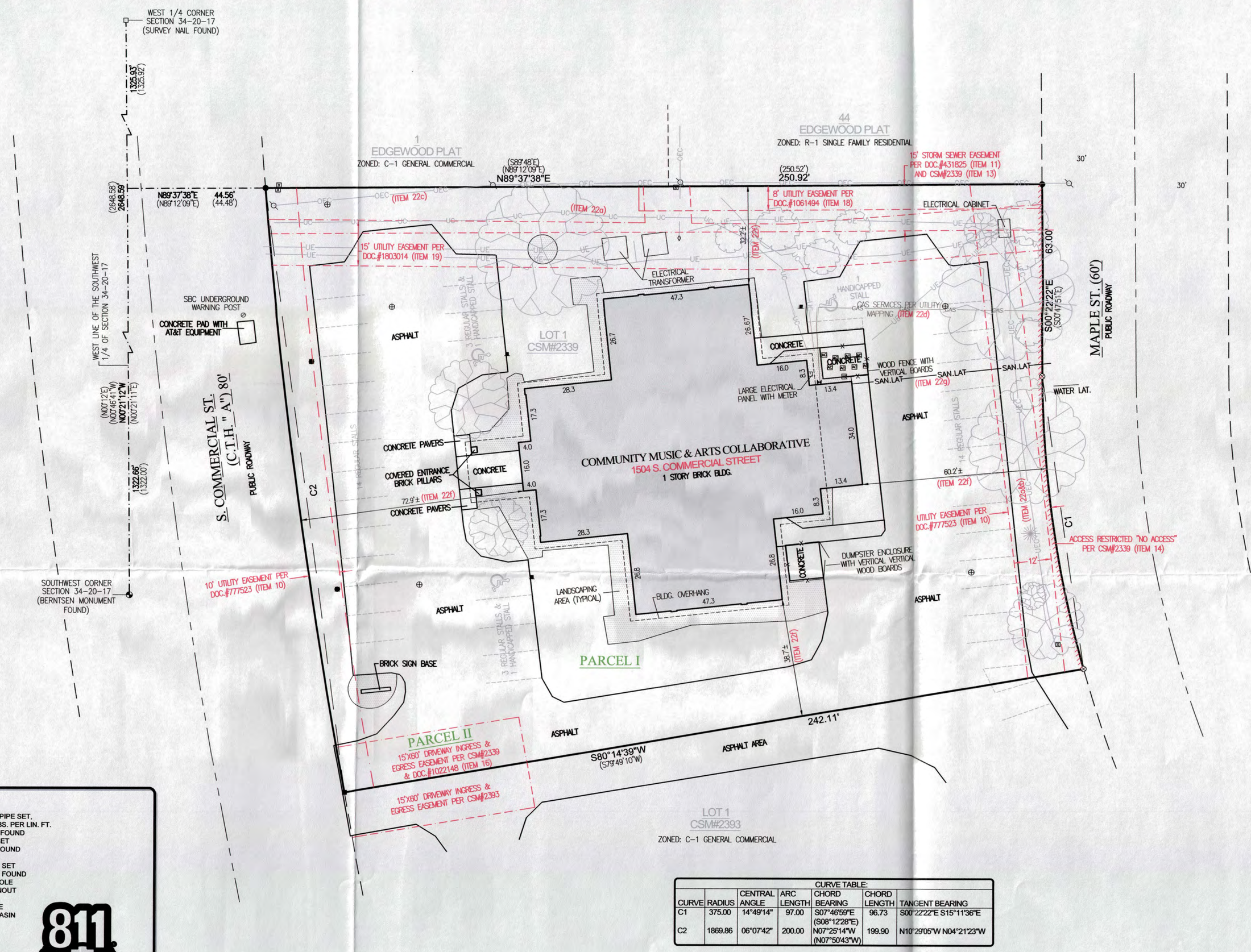
"ALTA/NSPS LAND TITLE SURVEY"

1504 SOUTH COMMERCIAL STREET
CITY OF NEENAH, WINNEBAGO COUNTY, WI



CURVE TABLE:						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	375.00	14°49'14"	97.00	S07°46'59"E (S08°12'28"E)	96.73	S00°22'22"E S15°11'36"E
C2	1869.86	06°07'42"	200.00	N07°25'14"W (N07°50'43"W)	199.90	N10°29'05"W N04°21'23"W

LEGAL DESCRIPTION:

PARCEL I:
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 2339, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2339, AS DOCUMENT NO. 765548; BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.
PARCEL II:
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED ON JUNE 27, 1997 AS DOCUMENT NO. 974422, FIRST AMENDMENT RECORDED ON AUGUST 17, 1998 AS DOCUMENT NO. 1022148, WINNEBAGO COUNTY REGISTRY.
APN: 809-0587-01

NOTES:

- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS, ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 20204319479 AND 20204319481 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY CAROW LAND SURVEYING CO., INC. OF ANY DISCREPANCIES.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS

2) PROPERTY ADDRESS: 1504 SOUTH COMMERCIAL STREET, NEENAH, WI
3) SUBJECT PROPERTY IS IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0112E, EFFECTIVE DATE: 3/17/2003
4) SAID PARCEL CONTAINS 43,879 SQUARE FEET [1.0073 ACRES] OF LAND MORE OR LESS.
6A) THE SUBJECT PROPERTY IS ZONED C-1 GENERAL COMMERCIAL DISTRICT
(THE CITY OF NEENAH ZONING ORDINANCE: C-1 ZONING REQUIREMENTS)
BUILDING SETBACKS: (ITEM 22f)
- MINIMUM FRONT YARD SETBACK: 10 FEET IF ABUTTING RESIDENTIAL ADHERE TO AVERAGE OF ABUTTING DISTRICTS
- MINIMUM SIDE YARD SETBACK: NONE UNLESS PERIMETER AND BUFFER LANDSCAPING REQUIREMENTS APPLY REFER TO SECTION 26-516.
- MINIMUM REAR YARD SETBACK: 10 FEET UNLESS PERIMETER AND BUFFER LANDSCAPING REQUIREMENTS APPLY REFER TO SECTION 26-516.
- MAXIMUM BUILDING HEIGHT: 45 FEET
- MAXIMUM LOT COVERAGE OF BUILDINGS: 30% - PLAN COMMISSION MAY INCREASE TO 40%.
- LANDSCAPING REQUIREMENTS MUST MEET ARTICLE X OF THE ZONING ORDINANCE. AT LEAST 10% MUST BE IN GREENSPACE IMPROVEMENTS.
- PARKING: REFER TO SECTION 26-551.
- MINIMUM SHORE YARD SETBACK: 50 FEET FOR A PRINCIPAL OR ACCESSORY STRUCTURE OR USE.

9) NUMBER OF PARKING STALLS:
34 REGULAR STALLS PRESENT
3 HANDICAPPED STALLS PRESENT
37 TOTAL PARKING STALLS PRESENT

SCHEDULE B-II:
FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION
COMMITMENT NO.: 3065956, DATED: JANUARY 8, 2021

1-2) DO NOT AFFECT THE GROUND SURVEY.
3) NO ENCROACHMENTS.
4-6) DO NOT AFFECT THE GROUND SURVEY.
7) INTENTIONALLY DELETED.
8) MORTGAGE BETWEEN KURT STEIN'S SCHOOL OF MUSIC, INC., A WISCONSIN CORPORATION, AS MORTGAGOR, AND WEST POINTE BANK, AS MORTGAGEE, IN THE ORIGINAL STATED PRINCIPAL AMOUNT OF $315,000.00 DATED JULY 31, 2017, RECORDED AUGUST 8, 2017 AS DOCUMENT NO. 1746299, DOES NOT AFFECT GROUND SURVEY.
9) INTENTIONALLY DELETED.
10) UTILITY EASEMENT GRANTED BY B.K. REAL ESTATE VENTURES, A PARTNERSHIP TO WISCONSIN ELECTRIC POWER COMPANY BY AN INSTRUMENT DATED SEPTEMBER 13, 1991, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON OCTOBER 8, 1991, AS DOCUMENT NO. 777523, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
11) EASEMENT, GRANTED BY THE FIRST NATIONAL BANK OF NEENAH, TRUSTEE TO CITY OF NEENAH BY AN INSTRUMENT DATED JANUARY 12, 1973, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON FEBRUARY 12, 1973, AS DOCUMENT NO. 431825, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
12) INTENTIONALLY DELETED.
13) RESERVATION FOR A 15 FOOT STORM SEWER EASEMENT AS DESIGNATED ON CERTIFIED SURVEY MAP NO. 2339, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
14) ACCESS RESTRICTION CLAUSE AS DESIGNATED ON CERTIFIED SURVEY MAP NO. 2339, PROVIDING AS FOLLOWS: AS OWNERS, WE HEREBY RESTRICT LOT 1 OF THIS CERTIFIED SURVEY MAP, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOT OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH MAPLE STREET, AS SHOWN ON THE SURVEY; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SEC. 236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE CITY OF NEENAH, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
15) INTENTIONALLY DELETED.
16) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED JUNE 27, 1997, AS DOCUMENT NO. 974422, DO AFFECT THE SUBJECT PROPERTY. FIRST AMENDMENT RECORDED ON AUGUST 17, 1998 AS DOCUMENT NO. 1022148, DOES AFFECT THE SUBJECT PROPERTY. SETS RESTRICTIONS FOR LOT SIZE, BUILDING SIZE, LOCATION, EXTERIOR TYPE, ETC. ALSO IDENTIFIES EASEMENTS AS THOSE SHOWN ON CERTIFIED SURVEY MAPS.
- EXPENSES INCURRED IN PROVIDING FOR THE REPAIR AND MAINTENANCE OF THE SHARED DRIVEWAY AREA, AS SHOWN ON THE CONCEPT PLAN ATTACHED TO THE ORIGINAL DECLARATION AS EXHIBIT B, EXCEPT THAT AREA REFERRED TO AS THE CIRCULAR DRIVE, MAY AFFECT SUBJECT PROPERTY. NOTHING SHOWN ON EXHIBIT B OF DOCUMENT NO. 974422 IDENTIFYING SUBJECT PROPERTY OR THE COMMON MAINTENANCE AGREEMENT AREA, THE SHARED DRIVEWAY OR CIRCULAR DRIVE

17) INTENTIONALLY DELETED.
18) EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON JUNE 9, 1999 AS DOCUMENT NO. 1061494, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
19) EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON NOVEMBER 6, 2019 AS DOCUMENT NO. 1803014, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
20) INTENTIONALLY DELETED.
21) INTENTIONALLY DELETED.
22) THE PLAT OF SURVEY PREPARED BY CHRISTOPHER E. PERREAULT, PLS NO. 2249 OF CAROW LAND SURVEYING CO. INC., DATED DECEMBER 4, 2020 AS PROJECT NO. C2010.32, DISCLOSES THE FOLLOWING:
a) UNDERGROUND COMMUNICATION UTILITY LINE LOCATED ON THE LAND WITHOUT APPARENT BENEFIT OF AN EASEMENT
b) UNDERGROUND ELECTRICAL UTILITY LINE LOCATED ON THE LAND WITHOUT APPARENT BENEFIT OF AN EASEMENT
c) OVERHEAD ELECTRICAL AND COMMUNICATION UTILITY LINE LOCATED ON THE LAND WITHOUT APPARENT BENEFIT OF AN EASEMENT.
d) GAS SERVICE UTILITY LINE LOCATED ON THE LAND WITHOUT APPARENT BENEFIT OF AN EASEMENT
e) INTENTIONALLY DELETED.
f) BUILDING SETBACKS AS NOTED ON TABLE A - NO VIOLATION.
g) SANITARY LATERAL LOCATED ON THE LAND WITHOUT APPARENT BENEFIT OF AN EASEMENT.

EXCEPTIONS 1 THRU 5 WINN BE DELETED WITH THE EXCEPTION OF A COMPANY ISSUED OWNERS AFFIDAVIT.

SEE DOCUMENTS FOR ADDITIONAL DETAILS.

LEGEND:

- ● = 1" X 18" I.D. IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- (P) = 1" I.D. IRON PIPE FOUND
- ⊗ = CHISEL CROSS SET
- × = CHISEL CROSS FOUND
- ■ = MAG NAIL SET
- ▲ = RAILROAD SPIKE SET
- △ = RAILROAD SPIKE FOUND
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = HOLDING TANK
- = STORM MANHOLE
- = STORM CATCH BASIN
- = CULVERT
- = WATER VALVE
- = CURB STOP
- = FIRE HYDRANT
- = UTILITY/LIGHT POLE
- = UTILITY POLE
- = PRIVATE LIGHT POLE
- = AIR CONDITIONER
- = DOWN GUY
- = GAS VALVE
- = GAS METER/SERVICE
- = ELECTRICAL PEDESTAL
- = TELEPHONE PEDESTAL
- = CABLE PEDESTAL
- = SIGN
- = HANDICAPPED PARKING SIGN
- = TREE
- = EVERGREEN
- = BOLLARD
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OC = OVERHEAD COMMUNICATIONS
- OEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- FO = UNDERGROUND FIBER OPTICS
- UE = UNDERGROUND ELECTRICAL
- UC = UNDERGROUND COMMUNICATIONS
- UEC = UNDERGROUND ELECTRICAL & COMMUNICATIONS

Know what's below. Call before you dig.

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN WHICH BEARS N00°21'12"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

20 0 20 40 60
Scale: 1" = 20'

WISCONSIN CHRISTOPHER E. PERREAULT S-2249 APPLETON, WIS LAND SURVEYOR

TO 1504 SOUTH, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, COMMUNITY MUSIC AND ARTS COLLABORATIVE, INC., A WISCONSIN CORPORATION f/n/a KURT STEIN'S SCHOOL OF MUSIC, INC., A WISCONSIN CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY AND EVANS TITLE DIVISION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2020.

DATE OF PLAT OR MAP: 1-29-2021

CHRISTOPHER E. PERREAULT, PLS-2249

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

INT.	DATE	REVISIONS

DESIGNED
DRAWN RDD
CHECKED RFR

ROLLIE WINTER & ASSOCIATES, LTD
ATTENTION: SUSAN THON, VICE PRESIDENT
3305C NORTH BALLARD ROAD
APPLETON, WISCONSIN 54911

PROJECT: 1504 S. COMMERCIAL STREET, CITY OF NEENAH

SCALE 1" = 20'
DATE 1-29-2021
PROJECT NO. C2010.32
SHEET NO.