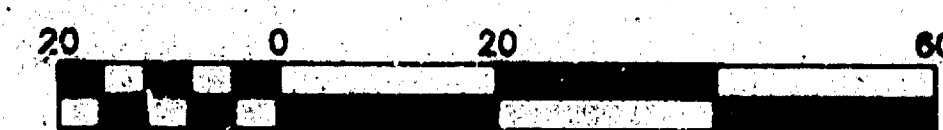


LEGEND:

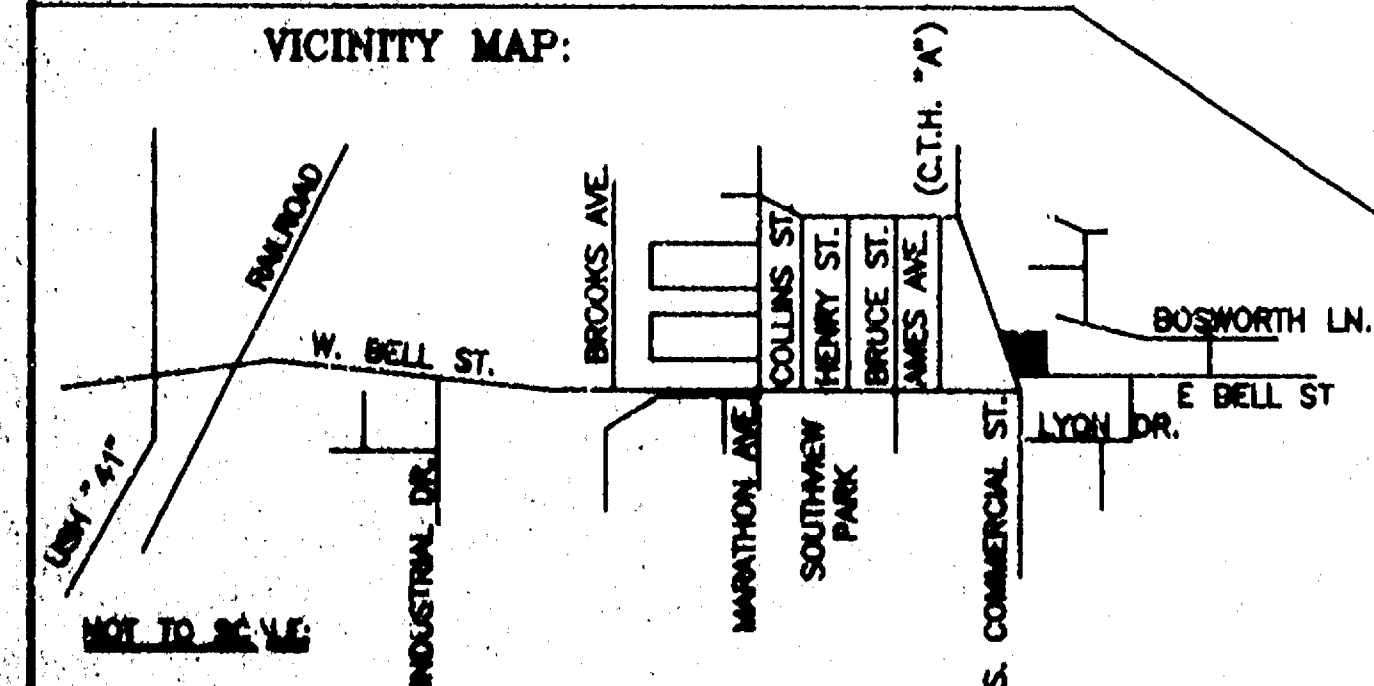
- HARRISON/BERNISEI MONUMENT FOUND
- 1" ROUND IRON PIPE FOUND
- 3/4" SOLID ROUND #6 IRON REBAR FOUND
- CHISEL CROSS FOUND
- RAILROAD SPIKE FOUND
- PK NAIL FOUND
- 1 1/4" X 30" SOLID ROUND #10 IRON REBAR SET, 4,303 LBS. PER LIN. FT.
- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET, 1,502 LBS. PER LIN. FT.
- CHISEL 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
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- LIGHT
- SIGN
- TREE
- OVERHEAD ELECTRICAL
- OVERHEAD TELEPHONE
- OVERHEAD CABLE TV
- OVERHEAD TELEPHONE & 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
- TRAFFIC SIGNAL
- SOIL BORING
- 1-1/4" REBAR FOUND

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 3783 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 3783, BEING 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.



CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C-1	480.00	08°21'02"	145.88	S88°22'42"E W	147.13
C-2	480.00	08°21'02"	145.88	S81°45'55"E W	147.13

VICINITY MAP:



- NOTES:
- UNDERGROUND UTILITIES HAVE BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES. THEREFORE EXACT LOCATIONS MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.
  - BENCHMARK 1: "X" ON FLANGE OF FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF BELL STREET AND S. COMMERCIAL STREET (C.T.H. "A"), ELEVATION = 765.80 (USGS DATUM)
  - BENCHMARK 2: TAG BOLT ON FIRE HYDRANT LOCATED NEAR THE NORTHWEST CORNER OF SUBJECT PROPERTY ON THE EAST SIDE OF S. COMMERCIAL STREET (C.T.H. "A"), ELEVATION = 764.66 (USGS DATUM)
  - CURB ELEVATIONS SHOWN ARE TOP OF CURB, SUBTRACT 0.5' TO OBTAIN GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
  - SUBJECT PROPERTY IS ZONED C-1: GENERAL COMMERCIAL DISTRICT
  - BUILDING SETBACKS:
    - FRONT YARD: 10 FEET ALONG BELL STREET & S. COMMERCIAL STREET
    - SIDE YARD: NONE, NOT REQUIRED BECAUSE ADJUTING C-1 DISTRICT
    - REAR YARD: 10 FEET
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING COMMUNITY-PANEL NUMBER 550509 120002, EFFECTIVE DATE: JANUARY 2, 1981.
  - PARKING REQUIREMENTS:
    - STALL FOR EVERY 75 SQUARE FEET OF BUILDING
    - 10 FOOT PARKING SETBACK ALONG BELL STREET AND S. COMMERCIAL STREET
  - GAS MAIN INFORMATION:
    - PRESSURE: 50 P.S.I.
    - DEPTH: TO BE FIELD VERIFIED
  - WATER MAIN INFORMATION:
    - PRESSURE: 50 P.S.I.
    - DEPTH: TO BE FIELD VERIFIED
  - SIDEWALKS WILL BE INSTALLED IN THE BELL STREET AND SOUTH COMMERCIAL STREET TERRACES AND WILL BE ASSESSED TO THE ADJACENT PROPERTY OWNERS PER CITY OF NEENAH ORDINANCE. (NOTED ON CERTIFIED SURVEY MAP NO. 3783.)
  - COVENANTS, CONDITIONS AND RESTRICTIONS AS PER DOCUMENT NO. 974422, DOES AFFECT SUBJECT PROPERTY. (ITEM 8)
  - DEVELOPER SHALL HAVE COMPLETE DISCRETION TO DENY ANY PROPOSED USE REGARDLESS OF WHETHER PERMITTED BY THIS ARTICLE III
  - NO BUILDING ERRECTED WITH LESS THAN 2,000 SQUARE FEET FOR A ONE STORY BUILDING AND NOT LESS THAN 1,000 SQUARE FEET FOR A TWO STORY BUILDING
  - GRADE AT THE TOP OF ANY BUILDING FOUNDATION SHALL BE NOT LESS THAN 12 INCHES ABOVE THE FINAL GRADE OF THE ROADWAY ADJACENT TO THE PROPERTY ON ITS FRONT LOT LINE
  - SEE DOCUMENT FOR ADDITIONAL CONDITIONS AND RESTRICTIONS OF RECORD.
  - TERMS, CONDITIONS, RESTRICTIONS, AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENTS DESCRIBED AS PARCEL II OF THE SUBJECT PREMISES. (ITEM 9)
  - INGRESS AND EGRESS EASEMENTS AS DELINEATED ON CERTIFIED SURVEY MAP NO. 3783 AND CORRECTED BY AFFIDAVIT RECORDED AS DOCUMENT NO. 982810, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING. (ITEM 10)

PARCEL I:  
LOT ONE (1), OF CERTIFIED SURVEY MAP NO. 3783, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 3783, AS DOCUMENT NO. 981877, BEING 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.

SAID PARCEL CONTAINS 50,448 SQUARE FEET (1.1581 ACRES) OF LAND MORE OR LESS.

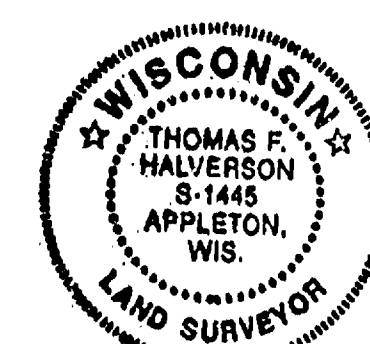
PARCEL II:  
A NON EXCLUSIVE PERMANENT EASEMENT, FOR THE BENEFIT OF PARCEL I HEREINAFTER, FOR INGRESS AND EGRESS OVER AND ACROSS THAT CERTAIN THIRTY-FOOT WIDE EASEMENT WAY, LOCATED IN LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 3783, WHICH WAS INITIALLY DEMARKED AND IDENTIFIED AS SUCH ON CERTIFIED SURVEY MAP 3783, AND WHICH HAS BEEN AMENDED AND SUPPLEMENTED ON THAT CERTAIN SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED IN THE WINNEBAGO COUNTY REGISTRY AS DOCUMENT NO. 982810, FOR THE PURPOSE OF ACCESS TO SOUTH COMMERCIAL STREET AND BELL STREET.

PART OF TAX KEY NO. 808-0587-10

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF

*Thomas F. Halverson* 10/27/97  
THOMAS F. HALVERSON, RLS-1445 DATED



CAROW LAND SURVEYING CO., INC.

1837 W. WISCONSIN AVE. P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE 920-731-4168 FAX 731-5673

MCDONALDS CORPORATION

CITY OF NEENAH  
WINNEBAGO COUNTY, WISCONSIN

SCALE: 1" = 20'

DATE: 10-27-97  
PROJECT NO: C9710.7

SHEET NO:

DATE:

REVISIONS:

DATE:

REVISIONS:

DATE:

REVISIONS:

DATE:

REVISIONS:

DATE:

CITY OF NEENAH sec 34 T20N R17E