

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 4501 AS RECORDED IN VOLUME 1 OF CERTIFIED TOWNSHIP MAPS ON PAGE 4501, LOCATED IN SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, 4TH P.M., CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

- LEGEND:
- HARRISON/BERNSTEN MONUMENT FOUND
  - 1" ROUND IRON PIPE FOUND
  - 3/4" SOLID ROUND #6 IRON REBAR FOUND
  - CHESEL 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.
  - 1" X 24" IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
  - CHESEL 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
  - GAS METER
  - ELECTRICAL PEDESTAL
  - TELEPHONE PEDESTAL
  - CABLE TV PEDESTAL
  - LIGHT
  - SIGN
  - TREE
  - CONCRETE FILLED GUARD POST
  - RECORDED AS
  - OVERHEAD ELECTRICAL
  - OVERHEAD TELEPHONE
  - OVERHEAD CABLE TV
  - OVERHEAD ELECTRICAL & CABLE TV
  - OVERHEAD ELECTRICAL & TELEPHONE
  - OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND ELECTRICAL
  - UNDERGROUND TELEPHONE
  - UNDERGROUND CABLE TV
  - UNDERGROUND TELEPHONE & CABLE TV
  - UNDERGROUND ELECTRICAL & TELEPHONE
  - UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV
  - ELECTRICAL MANHOLE

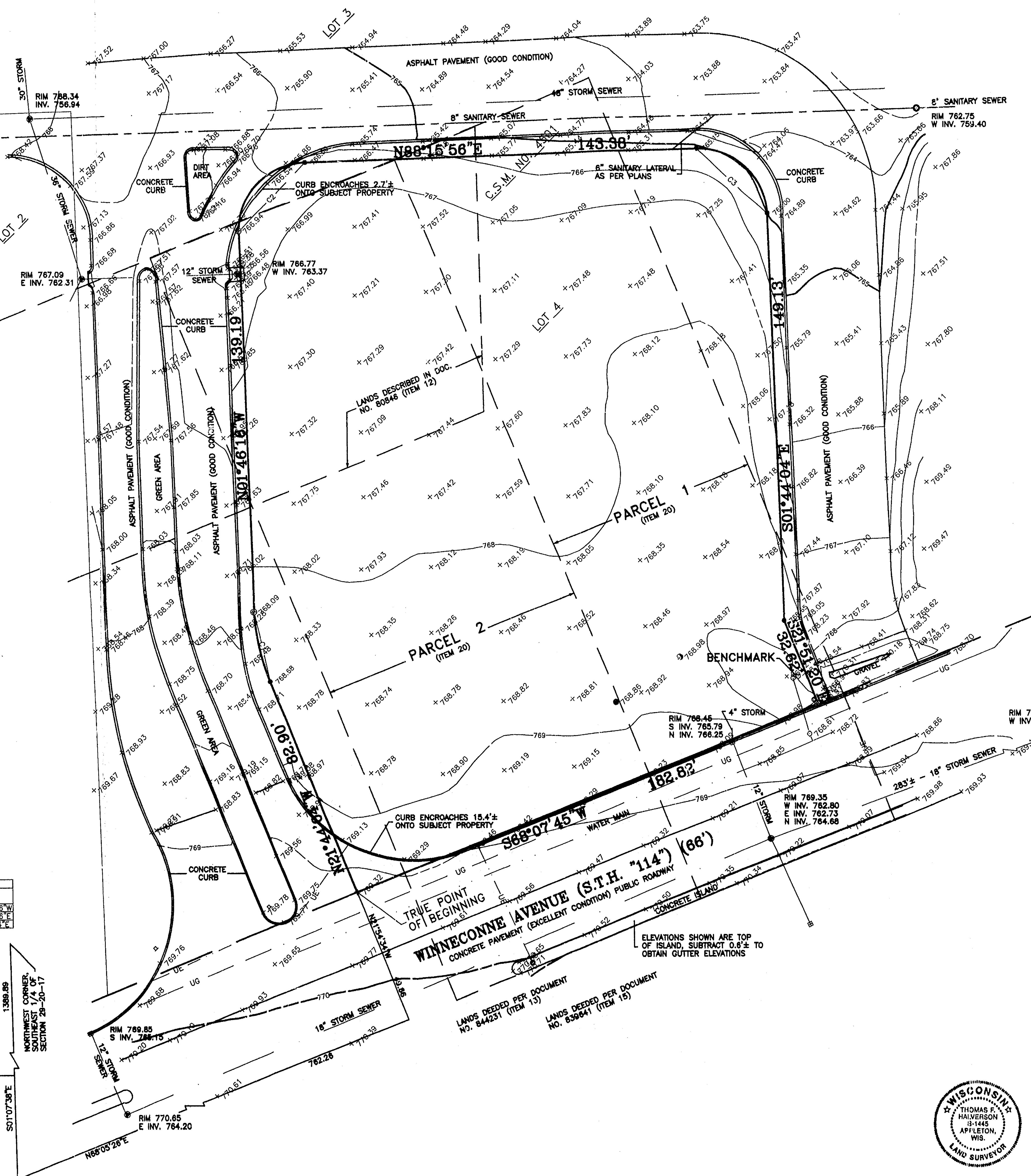
CURVETABLE:			
CURVE	RADIUS	ANGLE	CHORD
LENGTH BEARING			
C1	75.00	19°57'48"	26.13
C2	25.00	93°00'00"	39.27
C3	25.00	90°00'00"	39.27

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 29-20-17

NORTHWEST CORNER 1/4 OF SECTION 29-20-17

1389.09

S07°07'39"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.
  - BENCHMARK: TOP OF FIRE HYDRANT LOCATED ALONG THE NORTH RIGHT OF WAY LINE OF WINNECONNE AVENUE (S.T.H. "114") AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY, ELEVATION = 773.01 (NGVD DATUM)
  - SUBJECT PROPERTY IS ZONED I-1: PLANNED BUSINESS DISTRICT
  - BUILDING SETBACKS: PER ZONING CODE
  - MINIMUM FRONT YARD SETBACK: 30 FEET FROM BUILDINGS AND 10 FEET FROM PARKING
  - MINIMUM SIDE YARD: 10 FEET, IF PERIMETER AND BUFFERYARD LANDSCAPING REQUIREMENTS APPLY, REFER TO CHAPTER 20.22 (5) (b) AND (d)
  - MINIMUM REAR YARD: 10 FEET, IF PERIMETER AND BUFFERYARD LANDSCAPING REQUIREMENTS APPLY, REFER TO CHAPTER 20.22 (5) (b) AND (d)
  - CURB ELEVATIONS SHOWN ARE TOP OF CURB, SUBTRACT 0.5'± TO OBTAIN GUTTER ELEVATION UNLESS NOTED OTHERWISE.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING COMMUNITY-PANEL NUMBER 550537 0050 C, MAP REVISED: JULY 23, 1992.
  - EASEMENTS WITH COVENANTS AND RESTRICTIONS AS PER DOCUMENT NO. 1076008, DO AFFECT SUBJECT PROPERTY. (ITEM 10)
  - SEE DOCUMENT FOR DETAILS
  - EASEMENTS AND OTHER MATTERS AS DENOTED ON CERTIFIED SURVEY MAP NO. 4501, DO NOT AFFECT SUBJECT PROPERTY (ITEM 11)
  - COVENANTS, CONDITIONS AND RESTRICTIONS AS PER VOLUME 448, PAGE 248 AS DOCUMENT NO. 80846, DO AFFECT SUBJECT PROPERTY. (ITEM 12)
  - PROPERTY SHALL NOT BE USED FOR THE SALE EITHER AS WHOLESALE OR RETAIL OF INTOXICATING LIQUORS OR MALT BEVERAGES AND UPON VIOLATION OF THE COVENANT, TITLE TO REVERT TO THE GRANTOR.
  - EASEMENT GRANTED TO WINNEBAGO COUNTY AS PER DOCUMENT NO. 844231, DOES NOT AFFECT SUBJECT PROPERTY. (ITEM 13)
  - TEMPORARY LIMITED EASEMENT AS PER DOCUMENT HAS BEEN TERMINATED DUE TO THE COMPLETION OF THE CONSTRUCTION PROJECT.
  - PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAD OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET (HIGHWAY) AND/OR ALLEY PURPOSES. (ITEM 14)
  - COVENANTS, CONDITIONS AND RESTRICTIONS AS PER DOCUMENT NO. 839841, DO NOT AFFECT SUBJECT PROPERTY. (ITEM 15)
  - TEMPORARY LIMITED EASEMENT AS PER SAID DOCUMENT HAS BEEN TERMINATED DUE TO THE COMPLETION OF THE CONSTRUCTION PROJECT.
  - SURFACE WATER DRAINAGE AND ACCESS EASEMENT AS PER DOCUMENT NO. 784852, DO NOT AFFECT SUBJECT PROPERTY. (ITEM 16)
  - TERMS AND PROVISIONS ON ACCESS EASEMENT AS PER DOCUMENT NO. 824839, DO NOT AFFECT SUBJECT PROPERTY. (ITEM 17)
  - COVENANTS, CONDITIONS AND RESTRICTIONS AS PER VOLUME 543, PAGE 154, DO NOT AFFECT SUBJECT PROPERTY. (ITEM 18)
  - TERMS, CONDITIONS AND RESTRICTION AS PER DOCUMENT NO. 835129, DOES NOT AFFECT SUBJECT PROPERTY. (ITEM 19)
  - TEMPORARY LIMITED EASEMENT AS PER SAID DOCUMENT HAS BEEN TERMINATED DUE TO THE COMPLETION OF THE CONSTRUCTION PROJECT.
  - COVENANTS, CONDITIONS AND RESTRICTIONS AS PER DOCUMENT NO. 719991, (ITEM 20)
  - SAID DOCUMENT STATES THAT PARCEL 1 AND 2 CANNOT BE HEREAFTER SOLD SEPARATELY. NOW PART OF THIS LOT AND ACCESS DRIVES.
  - RIGHTS OF THE PUBLIC IN THAT PORTION OF THE SUBJECT PREMISES LYING WITHIN THE LIMITS OF STATE TRUNK HIGHWAY NO. 114. (ITEM 21)

I HEREBY CERTIFY TO OLD REPUBLIC NATIONAL TITLE COMPANY AND PERKINS FAMILY RESTAURANTS, THAT THIS IS A TRUE AND CORRECT SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT FOUR (4), CERTIFIED SURVEY MAP NO. 4501 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON APRIL 5, 2000, IN VOLUME 1, ON PAGE 4501, AS DOCUMENT NO. 109062, BEING PART OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1283, PART OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1341, PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3314, AND PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST OF THE 4TH P.M., CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER S01°-07'-38"E 1389.09 FT. TO A POINT AT THE INTERSECTION OF SAID WEST LINE AND THE CENTERLINE OF WINNECONNE AVE. (S.T.H. "114"); THENCE ALONG SAID CENTERLINE N88°-05'-26"E 782.28 FT. TO A POINT; THENCE LEAVING SAID CENTERLINE N21°-54'-34"W 49.66 FT. TO A FOUND IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF SAID WINNECONNE AVE. (S.T.H. "114") AT THE POINT OF BEGINNING; THENCE N21°-44'-04"W 82.90 FT. TO A FOUND IRON ROD; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 75.00 FT., AN ARC LENGTH OF 28.13 FT., A CHORD BEARING OF N11°-45'-10"W, A CHORD DISTANCE OF 26.00 FT. TO A FOUND IRON ROD; THENCE N01°-46'-16"W 139.19 FT. TO A FOUND IRON ROD; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 25.00 FT., AND ARC LENGTH OF 39.27 FT., A CHORD BEARING N43°-15'-56"E, A CHORD DISTANCE OF 35.38 FT. TO A FOUND IRON ROD; THENCE N88°-15'-58"E 143.38 FT. TO A FOUND IRON ROD; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 25.00 FT., AN ARC LENGTH OF 39.27 FT., A CHORD BEARING S48°-44'-11"E, A CHORD DISTANCE OF 35.38 FT. TO A FOUND IRON ROD; THENCE S01°-44'-04"E 149.13 FT. TO A FOUND IRON ROD; THENCE S21°-51'-20"E 32.62 FT. TO A FOUND IRON ROD IN SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S88°-07'-45"W 182.82 FT. TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 45,466 SQUARE FEET (1.0438 ACRES) OF LAND MORE OR LESS.

PART OF TAX KEY NO. 010-0288-04  
AND  
ALL OF TAX KEY NOS.: 010-0290-02, 010-0291-00, 010-0290-01 AND 010-0291-03

AND IS BASED UPON INFORMATION FOUND IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE AS OF JUNE 8, 2000 AT 7:00 A.M., FILE NO. 05032894-850 AND CORRECTLY SHOWN THE LOCATION OF ALL BUILDINGS, VISIBLE STRUCTURES AND IMPROVEMENTS ON SAID DESCRIBED PROPERTY; THAT THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PROPERTIES, STREET, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR IMPROVEMENTS, THAT THERE ARE NO VISIBLE RIGHT-OF-WAYS OR EASEMENTS ON SAID DESCRIBED PROPERTY OTHER THAN SHOWN THEREON; THAT THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY EXCEPT AS SHOWN ON SAID PLAT OF SURVEY; THAT ALL EASEMENTS, IF ANY, LISTED IN SCHEDULE B OF THE HEREIN REFERENCED COMMITMENT FOR TITLE INSURANCE, AS SHOWN HEREON; AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1988, AND MEETS THE ACCURACY REQUIREMENTS FOR A CLASS A SURVEY, AS DEFINED THEREIN.

*Thomas F. Halverson* 8/23/00  
LICENSED SURVEYOR, REGISTRATION NO. 1545 DATED



PREPARED BY:  
**CAROW LAND SURVEYING CO., INC.**  
1837 W. WISCONSIN AVE., P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE 920-731-4168 FAX 731-5673  
SCALE: 1" = 20' PROJECT NO. C851256-00

The Restaurant Company  
1000 Poplar Avenue  
6075 Poplar Avenue  
Memphis, Tennessee 38119-4863



SEAL

REVISIONS

ISSUED FOR PERMITS:	XX/XX/XXXX
ISSUED FOR BIDS:	XX/XX/XXXX
LAST REVISED:	#X X/XX/XX
PROJECT NO.	94A-RH
STORE NO.	1255
SHEET NUMBER	

WINNECONNE AVENUE \*\*\* NEENAH, WISCONSIN

ALTA SURVEY

CITY OF NEENAH 8/29/2017