

A PART OF GOV'T LOT 2, SECTION 35,
TOWN 20 NORTH, RANGE 17 EAST, TOWN
OF NEENAH, WINNEBAGO CO., WISCONSIN

PREPARED FOR: ATTN: ART REMLEY
219 E. WISC. AVENUE
NEENAH, WISC.
W.M. WRIGHT PROP.

NORTH

- - EXISTING 1" IRON PIPE
- - EXISTING 3/4" STEEL REBAR
- - 3/4" x 24" STEEL REBAR SET
- ⊙ - WINN. COUNTY BERNTSEN MONUMENT
-) - RECORDED AS

SOUTH MEANDER CORNER
NW COR. SEC. 35

BEARINGS ARE REFERENCED
TO THE WEST LINE OF SEC. 35,
ASSUMED BEARING $N00^{\circ}25'34''W$

PREPARED FOR: ATTN: ART REMLEY
219 E. WISC. AVE.
NEENAH, WISC.
W.M. WRIGHT PROJ.

NORTH

WEST LINE
SEC. 35

CENTERLINE AS PER
CERTIFIED SURVEY
MAP No. 599

RD.
BAYVIEW

RD.
LIMEKILN

RD.
PRIVATE

HOUSE

LAKE
WINNEBAGO

LEGEND

- - EXISTING 1" IRON PIPE
- - EXISTING 3/4" STEEL REBAR
- - 3/4" x 24" STEEL REBAR SET
- ⊙ - WINN. COUNTY BERNTSEN MONUMENT
- () - RECORDED AS

RD.
LIMEKILN

RD.
PRIVATE

HOUSE

LAKE
WINNEBAGO

VOL. 849, PG. 633
43,463 SQ. FT. TOTAL AREA

R = 215.64'

WEST 1/4 COR.
SEC. 35

WISCONSIN
DAVID M. SCHMALZ
S-1284
MENASHA,
WIS.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all structures, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the use of the present



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all structures, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.



McMAHON ASSOCIATES INC.
MUNICIPAL ENGINEERS — LAND SURVEYORS
MENASHA and WAUTOMA, WISCONSIN

DRAWN SSM SCALE 1" = 100'
PROJECT NO. _____
FIELD BOOK 212 B PAGE 41

FILE NO.

WARRANTY DEED.

THIS INDENTURE, Made this 30th day of August, A.D., 1957, between John R. Kimberly, and Elizabeth E. Kimberly, his wife, parties of the first part, as joint tenants, and William M. Wright and Mildred P. Wright, husband and wife with right of survivorship, parties of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Winnebago and State of Wisconsin, to-wit:

That part of Fractional Lot Two (2), said Fractional Lot Two (2), being a part of Fractional North West One-Quarter (N.W. 1/4) of Section Thirty-five (35) Township Twenty (20) North, Range Seventeen (17) East, in the Town of Neenah, Winnebago County, Wisconsin, described as follows, viz:—

Commencing on the West line of said Section, at a point Three Hundred Thirty feet (330') North of the West Quarter (W 1/4) post thereof, thence North Eighty-nine degrees (89°) Forty-three minutes (43') East parallel with the East and West Quarter line of said Section, One Thousand Eight Hundred Ten feet (1810'), thence North Zero degrees (0°) Seventeen minutes (17') West, One Hundred feet (100'), to the point of curvature of a Two Hundred Fifteen and Sixty-four Hundredths foot (215.64') radius curve having a One Hundred Thirty-one and Forty-eight Hundredths foot (131.48') long chord bearing North Seventeen degrees (17°) Twenty-eight minutes (28') East, thence North-easterly along the arc of said curve, One Hundred Thirty-three and Sixty-one Hundredths feet (133.61'), thence North Thirty-five degrees (35°) Thirteen minutes (13') East Nineteen and Thirty-two Hundredths feet (19.32'), the place of beginning, thence North Thirty-five degrees (35°) Thirteen minutes (13') East Two Hundred feet (200'), thence South Fifty-four degrees (54°) Forty-seven minutes (47') East Two Hundred Twenty feet (220'), more or less, to the shore of Lake Winnebago, at low water mark, thence Southwesterly along the shore of Lake Winnebago, at low water mark, to a point that is South Fifty-nine degrees (59°) Forty-seven minutes (47') East of the place of beginning, thence North Fifty-nine degrees (59°) Forty-seven minutes (47') West, Two Hundred Twenty-one feet (221'), more or less, to the place of beginning.

Also hereby granting the right of ingress and egress to and from the public highway which is the extension of the East branch of South Park Avenue in the City of Neenah, Wisconsin, and is commonly known as "Bay View Road" over and on the

private road lying Northerly and Westerly off a line described as follows, viz:—

Commencing on the West Line of said Section, at a point Three Hundred Thirty feet (330') North of the West Quarter (W. 1/4) post thereof, thence North Eighty-nine degrees (89°) Forty-three minutes (43') East, One Thousand Eight Hundred Ten feet (1810'), thence North Zero degrees (0°) Seventeen minutes (17') West, One Hundred feet (100'), to the point of curvature of a Two Hundred Fifteen and Sixty-four Hundredths foot (215.64') radius curve having a One Hundred Thirty-one and Forty-eight Hundredths foot (131.48') long chord bearing North Seventeen degrees (17°) Twenty-eight minutes (28') East, thence North-easterly along the arc of said curve, One Hundred Thirty-three and Sixty-one Hundredths feet (133.61'), thence North Thirty-five degrees (35°) Thirteen minutes (13') East, Two Hundred Ninety-seven and Thirty-two Hundredths feet (297.32'), to the point of curvature of a One Hundred Ninety-eight and Eleven Hundredths foot (198.11') radius curve having a One Hundred Twenty-nine foot (129') long chord bearing North Sixteen degrees (16°) Thirteen minutes (13') East, thence North-easterly along the arc of said last mentioned curve, One Hundred Thirty-two and Sixty-four Hundredths feet (132.64').

THIS DEED IS EXECUTED AND DELIVERED SUBJECT TO THE FOLLOWING CONDITIONS, WHICH ARE RESTRICTIONS THAT SHALL RUN WITH THE LAND AND BE BINDING UPON THE PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS:

1. The above-described real estate shall be used only for residential purposes and only one single-family, year-around dwelling shall be erected or permitted thereon.
2. No business or profession of any kind shall be conducted on said property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No trailer, basement, tent, shack, garage, barn, nor other out-building erected on said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character or any seasonal cottage be permitted. No old buildings or structures of any kind shall be moved onto said property.
4. The minimum cost of any dwelling to be erected on the property shall be Thirty Thousand Dollars (\$30,000.00) based on building costs as of the date of this deed.
5. No structure shall be erected on said land within Seventy-five feet (75') of the shoreline of Lake Minnesota at 746.73' elevation above sea level.
6. A minimum side yard set back line of twenty feet (20') shall be maintained.
7. A minimum width of One Hundred Sixty-five feet (165') shall at all times be maintained for said property.
8. In the event that parties of the second part, their heirs or assigns, wish to sell all or any portion of the above described property, then in that event, they shall first offer same in writing to the parties of the first part, their heirs or assigns, setting forth the price and terms of such sale.