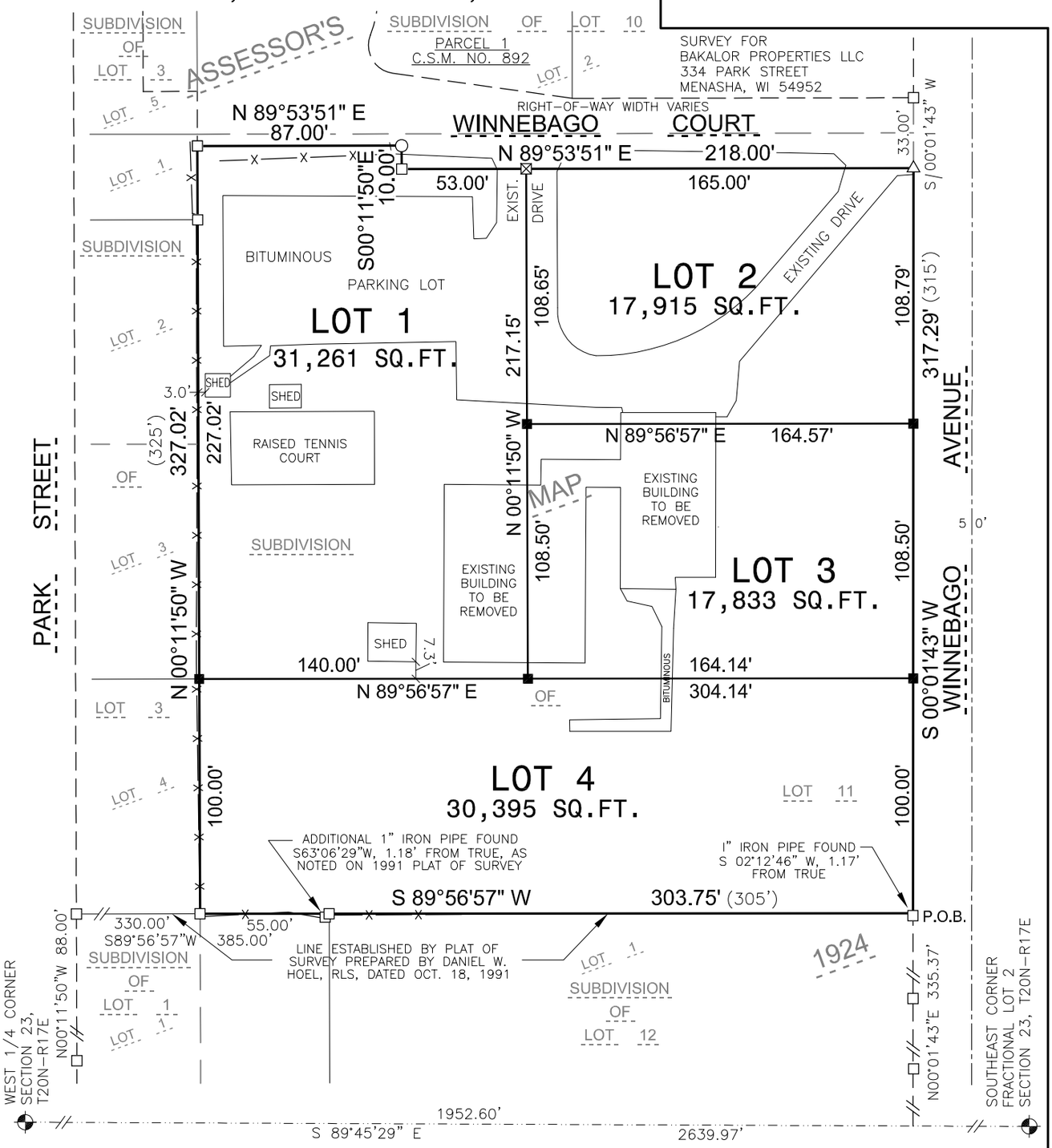
CERTIFIED SURVEY MAP NO. _____

PART OF LOT 11 OF SUBDIVISION OF FRACTIONAL LOT 2 PER CITY OF MENASHA ASSESSOR'S MAP 1924, LOCATED IN FRACTIONAL LOT 2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM, IN WHICH THE SOUTH LINE OF FRACTIONAL LOTS 2 AND 3, SECTION 23, BEARS S 89°45'29" E

1" = 60'

0 60 120

SCALE IN FEET

N

LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- ⊠ P.K. NAIL SET
- □ 1" O.D. IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- ○ 3/4" O.D. REBAR FOUND
- ⊕ GOVERNMENT CORNER ALUMINUM COUNTY MONUMENT FOUND
- P.O.B. POINT OF BEGINNING

Martenson & Eisele, Inc.

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Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 1-0530-002
FILE 1-0530-002 SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:
I, GARY A. ZAHRINGER, LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF THE BAKALOR PROPERTIES, LLC, PART OF LOT 11 OF SUBDIVISION OF FRACTIONAL LOT 2 PER CITY OF MENASHA ASSESSOR'S MAP 1924, LOCATED IN FRACTIONAL LOT 2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23; SOUTH 89 DEGREES 45 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF FRACTIONAL LOTS 2 AND 3 OF SAID SECTION, A DISTANCE OF 1952.60 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS EAST, A DISTANCE OF 335.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION OF LOT 11, A DISTANCE OF 303.75 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID SUBDIVISION OF LOT 11, A DISTANCE OF 327.02 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 51 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WINNEBAGO COURT, A DISTANCE OF 87.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WINNEBAGO COURT, A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 51 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WINNEBAGO COURT, A DISTANCE OF 218.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF WINNEBAGO AVENUE, A DISTANCE OF 317.29 FEET TO THE POINT OF BEGINNING. CONTAINING 97,404 SQUARE FEET [2.236 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 7TH DAY OF APRIL, 2015.

_____
GARY A. ZAHRINGER, PROFESSIONAL WI LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
BAKALOR PROPERTIES, LLC	DOCUMENT NO. 1670810	3-00070-00

COMMON COUNCIL RESOLUTION:
RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED.

DATED THIS _____DAY OF _____, 2015.

_____ _____
MAYOR CITY CLERK

TREASURER'S CERTIFICATE:
I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

_____
CITY TREASURER DATE

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNERS CERTIFICATE:
BAKALOR PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, MAPPED AND DIVIDED AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____DAY OF _____, 2015.

_____
PRINT NAME AND TITLE

_____
SIGNATURE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF_____, 2015, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES:_____)