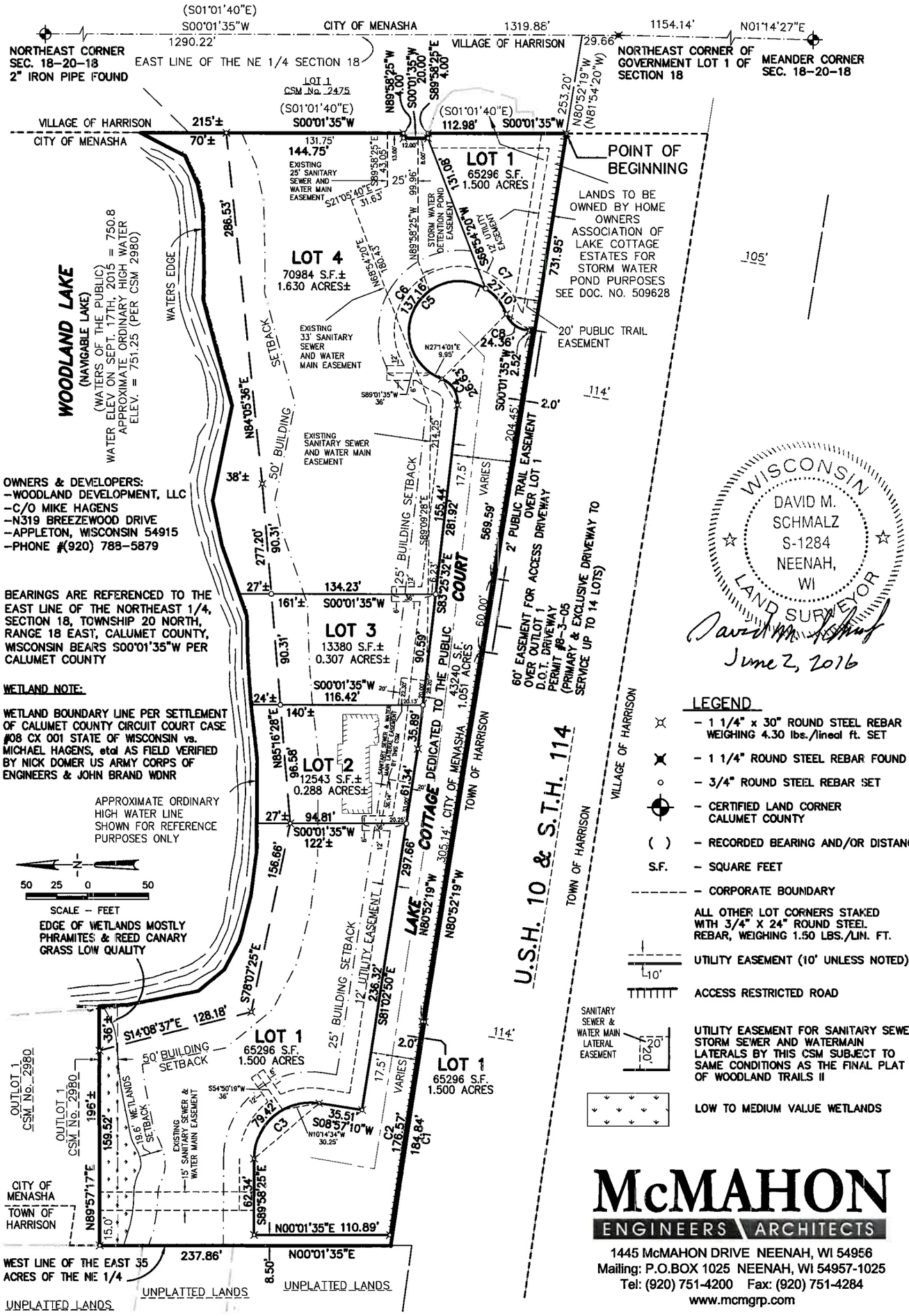
CERTIFIED SURVEY MAP NO. _____

A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2980 AS RECORDED IN VOLUME 24 OF MAPS ON PAGE 288 AS DOCUMENT NO. 414583 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.



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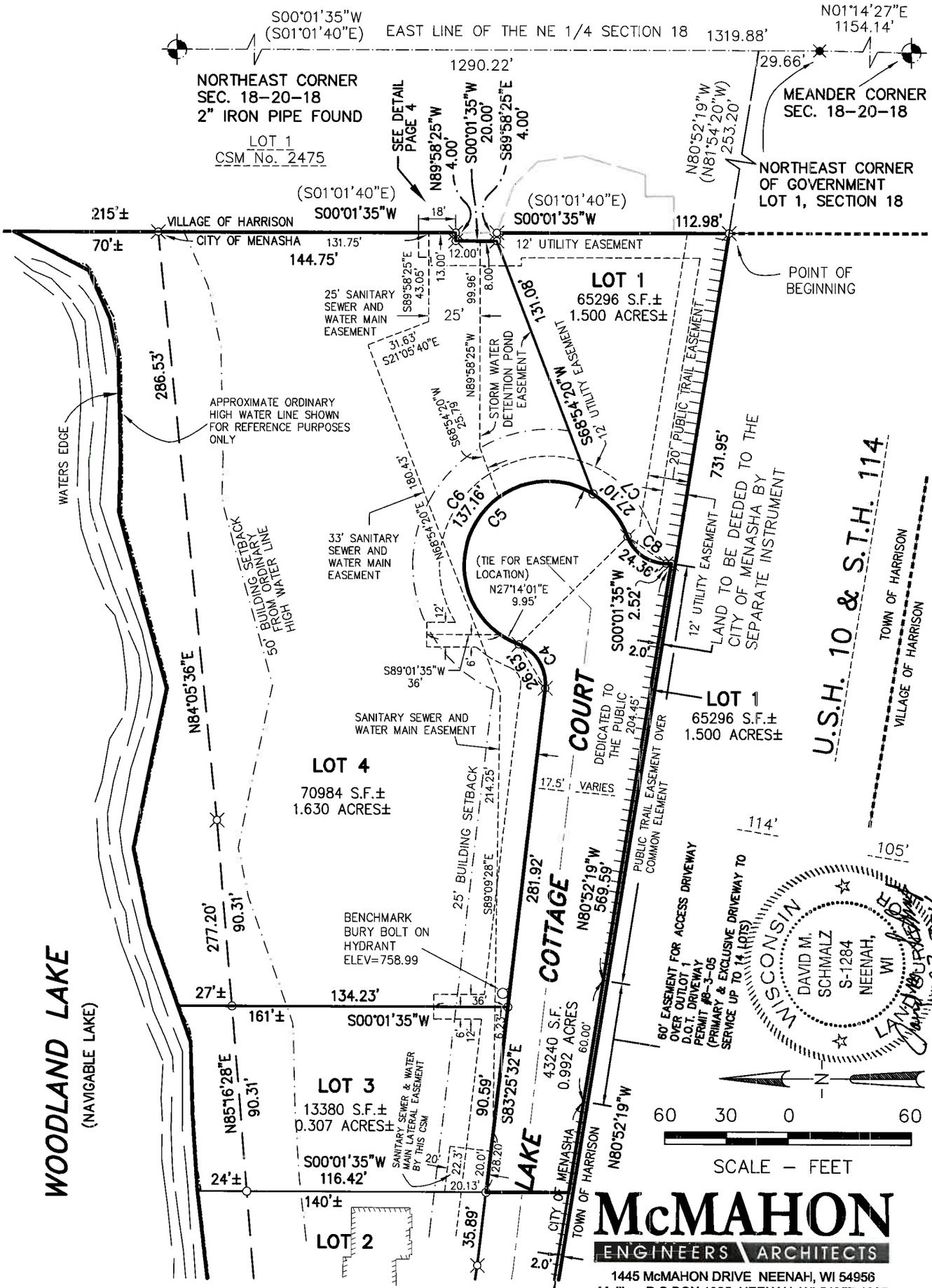

DRAFTED BY: HOWARD ANDERSON

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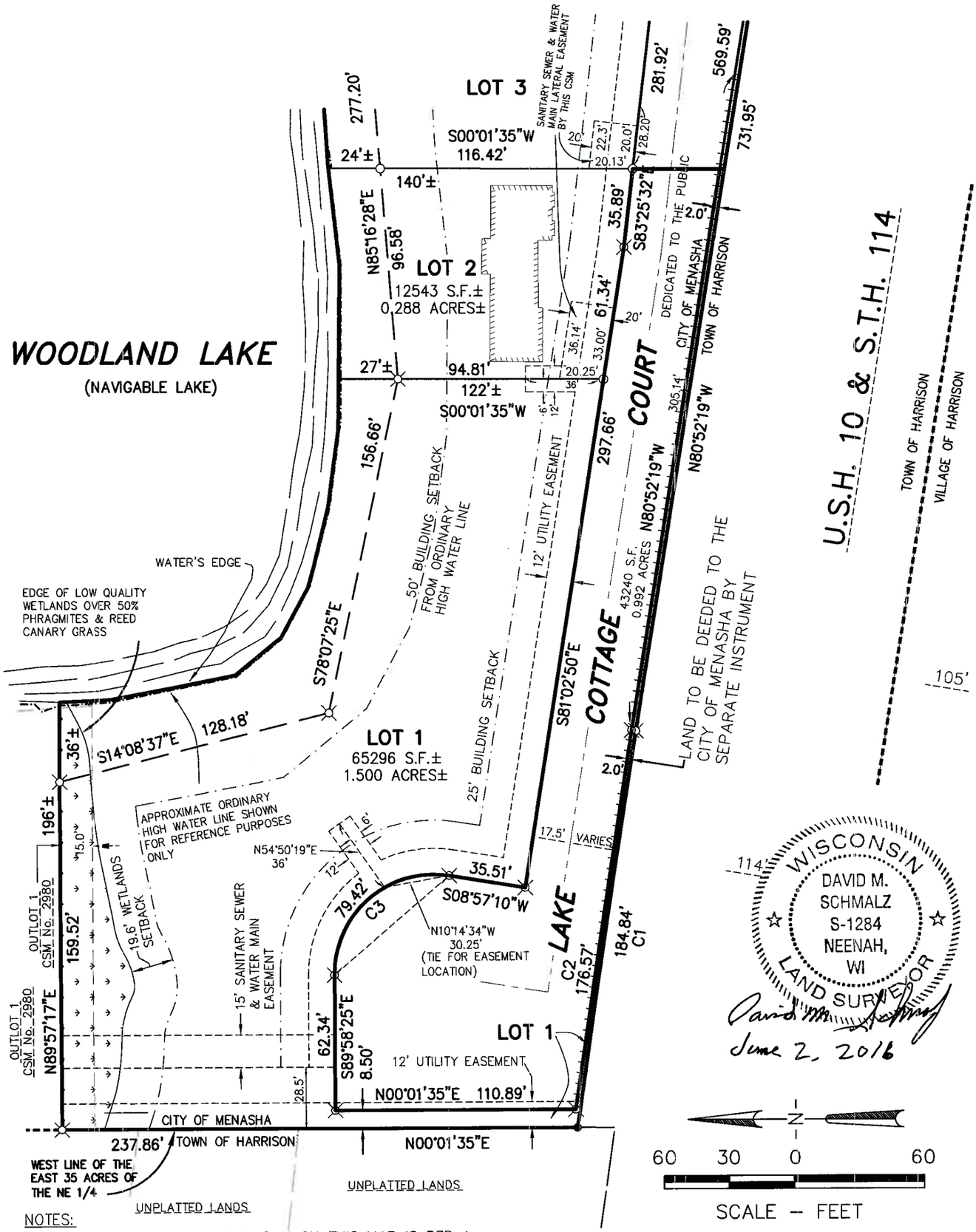

NOTES:

THE WETLAND BOUNDARY AS SHOWN ON THIS MAP IS PER A SETTLEMENT OF CALUMET COUNTY CIRCUIT COURT CASE #08 CX 001 STATE OF WISCONSIN vs. MICHAEL HAGENS, etal AS FIELD VERIFIED BY NICK DOMER US ARMY CORPS OF ENGINEERS & JOHN BRAND WDNR

SEE PAGE 3 FOR MAPPING LEGEND, NOTES AND CURVE DATA

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SURVEYOR'S CERTIFICATE: I, DAVID M. SCHMALZ, WISCONSIN PROFESSIONAL LAND SURVEYOR S-1284, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2980 AS RECORDED IN VOLUME 24 OF MAPS ON PAGE 288 AS DOCUMENT NO. 414583 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, CONTAINING 205,444 SQUARE FEET (4.716 ACRES) OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 1290.22 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 TO THE NORTH RIGHT-OF-WAY LINE OF U.S.H. 10 AND S.T.H. 114; THENCE N80°52'19"W (RECORDED AS N81°54'20"W), 253.20 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING ON THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2475 AS RECORDED IN VOLUME 19 OF MAPS ON PAGE 117; THENCE CONTINUE N80°52'19"W, 731.95 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S.H. 10 AND S.T.H. 114 TO THE START OF A 11,573.18 FOOT RADIUS CURVE TO THE LEFT; THENCE 184.84 FEET ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S.H. 10 & S.T.H. 114 HAVING A 184.84 FOOT CHORD WHICH BEARS N81°20'10"W TO THE WEST LINE OF THE EAST 35 ACRES OF SAID NORTHEAST 1/4; THENCE N00°01'35"E, 237.86 FEET ALONG SAID WEST LINE TO A POINT 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2980; THENCE N89°57'17"E, 159.52 FEET ALONG A LINE 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID OUTLOT 1 TO THE STARTING POINT OF A MEANDER LINE OF THE SOUTHERLY SHORE OF WOODLAND LAKE, SAID POINT BEARS S89°57'17"W, 36 FEET MORE OR LESS FROM SAID SOUTHERLY SHORE; THENCE THE FOLLOWING FOUR CALLS ALONG SAID MEANDER LINE; THENCE S14°08'37"E, 128.18 FEET; THENCE S78°07'25"E, 156.66 FEET ; THENCE N85°16'28"E, 277.20 FEET; THENCE N84°05'36"E, 286.53 FEET TO THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2475 AND THE TERMINATION POINT OF SAID MEANDER LINE; SAID POINT BEARS S00°01'35"W (RECORDED AS S01°01'40"E), 70 FEET MORE OR LESS FROM THE SOUTHERLY SHORE OF SAID WOODLAND LAKE; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 144.75 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE N89°58'25"W, 4.00 FEET; THENCE S00°01'35"W, 20.00 FEET; THENCE S89°58'25"E, 4.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 112.98 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SOUTHERLY SHORE OF WOODLAND LAKE AND THE RESPECTIVE LOT LINE EXTENDED TO SAID SOUTHERLY SHORE.

THAT I HAVE MADE THIS SURVEY BY THE DIRECTION OF THE OWNER(S) OF SAID LAND.

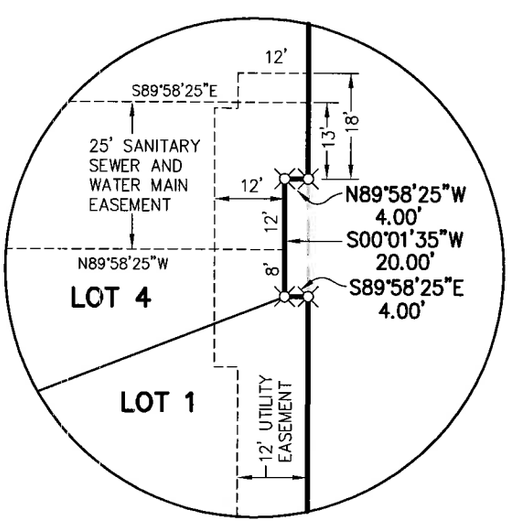
I, FURTHER CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND, AND THAT I HAVE COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF June, 2015.

David M. Schmalz

DAVID M. SCHMALZ, WI PROFESSIONAL LAND SURVEYOR S-1284

WISCONSIN
DAVID M.
SCHMALZ
S-1284
NEENAH,
WI
LAND SURVEYOR



DETAIL (PAGE 1)
SCALE: 1"=30'

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NOTES:
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

-ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

- ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED FROM PREVIOUS ELEVATION WORK PREPARED BY OTHERS. BASED ON GPS OBSERVATIONS TO NGS DATA POINT 4K05 (PID #DE7787), THE ELEVATIONS SHOWN ARE 0.27 FEET ABOVE NAVD 88(12) DATUM.

-FRONTYARD BUILDING SETBACKS TO BE 25 FEET

-THIS CERTIFIED SURVEY MAP IS A PORTION OF TAX PARCEL NUMBERS: 770181101, 770181102, AND 770181103.

-THE PROPERTY OWNER OF RECORD IS: WOODLAND DEVELOPMENT, LLC

-THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT NOS. 380967 AND 362613

-CITY OF MENASHA SETBACK REQUIREMENTS FROM WATERWAYS MUST BE FOLLOWED.

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARINGS	
C1	11573.18'	0°54'54"	184.84'	N 81°20'10" W	184.84'	N 80°52'42" W	N 81°47'37" W
C2	11575.19'	0°52'26"	176.57'	N 81°18'56" W	176.57'	N 80°52'42" W	N 81°45'09" W
C3	46.00'	98°55'34"	69.92'	S 40°30'37" E	79.42'	S 89°58'25" E	S 08°57'10" W
C4	20.00'	76°17'23"	24.71'	N 58°25'46" E	26.63'	S 83°25'32" E	N 20°17'05" E
C5	41.00'	229°31'59"	74.46'	N 44°56'56" W	164.25'		
C6	41.00'	191°39'45"	81.57'	S 63°53'03" E	137.16'		
C7	41.00'	37°52'14"	26.61'	S 50°52'57" W	27.10'		
C8	20.00'	69°47'28"	22.88'	S 34°55'19" W	24.36'	N 00°01'35" E	S 69°49'04" W

OWNER's CERTIFICATE

Woodland Development, LLC, as Owner(s) I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.

City of Menasha

Dated this _____ day of _____, 2015

_____ _____
Authorized Signature Authorized Signature

_____ _____
Printed Name Printed Name

State of _____)
)ss
_____ County)

Personally appeared before me on the _____ day of _____, 2015, the above named persons to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

_____
Notary Public

_____ County, _____
My commission expires_____

WISCONSIN DAVID M. SCHMALZ S-1284 NEENAH, WI LAND SURVEYOR

June 2, 2016

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COMMON COUNCIL RESOLUTION

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY RESOLUTION NUMBER_____
THIS_____DAY OF_____, 2016.

CITY CLERK DATE
DEBBIE GALEAZZI

CITY MAYOR DATE
DON MERKES

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
PEGGY STEENO

COUNTY TREASURER
MIKE SCHLAAK

UTILITY EASEMENT PROVISIONS

An easement for electrical and communication service is hereby granted by Woodland Developrnent, LLC to AT & T, MENASHA UTILITIES and TIME WARNER CABLE MIDWEST LLC, Grantees, to their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the CSM designated as "Utility Easement Areas" and the property designated on the CSM for streets and alleys, whether public or private, together with the rights to install service connections upon, across within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or caused to have restored, the property, as nearly as is reasonably possible, to the conditions existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communications facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of Grantees. The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

WISCONSIN
DAVID M. SCHMALZ
S-1284
NEENAH, WI
LAND SURVEYOR

June 2, 2016

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