## SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- APPROXIMATE STORM SEWER LINE PER MAPS FROM OTHERS
- OVERHEAD UTILITIES LINE
- BURIED ELECTRIC LINE
- APPROXIMATE BURIED ELECTRIC LINE PER MAPS FROM OTHERS
- BURIED GAS LINE
- APPROXIMATE BURIED GAS LINE PER MAPS FROM OTHERS
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- BEARING/DISTANCE TIE LINE
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- LIGHT POLE
- POWER POLE
- GUY WIRE
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- CLEAN OUT
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- ROOF DRAIN
- BASKETBALL HOOP
- LITTLE FREE LIBRARY
- BUSH/SHRUB
- TREE
- PINE TREE
- LANDSCAPE AREA
- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- 1/2" O.D. IRON BAR FOUND
- CHISELED "X" SET IN CONCRETE
- BERNTSEN NAIL FOUND
- SECTION CORNER PER TIES
- CHISELED "X" FOUND
- ( ) RECORDED AS

## LEGAL DESCRIPTION

BEING LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 17 EAST; THENCE S 50°11'48" E, 891.77 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HAYLETT STREET AND THE EAST RIGHT-OF-WAY LINE OF HIGGINS AVENUE, SAID POINT BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED; THENCE N 89°42'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 601.45 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT OF WAY LINE OF OAK STREET; THENCE SOUTHERLY 111.81 FEET ALONG THE ARC OF A CURVE, ALONG SAID WEST RIGHT-OF-WAY LINE, CONCAVE WESTERLY, HAVING A RADIUS OF 327.55 FEET, WHOSE LONG CHORD BEARS S 2°02'25" W, 111.27 FEET; THENCE SOUTHERLY 203.15 FEET ALONG THE ARC OF A CURVE, ALONG SAID WEST RIGHT-OF-WAY LINE, CONCAVE EASTERLY, HAVING A RADIUS OF 387.55 FEET, WHOSE LONG CHORD BEARS S 14°48'09" W, 200.83 FEET; THENCE S 00°12'51" E ALONG SAID WEST RIGHT-OF-WAY LINE, 285.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 4 OF WHITENACK PLAT; THENCE S 89°38'16" W ALONG THE NORTH LINE OF LOTS 1 AND 17 OF BLOCK 4 AND LOTS 1 AND 17 OF BLOCK 5 OF WHITENACK PLAT AND THE NORTH RIGHT-OF-WAY LINE OF CAMPBELL STREET, 540.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17 OF BLOCK 5, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF HIGGINS AVENUE; THENCE N 00°12'53" W ALONG SAID EAST RIGHT-OF-WAY LINE, 454.83 FEET; THENCE NORTHERLY 38.83 FEET ALONG THE ARC OF A CURVE, ALONG SAID EAST RIGHT-OF-WAY LINE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, WHOSE LONG CHORD BEARS N 07°12'07" E, 38.73 FEET; THENCE N 14°37'07" E ALONG SAID EAST RIGHT-OF-WAY LINE, 94.18 FEET TO THE POINT OF BEGINNING;

CONTAINING: 324,755 SQUARE FEET = 7.455 ACRES

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

### CURVE DATA TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 327.55' | 111.81' | 111.27' | S 2° 02' 25" W | 19°33'22" |
| C2 | 387.55' | 203.15' | 200.83' | S 14° 48' 09" W | 30°02'00" |
| C3 | 150.00' | 38.83' | 38.73' | N 07° 12' 07" E | 14°50'00" |

### CLIENT/OWNER

NEENAH JOINT SCHOOL DISTRICT
410 SOUTH COMMERCIAL STREET
NEENAH, WI 54956

0' 30' 60'
1" = 30'

### BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 17 EAST, BEARS S 89°43'39" W AS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM, NAD83 (2011).

### SURVEYOR'S NOTES

1. A 60 YEAR PROPERTY REPORT FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY BAY TITLE & ABSTRACT, INC., FILE NO. 10722-OTI, DATED DECEMBER 28, 2022 AT 8:00 AM. NO PLOTTABLE EASEMENTS WERE FOUND IN THIS REPORT.

2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS ONE SHEET WHICH IS LABELED AS "TS 1.1".

3. AT THE TIME OF THE SURVEY, SNOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. POINT OF BEGINNING SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO SAID WINTER CONDITIONS.

### BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**
BURY BOLT ON HYDRANT,
LOCATED AT THE NORTH END OF CAMPBELL STREET, SOUTH OF THE HORACE MANN MIDDLE SCHOOL BUILDING.
ELEVATION = 764.04

**BENCHMARK #2**
BURY BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF HAYLETT STREET AND HIGGINS AVENUE.
ELEVATION = 760.94

**BENCHMARK #3**
BURY BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF HAYLETT STREET AND OAK STREET.
ELEVATION = 762.71

**BENCHMARK #4**
BURY BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF OAK STREET, APPROXIMATELY 320 FEET SOUTH OF THE INTERSECTION OF OAK STREET AND KESSLER DRIVE.
ELEVATION = 763.44

### ⚠ UTILITY DISCLAIMER ⚠

**The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actually surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, are shown hereon based on actual survey measurements. Pipe inverts are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.**

**The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities in the field, and from additional other appropriate sources (with reference as to the source of information). Additional utilities not discovered, marked, or shown on as-built plans available to us, during the survey may exist. Prior to the start of any work, the contractor using the information shown hereon will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractors responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided. *Diggers Hotline Tickets # 20223505107 and 20223505193 for public utilities were requested for this survey.**

***A private utility survey was performed on this project by Private Lines Inc. Please contact Private Lines Inc. at 715-445-5383 with any private utility questions.**

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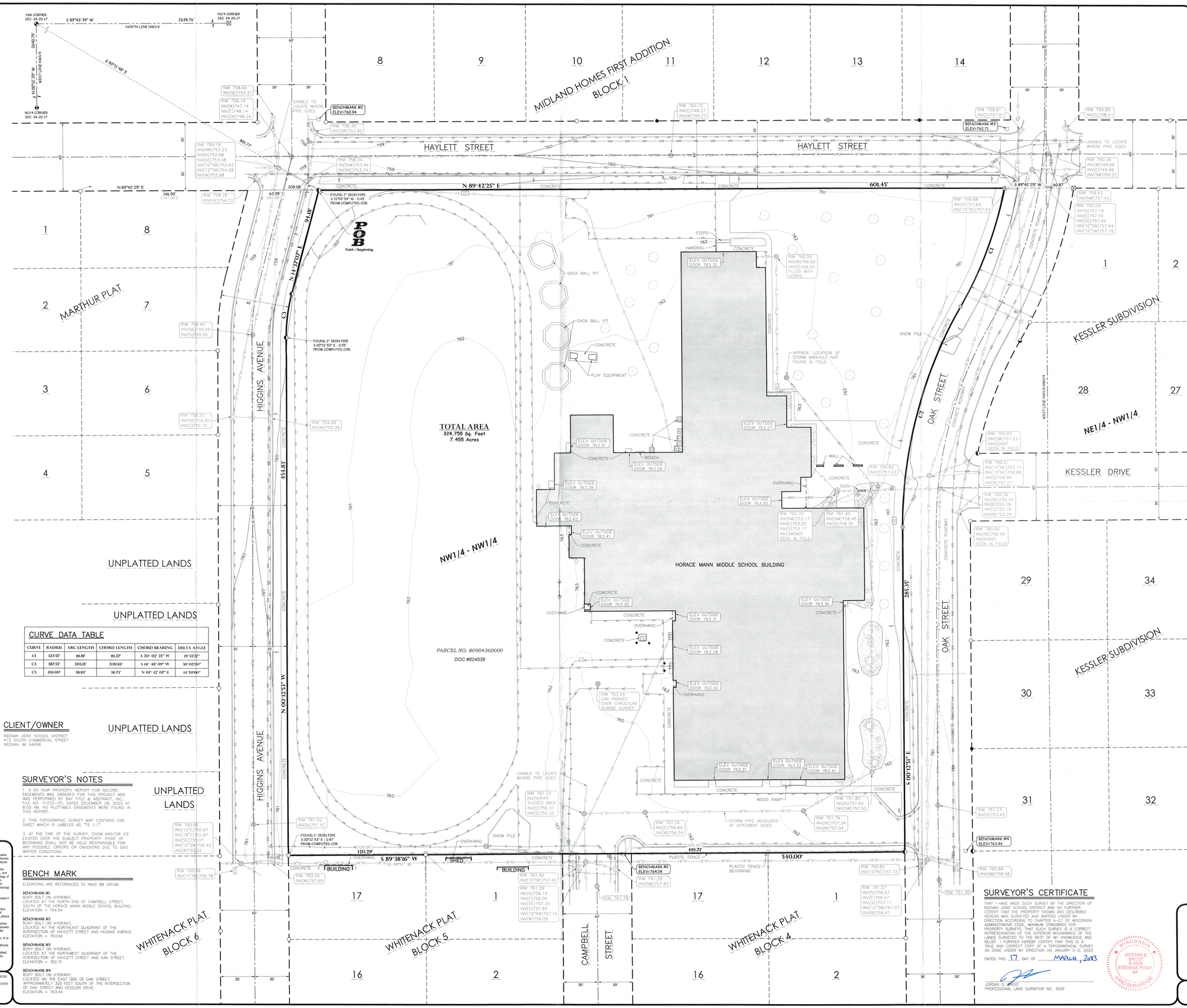


### SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF NEENAH JOINT SCHOOL DISTRICT AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-E7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JANUARY 3-5, 2023.

DATED THIS 17 DAY OF MARCH, 2023

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

JORDAN G. BROST · WISCONSIN · S-3009 · STEVENS POINT WI · LAND SURVEYOR

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

POB Point of Beginning

| REVISIONS |
|---|
| |

| | |
|---|---|
| CHECKED: | JORDAN G. BROST |
| DRAWN: | CHAD A. GORETSKI |
| DATE | 3-17-2023 |
| PROJECT NO. | 22.455 |

# TOPOGRAPHIC SURVEY

**NEENAH JOINT SCHOOL DISTRICT**
**HORACE MANN MIDDLE SCHOOL**
**CITY OF NEENAH**
**WINNEBAGO COUNTY, WISCONSIN**

**TS 1.1**