

FOR YOUR RECORDS
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BENCHMARKS:

BM1 1607.21' WEST SIDE OF TOP OF CONCRETE BASE OF FLAGPOLE,
LOCATED ON THE NORTH SIDE OF THE HEMLOCK ST./THIRD AVE.
INTERSECTION.

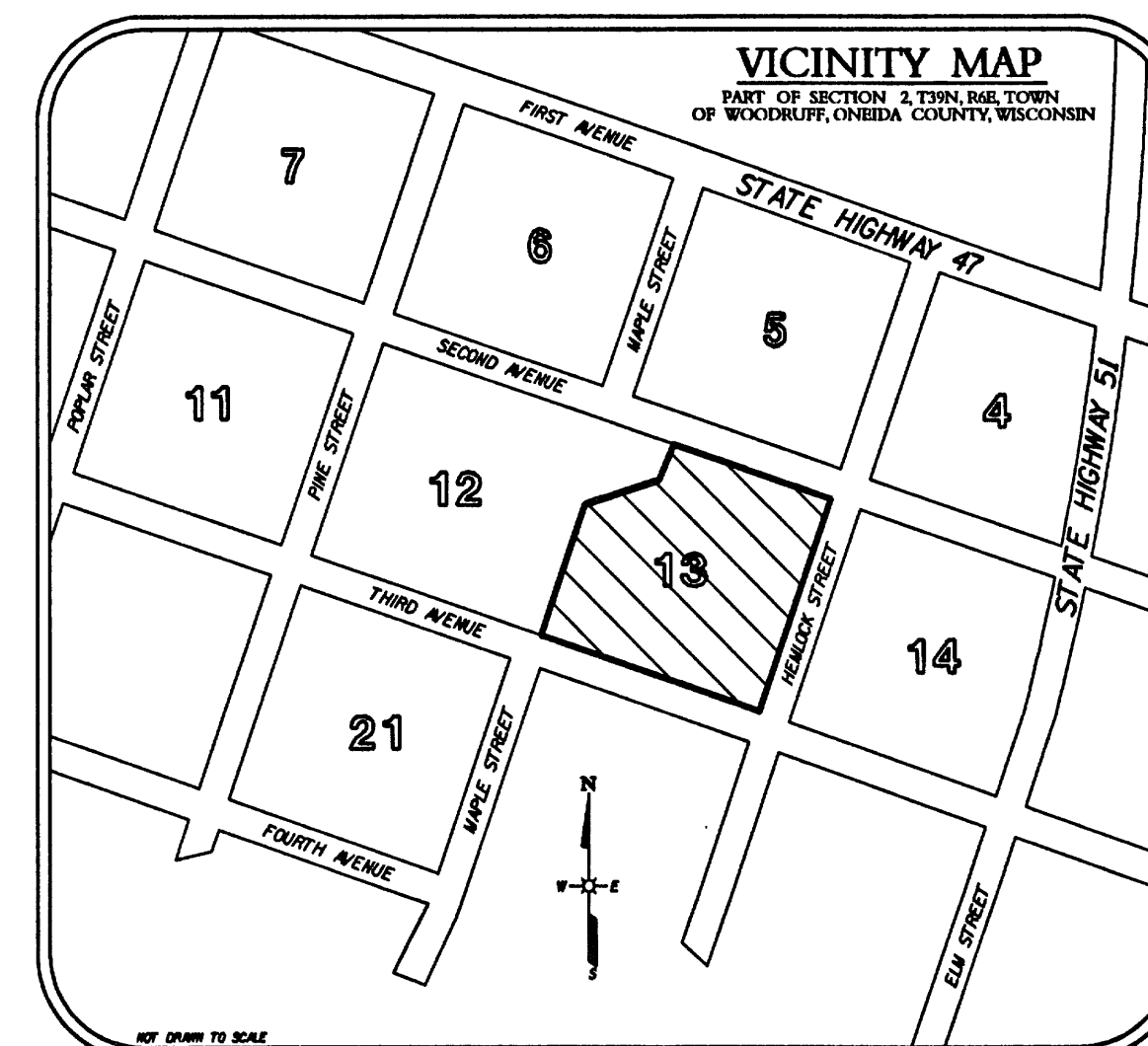
BM2 1607.53' TOP OF WEST NOZZLE FLANGE OF HYDRANT ON THE
NORTHWEST CORNER OF THIRD AVE./HEMLOCK ST.

BM3 1607.92' ELEVATION OF TOP OF RIM OF A SANITARY SEWER MANHOLE.

NOTES:

- 1) ANY RECORDED EASEMENTS AFFECTING THIS PARCEL OTHER THAN THOSE SHOWN HEREON SHALL BE DISCLOSED BY A TITLE SEARCH OR BY A TITLE INSURANCE COMMITMENT.
- 2) PER TOWN OF WOODRUFF OR ONEIDA COUNTY PERSONNEL:
PRESENT ZONING OF PROPERTY IS BUSINESS LOCAL.
PER COUNTY APPROVED CONDITIONAL USE PERMIT PLAN:
• MINIMUM STREET SETBACK DISTANCE SHALL BE 10' TO BUILDING OVERHANG.
• MAXIMUM BUILDING HEIGHT ALLOWED 38 FEET.
• MINIMUM REAR YARD SETBACK 10' TO OVERHANG (PER COUNTY)
• MINIMUM SIDE YARD SETBACK 10' TO OVERHANG (PER COUNTY)
- 3) AREA OF PROPERTY = 88,762 SQUARE FEET +/- (2.038 ACRES +/-)
- 4) THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE PER FIRM MAP NUMBER 5508500050 DATED AUGUST 5, 1991, PANEL 50 OF 425.
- 5) UTILITIES SHOWN HEREON ARE PER DIGGER'S HOTLINE LOCATES OR FROM AVAILABLE MAPPING. THE LOCATIONS OF UTILITIES MAY BE APPROXIMATE OR INCOMPLETE.
- 6) THIS SURVEY IS DONE IN CONNECTION WITH CHICAGO TITLE INSURANCE COMPANY/ONEIDA TITLE & ABSTRACT, INC., COMMITMENT NUMBER 27828 DATED 10/18/2000.
- 7) MANHOLE INVERT ELEVATIONS ARE MEASURED AS ACCURATELY AS POSSIBLE, BUT MAY BE APPROXIMATE.
- 8) ELEVATIONS SHOWN HEREON ARE REFERENCED TO DATUM OBTAINED FROM TOWN OF WOODRUFF PERSONNEL.

MAP #
DATE FILED.....
BY.....
DESCRIPTION FILED.....
ONEIDA CO. SURVEYOR'S OFFICE



MAP # 01744
DATE FILED..... 10/31/00
BY.....
DESCRIPTION FILED.....
ONEIDA CO. SURVEYOR'S OFFICE

LEGEND:

- ☒ CHISELED "X" SET
- △ PK NAIL SET
- 3/4" x 24" REBAR SET WEIGHING 1,502 LBS./LIN. FT.
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- ⊗ HYDRANT
- ⊗ WATER VALVE
- ⊗ TELEPHONE PEDESTAL
- ⊗ GUY WIRE
- ⊗ LIGHT POLE
- ⊗ POWER POLE
- ⊗ MANHOLE
- ⊗ INLET
- ⊗ ROUND INLET
- ⊗ FLAG POLE
- ⊗ CONIFEROUS TREE (TRUNK SIZE NOTED)
- ⊗ DECIDUOUS TREE (TRUNK SIZE NOTED)
- ⊗ STUMP
- ⊗ ELECTRIC PEDESTAL
- ⊗ TRAFFIC SIGN
- ⊗ INFORMATION SIGN
- T — UNDERGROUND TELEPHONE
- G — UNDERGROUND GAS
- WM — WATERMAIN
- SAN — SANITARY SEWER
- X — FENCE
- () RECORDED BEARING OR DISTANCE
- SPOT ELEVATIONS
- 1605 — CONTOUR LINES / ELEVATIONS

LEGAL DESCRIPTION

THAT PART OF LOTS 1 THROUGH 12 AND THE VACATED ALLEY WITHIN BLOCK 13, AND THAT PART OF VACATED "D" STREET, ALL IN THE PLAT OF THE VILLAGE (TOWNSHIP) OF WOODRUFF, T39N, R6E, ONEIDA COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

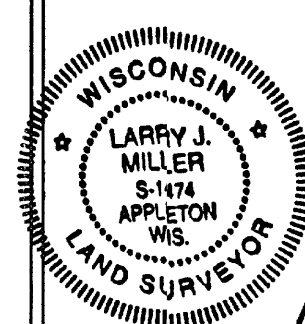
BEGINNING AT THE NORTHEAST CORNER OF AFORESAID BLOCK 13; THENCE S18°56'16"W ALONG THE WEST LINE OF HEMLOCK STREET 299.83 FEET; THENCE N71°03'11"W ALONG THE NORTH LINE OF THIRD AVENUE 319.75 FEET; THENCE N18°56'16"E 175.00 FEET; THENCE N63°56'16"E 125.00 FEET; THENCE N18°56'16"E 36.59 FEET; THENCE S71°00'49"E ALONG THE SOUTH LINE OF SECOND AVENUE 231.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.038 ACRES (88,762 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD

SURVEYOR'S CERTIFICATE:

I, LARRY J. MILLER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR NO. S-1474, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry J. Miller 10/31/00
LARRY J. MILLER, P.L.S. NO. 1474 DATE



NOTE: THIS STREET DOES NOT
APPEAR TO BE CONSTRUCTED
IN ITS ORIGINALLY PLATTED
POSITION.

NORTH REFERENCE:

NORTH IS REFERENCED TO THE NORTH
LINE OF CERTIFIED SURVEY MAP NO. 1650,
ONEIDA COUNTY, WISCONSIN, WHICH IS
RECORDED TO BEAR N71°02'44"W.

SCALE: 1"=30'

TOPOGRAPHIC / SITE SURVEY
PART OF BLOCK 13, VACATED "D" STREET,
AND VACATED ALLEY, PLAT OF THE
VILLAGE (TOWNSHIP) OF WOODRUFF, T39N,
R6E, ONEIDA COUNTY, WISCONSIN

ONE PENNY PLACE
C/O SUNTARR REAL ESTATE GROUP, LLC
845 SOUTH MAIN STREET, SUITE 100
FOND DU LAC, WISCONSIN 54935

DATE
PROJECT
BY
DATE
REV.

DATE 10/30/00
PROJECT NUMBER M1009A00
FILE NUMBER
DIRECTORY NUMBER M1009A00
DRAFTED BY CV
CAD FILE NAME M1009FLD.DGN
SHEET

1 OF 1