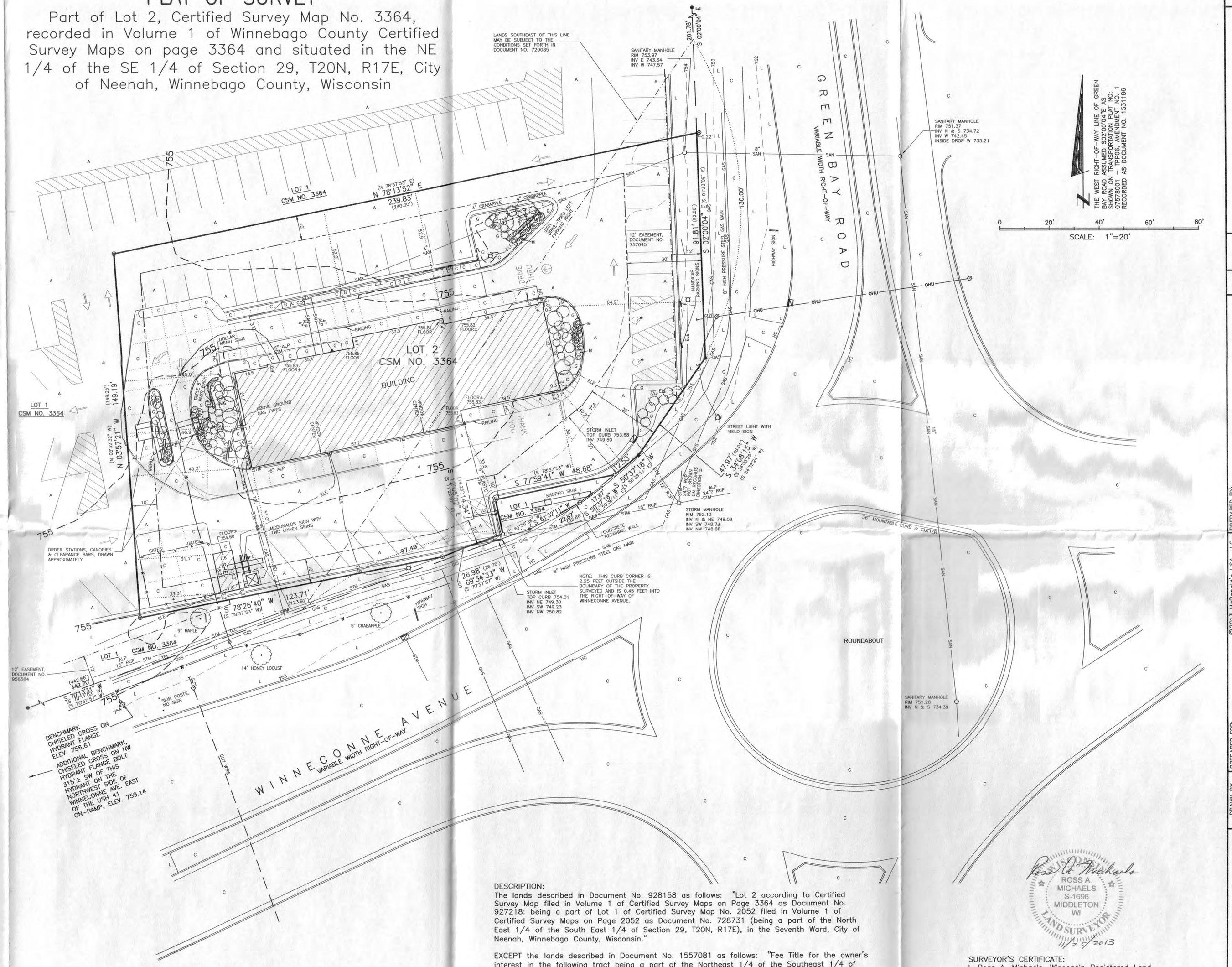
8. The total land area of the parcel surveyed is 32,826 square feet.

9. The locations and sizes of elevated signs the drive–thru order stations and the canopies above those order stations are approximate.

10. The curbs defining medians, roundabout and far edges of the traveled ways of the streets near the property surveyed have been surveyed. Other features within those streets, including within the curbed medians and pavements shown hereon, have not been surveyed.

11. The property surveyed does not abut the Winneconne Avenue right–of–way southwest of the boundary segment measuring 12.53 feet in length.

12. The property surveyed is affected by the cross–easement agreement recorded as document no. 731618.



LEGEND

- 3/4" X 18" REBAR SET
- FOUND CUT CROSS IN CONCRETE
- 3/4" SOLID ROUND IRON ROD FOUND
- 1–1/4" IRON PIPE FOUND
- ( ) PREVIOUSLY RECORDED DIMENSION
- BOUNDARY OF PROPERTY SURVEYED
- OTHER LOT OR RIGHT–OF–WAY LINES
- BUILDING SETBACK LINES
- WOODEN DUMPSTER ENCLOSURE FENCE
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER WITH MANHOLE
- STORM SEWER INLET IN CURB
- ROOF DRAIN
- WATER MAIN OR SERVICE
- WATER VALVE
- FIRE HYDRANT
- UNDERGROUND TELECOMMUNICATION LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- ELECTRIC BOX, TO SCALE ±
- OVERHEAD UTILITY
- UTILITY POLE WITH GUY ANCHOR
- LIGHT POLE
- BOLLARD
- SIGN, DESCRIBED ON MAP
- PERENNIAL PLANT
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- DECIDUOUS TREE, TRUNK DIA. SHOWN, CANOPY NOT DRAWN TO SCALE
- ALP UTILITY LOCATION IS APPROXIMATE, DRAWN USING PLANS OR RECORDS
- C CONCRETE SURFACE
- A ASPHALT SURFACE
- G GRAVEL SURFACE
- M BARK MULCH SURFACE
- L LAWN SURFACE
- HC BASE OF HANDICAP ACCESSIBLE RAMP
- 6" CONCRETE CURB
- 24" CONCRETE CURB & GUTTER
- 30" CONCRETE CURB & GUTTER
- CONCRETE JOINT
- STONE RETAINING WALL

SURVEYED FOR:
Bishop Engineering Co., Inc.
3501 104th Street
Des Moines, IA 50322

DESCRIPTION:
The lands described in Document No. 928158 as follows: "Lot 2 according to Certified Survey Map filed in Volume 1 of Certified Survey Maps on Page 3364 as Document No. 927218: being a part of Lot 1 of Certified Survey Map No. 2052 filed in Volume 1 of Certified Survey Maps on Page 2052 as Document No. 728731 (being a part of the North East 1/4 of the South East 1/4 of Section 29, T20N, R17E), in the Seventh Ward, City of Neenah, Winnebago County, Wisconsin."

EXCEPT the lands described in Document No. 1557081 as follows: "Fee Title for the owner's interest in the following tract being a part of the Northeast 1/4 of the Southeast 1/4 of Section 29, Town 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, more fully described as follows: Commencing at a found Bernsen monument at the East 1/4 Corner of said Section 29; Thence, South 00°25'18" East, 312.36 feet along the east line of said Southeast 1/4 of said Section 29 to a point on said east line; Thence, South 89°34'42" West 14.49 feet perpendicular from said east line to a bend point on the existing west right–of–way of South Green Bay Road; Thence, South 34°05'29" West, 48.01 feet along said existing west right–of–way to a point on said existing west right–of–way, said point also being the Point of Beginning; Thence, South 34°05'29" West, 8.29 feet continuing along said existing west right–of–way to its intersection with the south line of Lot 2, CSM #3364; Thence South 77°54'12" West, 5.15 feet along said south line to a point on said south line; Thence North 50°38'11" East, 12.53 feet to the Point of Beginning; Said parcel contains 15 square feet more or less."

SURVEYOR'S CERTIFICATE:
I, Ross A. Michaels, Wisconsin Registered Land Surveyor No. S–1696, hereby certify that I have surveyed the property described hereon, that I have surveyed the physical features and elevations shown hereon and that the survey is correct to the best of my knowledge and belief.

Ross A. Michaels
Ross A. Michaels, Registered Land Surveyor, S–1696
SURVEYED: November 13, 2013

ROSS A. MICHAELS S-1696 MIDDLETON WI LAND SURVEYOR
11-25-2013

REV	DATE	DESCRIPTION	BY

PREPARED BY:
Nobbe Michaels Surveying, Inc.
5711 Odana Road
Madison, WI 53719
(608) 277–0503

OFFICE MAP NO. 967–L

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	CHECKED BY	DATE
RAM	STD	11/25/2013

REVIEWED BY	DATE ISSUED
RAM	11/25/2013

TITLE: NEENAH, WI - GREEN BAY RD
SITE PLAN
DESCRIPTION: SITE SURVEY

SITE ID 480298
SITE ADDRESS 705 GREEN BAY ROAD, NEENAH, WI 54956

SHEET NO. C0.2
BE#130214