

1. ELEVATIONS ARE REFERENCED TO CITY OF NEENAH DATUM.
2. BENCHMARK = TOP OF WESTERLY MOST BOLT ON LIGHT PEDESTAL WHICH IS 12 1/2' NORTH AND 3 1/2' WEST OF THE NORTHEAST PROPERTY CORNER.
ELEVATION = 747.60
3. THE PRESENT ZONING OF THIS PARCEL IS C-2 (COMMERCIAL DISTRICT).
4. SETBACK REQUIREMENTS: A. 10' MINIMUM FRONT YARD
B. 30' MINIMUM REAR YARD
C. NO MINIMUM SIDE YARD
5. CONTACT THE WISCONSIN ELECTRIC POWER COMPANY FOR CHARACTERISTICS OF AVAILABLE ELECTRICAL SERVICES.
6. LOCATION FOR SOME SEWER, WATER, GAS AND UNDERGROUND ELECTRIC LINES WERE TAKEN FROM AS CONSTRUCTED MAPING AND COULD NOT BE FIELD VERIFIED IN ALL AREAS. THEREFORE ALL APPLICABLE UTILITY AND/OR POWER COMPANIES SHOULD BE CONTACTED BEFORE ANY SITE EXCAVATION OR DIGGING IS STARTED.
7. UTILITY COMPANIES

- A. CITY OF NEENAH DEPARTMENT OF PUBLIC WORKS
211 WALNUT STREET
NEENAH, WISCONSIN 54956
PHONE: 414-729-4625

- B. CITY OF NEENAH WATER WORKS
211 WALNUT STREET
NEENAH, WISCONSIN 54956
PHONE: 414-729-4630

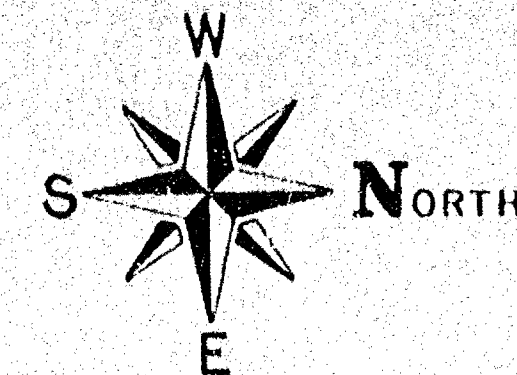
- G. WISCONSIN ELECTRIC POWER COMPANY
800 SOUTH LYNNDALE DRIVE
APPLETON, WISCONSIN 54914
PHONE: 414-935-8400

5. WISCONSIN NATURAL GAS COMPANY
800 SOUTH LYNDALE DRIVE
APPLETON, WISCONSIN 54914
PHONE: 414-735-1242

- E. WISCONSIN BELL (TELEPHONE COMPANY)
221 WEST WASHINGTON STREET
APPLETON, WISCONSIN 54911
PHONE: 1-800-242-3316

- F. DIGGER'S HOTLINE
PHONE: 1-800-242-8511

8. THIS SURVEYED PARCEL IS SUBJECT TO AND HAS THE RIGHTS OF A 30 FOOT WIDE EASEMENT FOR EGRESS AND INGRESS, AS RECORDED IN DOCUMENT NO. 554280, WINNEBAGO COUNTY RECORDS.
9. THIS SURVEYED PARCEL MAY BE SUBJECT TO AND HAVE THE RIGHTS OF A JOINT PARKING AGREEMENT RECORDED IN DOCUMENT NO. 554280, WINNEBAGO COUNTY RECORDS.
10. TOTAL AREA OF SURVEYED SITE = 20,913 SQ. FT. OR 0.480 ACRES.



NORTH IS REFERENCED TO THE EAST LINE OF THE SURVEY SECTION 10,
T29N, R17E, WHICH IS ASSUMED TO BE AN NAD 83 LINE.

LEGAL DESCRIPTION OF LANDS PROPOSED TO BE ACQUIRED

A PARCEL OF LAND BEING LOT 2, CERTIFIED SURVEY MAP NO. 281, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 181 AS INSTRUMENT NO. 552327, WINNEBAGO COUNTY RECORDS, AND BEING LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 29, T29N, R17E, T11Y OF NEBAY, WINNEBAGO COUNTY, WISCONSIN, BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N60°41'28"W 23.26 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF A RESAID CERTIFIED SURVEY MAP NO. 721, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N60°41'28"W ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 215.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S47°31'24"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 A DISTANCE OF 92.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S47°31'24"E ALONG THE LINE OF SAID LOT 2 A DISTANCE OF 256.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S67°01'21"W ALONG THE WEST LINE OF GREEN BAY ROAD A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4560 ACRES OF LAND AND BEING SUBJECT TO EASEMENTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

CLF 620

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| ● | 1" SOLID STEEL REBAR SURVEY MONUMENT SET 1.50" LONG, 1.50074 IN. DI. |
| ■ | RAILROAD SPIKE SET |
| ⊙ | EXISTING 3/4" DIAMETER STEEL BAR SURVEY MONUMENT |
| ○ — S — | SANITARY SEWER MANHOLE AND LINE |
| ○ — — — | STORM SEWER MANHOLE AND LINE |
| □ — — — | STORM SEWER CATCH BASIN AND LINE |
| ⊗ — W — | WATERMAIN AND VALVE |
| ⊗ — G — | GAS LINE AND VALVE |
| ⊗ — — — | UTILITY POLE WITH OVERHEAD ELECTRIC AND TELEPHONE LINES |
| ⊗ — — — | UTILITY POLE WITH STREET LIGHT AND OVERHEAD LINES |
| — — — E — — — | UNDERGROUND ELECTRICAL LINE |
| — — — T — — — | UNDERGROUND TELEPHONE CABLE |
| — X — X — | EXISTING FENCE |
| • | • DENOTES LOCATION OF SPOT ELEVATION WITH ITS ELEVATION |

- Engineering
- Surveying
- Land Planning

APPLETON, WIS

**ORTH
MILLER
NODOLF
NESS
INC.**

OF SECTION 29, T20N., R17E,
WISCONSIN
ROAD - NEENAH - WISCONSIN

