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Recorded

November 11, 2016 11:34 AM

OUTAGAMIE COUNTY  
SARAH R VAN CAMP  
REGISTER OF DEEDS

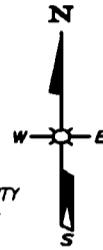
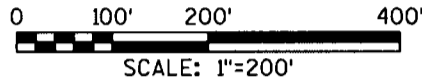
Fee Amount: \$30.00  
Total Pages: 5

Volume 43 Page 7281

# CERTIFIED SURVEY MAP NUMBER 7281

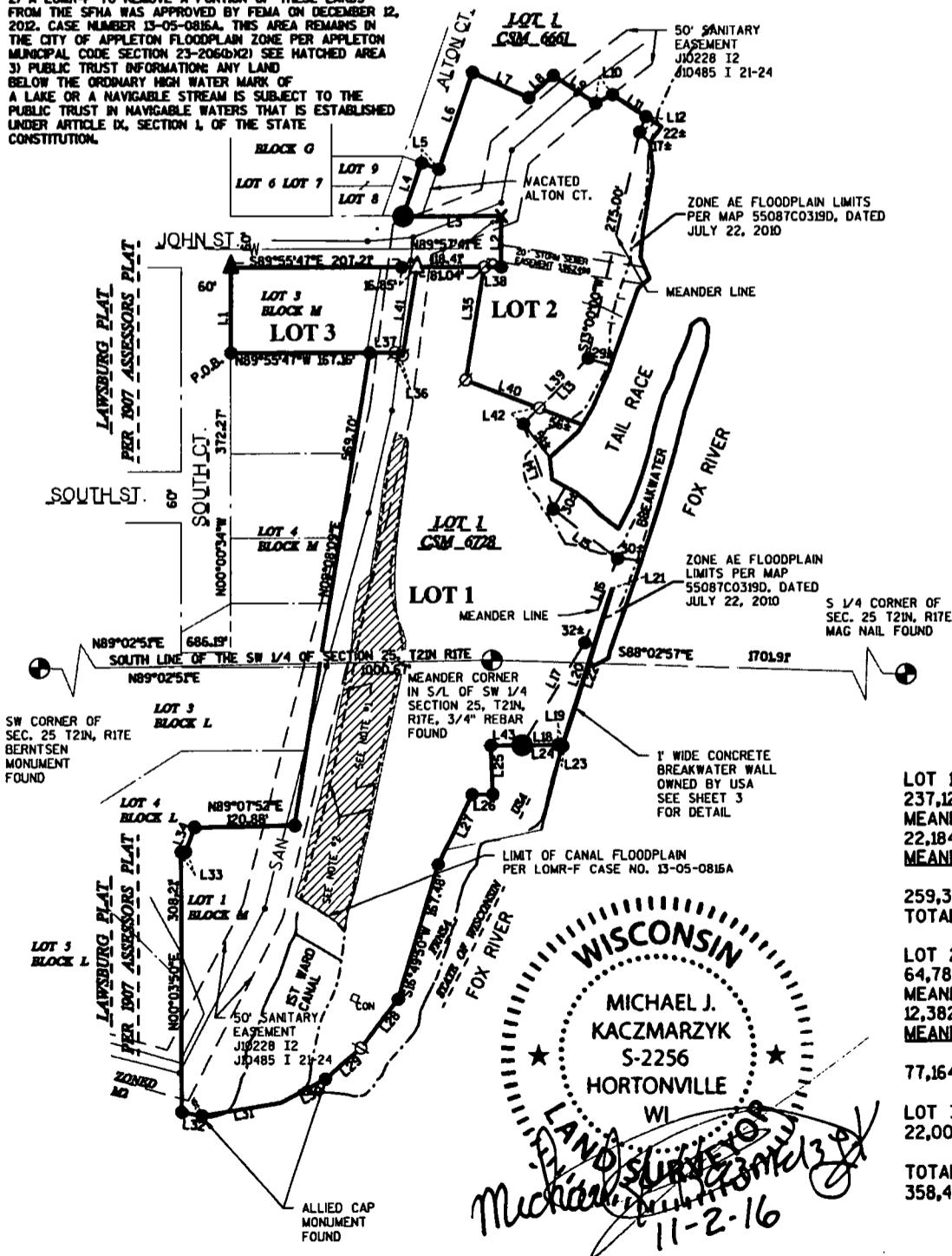
ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 6728 RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE 6728 AS DOCUMENT NO. 2001520, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 25 AND ALSO PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

- ⊕ OUTAGAMIE COUNTY SECTION CORNER MONUMENT
- 1" IRON PIPE FOUND 1.3" O.D.
- 3/4" STEEL REBAR FOUND
- ▲ RAILROAD SPIKE FOUND
- ⊘ 3/4" x 24" STEEL REBAR SET WEIGHING 1502 LBS/LIN. FT.
- △ RAILROAD SPIKE SET
- ✕ MAG NAIL FOUND
- ( ) RECORDED AS INFORMATION



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY IN WHICH THE SOUTH LINE OF THE SW 1/4 OF SECTION 25, T21N R17E, RECORDED AS N89°02'51"E

NOTES:  
 1) LANDS WITHIN THIS AREA ARE RESTRICTED BY DOCUMENT #1957426 OF THE OUTAGAMIE REGISTERS OFFICE.  
 2) A LOMR-F TO REMOVE A PORTION OF THESE LANDS FROM THE SFHA WAS APPROVED BY FEMA ON DECEMBER 12, 2012, CASE NUMBER 13-05-0816A. THIS AREA REMAINS IN THE CITY OF APPLETON FLOODPLAIN ZONE PER APPLETON MUNICIPAL CODE SECTION 23-206.02(2) SEE HATCHED AREA  
 3) PUBLIC TRUST INFORMATION: 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.



LINE TABLE		
L1	N00°00'34"W	101.84'
L2	N00°07'39"E	60.00'
L3	S89°57'42"W	118.52'
L4	N19°31'44"E	66.64'
L5	S70°28'16"E	22.00'
L6	N19°31'44"E	121.23'
L7	S66°26'47"E	74.04'
L8	N48°53'38"E	39.18'
L9	S57°18'17"E	60.31'
L10	N63°54'32"E	22.80'
L11	S57°18'17"E	47.97'
L12	S22°43'30"W	19.80'
L13	S45°00'00"W	110.00'
L14	S19°28'10"E	107.44'
L15	S52°34'30"E	97.60'
L16	S21°21'17"W	108.16'
L17	S31°30'48"W	144.13'
L18	N89°29'08"E	42.92'
L19	S76°33'25"E	5.04'
L20	N17°41'41"E	197.71'
L21	S72°18'19"E	100'
L22	S17°41'41"W	197.64'
L23	N76°33'25"W	6.04'
L24	S89°29'08"W	80.70'
L25	S02°14'20"E	57.37'
L26	S89°42'11"W	25.00'
L27	S26°02'22"W	93.21'
L28	S37°56'51"W	73.49'
L29	S50°03'56"W	56.02'
L30	S62°44'10"W	59.82'
L31	S81°03'24"W	97.05'
L32	N79°29'29"W	24.71'
L33	N89°07'52"E	5.30'
L34	N19°19'59"E	31.96'
L35	N09°08'09"E	136.34'
L36	N69°13'55"W	10.59'
L37	N89°55'47"W	30.00'
L38	N89°57'41"E	20.52'
L39	S45°00'00"W	83.48'
L40	N69°13'55"W	93.87'
L41	N09°08'09"E	106.95'
L42	S45°00'00"W	26.52'
L43	S89°29'08"W	37.78'

LOT 1 AREA:  
237,121 SQ FT 5.444 ACRES TO MEANDER LINE.  
22,184 SQ FT± 0.509 ACRES± MEANDER LINE TO EDGE OF WATER.

259,305 SQ FT± 5.953 ACRES± TOTAL

LOT 2 AREA:  
64,782 SQ FT 1.487 ACRES TO MEANDER LINE.  
12,382 SQ FT± 0.284 ACRES± MEANDER LINE TO EDGE OF WATER.

77,164 SQ FT± 1.771 ACRES± TOTAL

LOT 3 AREA:  
22,003 SQ FT 0.505 ACRES TOTAL

TOTAL AREA:  
358,472 SQ FT± 8.229 ACRES±

WISCONSIN  
 MICHAEL J. KACZMARZYK  
 S-2256  
 HORTONVILLE  
 WI

*Michael J. Kaczmarzyk*  
 11-2-16

DATE 09-14-16	DIRECTORY NO.
PROJECT NO. M1445B16	DRAFTED BY JLS
SHEET 1 OF 5	DRAWING NAME ERW-CSM

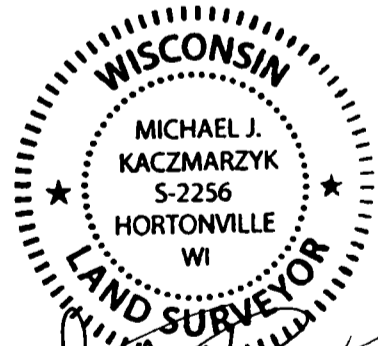
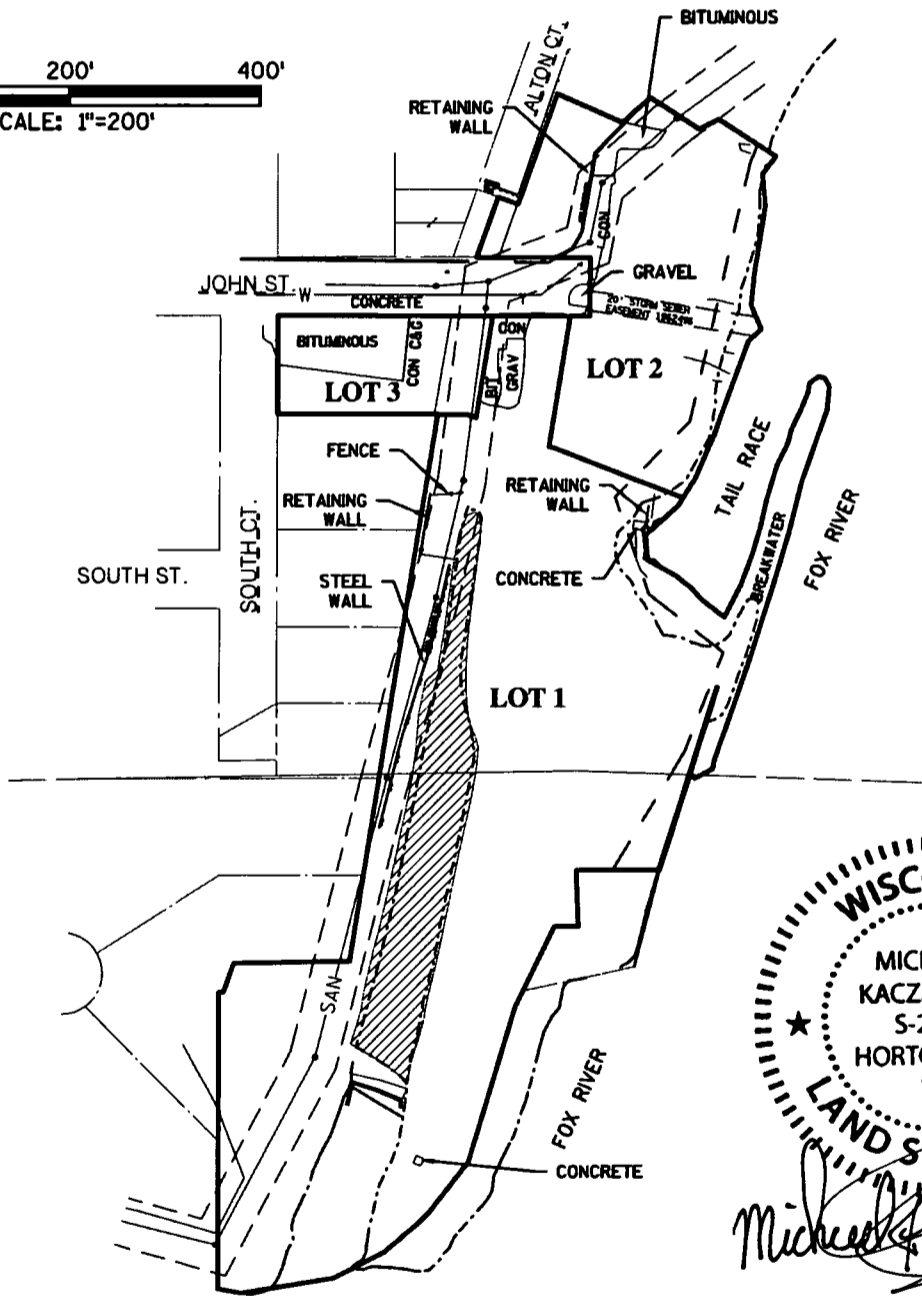
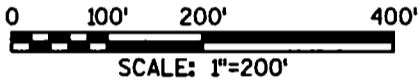
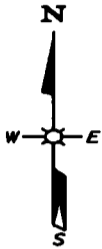
SURVEY FOR: <b>ICONICA</b>
901 DEMING WAY, MADISON WI 53717

**OMNI**  
ASSOCIATES

OMNI ASSOCIATES  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE (920) 735-6900  
FAX (920) 830-8100

# CERTIFIED SURVEY MAP NUMBER 7281

## DETAIL SHEET OF IMPROVEMENTS



*Michael J. Kaczmarzyk*  
11-2-16

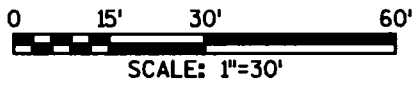
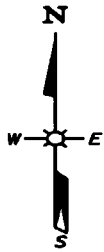
DATE 09-14-16	DIRECTORY NO. -----
PROJECT NO. M1445816	DRAFTED BY JLS
SHEET 2 OF 5	DRAWING NAME ERW-CSM

SURVEY FOR: **ICONICA**  
901 DEMING WAY,  
MADISON WI 53717

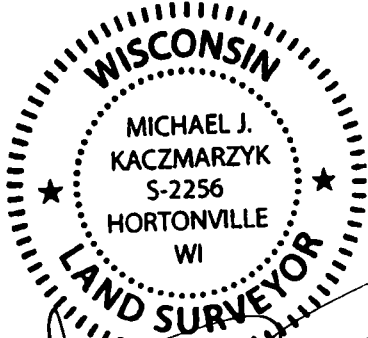
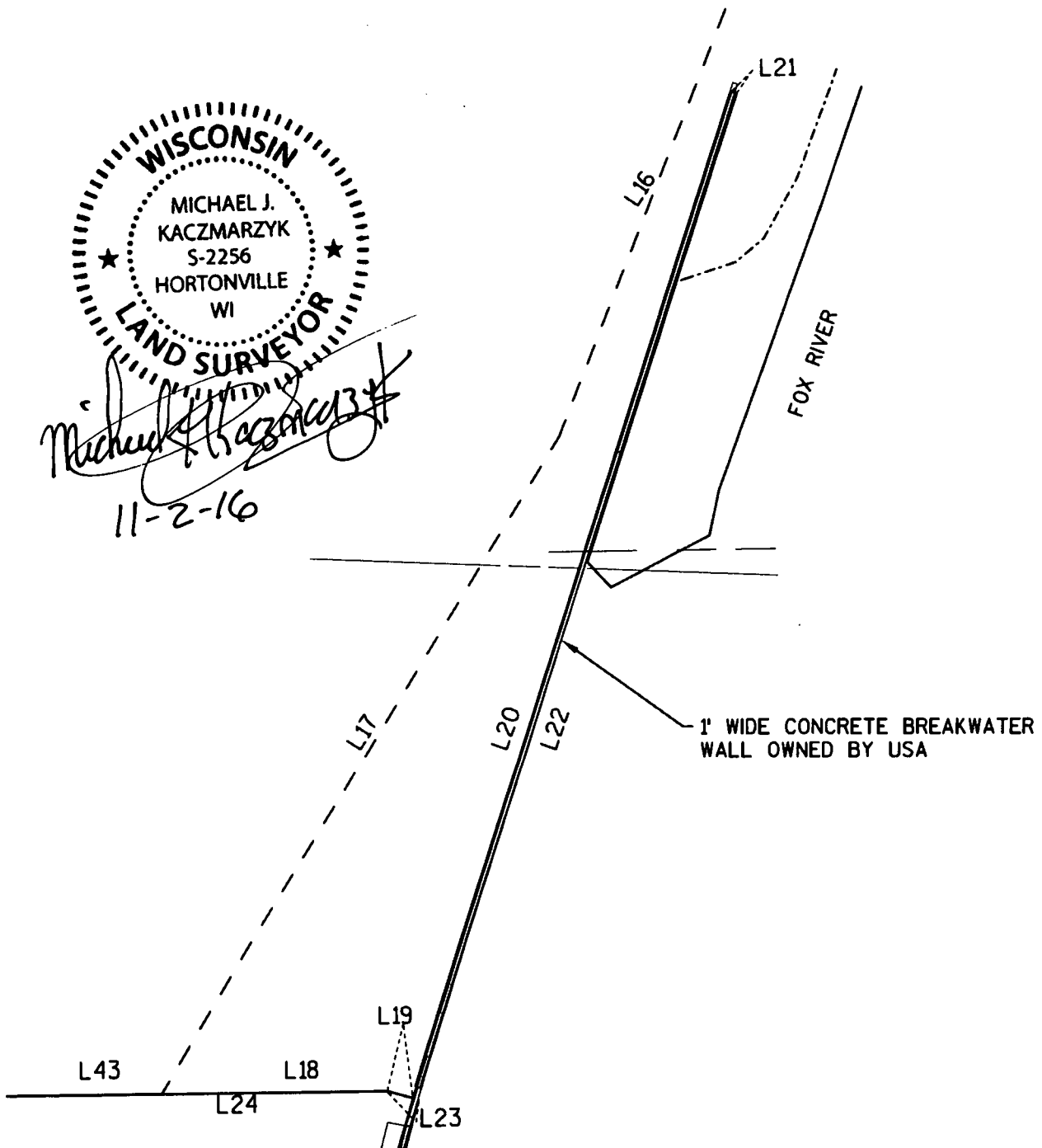
**Omni** ASSOCIATES  
OMNI ASSOCIATES  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE (920) 735-6900  
FAX (920) 630-6100

# CERTIFIED SURVEY MAP NUMBER 7281

## DETAIL SHEET



LINE TABLE		
L16	S2°21'17"W	108.16'
L17	S31°30'48"W	144.13'
L18	N89°29'08"E	42.92'
L19	S76°33'25"E	5.04'
L20	N17°41'41"E	197.71'
L21	S72°18'19"E	100'
L22	S17°41'41"W	197.64'
L23	N76°33'25"W	6.04'
L24	S89°29'08"W	80.70'
L43	S89°29'08"W	37.78'



*Michael J. Kaczmarzyk*  
11-2-16

DATE 09-14-16	DIRECTORY NO. -----
PROJECT NO. M1445B16	DRAFTED BY JLS
SHEET 3 OF 5	DRAWING NAME ERW-CSM

SURVEY FOR: **ICONICA**  
901 DEMING WAY,  
MADISON WI 53717

**OMNI**  
ASSOCIATES

OMNI ASSOCIATES  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE (920) 735-6800  
FAX (920) 830-6100

# CERTIFIED SURVEY MAP NUMBER 7281

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL J. KACZMARZYK, WISCONSIN REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY:

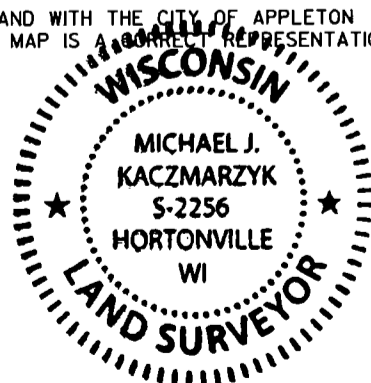
THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF ICONICARE ALL OF LOT 1 OF CERTIFIED SURVEY MAP #6728, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE 6728 AS DOCUMENT #2001520 OF THE OUTAGAMIE COUNTY REGISTRY, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 25 AND ALSO PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25;  
 THENCE NORTH 89°02'51" EAST 686.19 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25 TO THE WEST LINE OF LOT 4, BLOCK "M" OF LAWSBURG PLAT;  
 THENCE NORTH 00°00'34" WEST 372.27 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER THEREOF AND ALSO THE BEING THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 00°00'34" WEST 101.84 FEET ALONG THE WEST LINE OF LOT 3 OF SAID BLOCK "M" TO THE NORTHWEST CORNER OF SAID LOT 3;  
 THENCE SOUTH 89°55'47" EAST 207.21 FEET ALONG THE SOUTH LINE OF JOHN STREET;  
 THENCE NORTH 89°57'41" EAST 118.41 FEET ALONG THE SOUTH LINE OF SAID JOHN STREET;  
 THENCE NORTH 00°07'39" EAST 60.00 FEET ALONG THE EAST LINE OF SAID JOHN STREET;  
 THENCE SOUTH 89°57'41" WEST 118.52 FEET ALONG THE NORTH LINE OF SAID JOHN STREET TO THE CENTERLINE OF VACATED ALTON COURT;  
 THENCE NORTH 19°31'44" EAST 66.64 FEET ALONG THE CENTERLINE OF VACATED ALTON COURT;  
 THENCE SOUTH 70°28'16" EAST 22.00 FEET ALONG THE NORTHERLY LINE OF THE EAST 1/2 OF VACATED ALTON COURT;  
 THENCE NORTH 19°31'44" EAST 121.23 FEET ALONG THE EASTERLY LINE OF ALTON COURT;  
 THENCE SOUTH 66°26'47" EAST 74.04 FEET; THENCE NORTH 48°53'38" EAST 39.18 FEET;  
 THENCE SOUTH 57°18'17" EAST 60.31 FEET; THENCE NORTH 63°54'32" EAST 22.80 FEET;  
 THENCE SOUTH 57°18'17" EAST 47.97 FEET TO A MEANDER CORNER WHICH IS NORTH 57°18'17" WEST 22 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;  
 THENCE SOUTH 22°43'30" WEST 19.80 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 57°18'17" WEST 17 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;  
 THENCE SOUTH 13°00'00" WEST 275.00 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 81° WEST 29 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;  
 THENCE SOUTH 45°00'00" WEST 110.00 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 45° WEST 51 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;  
 THENCE SOUTH 19°28'10" EAST 107.44 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS SOUTH 35° WEST 30 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;  
 THENCE SOUTH 52°34'30" EAST 97.60 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 52°34'30" WEST 30 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;  
 THENCE SOUTH 21°21'17" WEST 108.16 FEET ALONG A MEANDER LINE TO A MEANDER CORNER WHICH IS NORTH 71°40' WEST 32 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF THE FOX RIVER;  
 THENCE SOUTH 31°30'48" WEST 144.13 FEET (RECORDED AS 144.41 FEET) ALONG A MEANDER LINE TO THE END OF SAID MEANDER LINE;  
 THENCE NORTH 89°29'08" EAST 42.92 FEET TO AN EXISTING 3/4" REBAR LOCATED AT THE NORTHWESTERLY CORNER OF GRANITE (CONCRETE) STEPS TO THE DAM ACCESS;  
 THENCE SOUTH 76°33'25" EAST 5.04 FEET (RECORDED AS 4.91 FEET) ALONG THE FACE OF SAID STEPS TO THE WESTERLY EDGE OF A 100 FOOT WIDE CONCRETE RETAINING WALL;  
 THENCE NORTH 17°41'41" EAST 197.71 FEET ALONG THE WESTERLY EDGE OF SAID CONCRETE RETAINING WALL;  
 THENCE SOUTH 72°18'19" EAST 100 FEET ALONG THE EDGE OF SAID CONCRETE RETAINING WALL;  
 THENCE SOUTH 17°41'41" WEST 197.64 FEET ALONG THE EASTERLY EDGE OF SAID CONCRETE RETAINING WALL;  
 THENCE NORTH 76°33'25" WEST 6.04 FEET ALONG THE FACE OF SAID STEPS TO AN EXISTING 3/4" REBAR;  
 THENCE SOUTH 89°29'08" WEST 80.70 FEET; THENCE SOUTH 02°14'20" EAST 57.37 FEET; THENCE SOUTH 89°42'11" WEST 25.00 FEET;  
 THENCE SOUTH 26°02'22" WEST 93.21 FEET; THENCE SOUTH 16°49'50" WEST 167.48 FEET; THENCE SOUTH 37°56'51" WEST 73.49 FEET;  
 THENCE SOUTH 50°03'56" WEST 56.02 FEET; THENCE SOUTH 62°44'10" WEST 59.82 FEET; THENCE SOUTH 81°03'24" WEST 97.05 FEET;  
 THENCE NORTH 79°29'29" WEST 24.71 FEET (RECORDED AS 24.75 FEET) TO THE WEST LINE OF SAID BLOCK "M";  
 THENCE NORTH 00°03'50" EAST 308.21 FEET ALONG THE WEST LINE OF SAID BLOCK "M";  
 THENCE NORTH 89°07'52" EAST 5.30 FEET;  
 THENCE NORTH 19°19'59" EAST 31.96 FEET;  
 THENCE NORTH 89°07'52" EAST 120.88 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF;  
 THENCE NORTH 09°08'09" EAST 569.70 FEET (RECORDED AS 569.95 FEET) TO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK "M";  
 THENCE NORTH 89°55'47" WEST 167.16 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.  
 CONTAINING 358,472 SQUARE FEET (8.229 ACRES) MORE OR LESS.  
 INCLUDING ALL THOSE LANDS BETWEEN THE AFORE DESCRIBED MEANDER LINE AND THE FOX RIVER. EXCLUDING THE 1' X 197.7' MORE OR LESS CONCRETE RETAINING/BREAKWATER WALL OWNED BY THE USA, 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 APPLETON 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 2ND DAY OF NOVEMBER, 2016

*Michael J. Kaczmarzyk*  
 MICHAEL J. KACZMARZYK, WISCONSIN REGISTERED LAND SURVEYOR, S-2256



DATE 09-14-16	DIRECTORY NO. -----	SURVEY FOR: <b>ICONICA</b>  901 DEMING WAY, MADISON WI 53717	 OMNI ASSOCIATES ONE SYSTEMS DRIVE APPLETON, WI 54914 PHONE (920) 735-6900 FAX (920) 830-6100
PROJECT NO. M1445B16	DRAFTED BY JLS		
SHEET 4 OF 5	DRAWING NAME ERW-CSM		

# CERTIFIED SURVEY MAP NUMBER 7281

**OWNER'S CERTIFICATE:**

THE REDEVELOPMENT AUTHORITY OF THE CITY OF APPLETON DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP

Karen E. Harkness  
KAREN E. HARKNESS, EXECUTIVE DIRECTOR

Nov. 3, 2016  
DATE

**STATE OF WISCONSIN:**

SS

**OUTAGAMIE COUNTY:**

PERSONALLY CAME BEFORE ME THIS 3<sup>rd</sup> DAY OF November, 2016, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Nancy A. Kohlman  
NOTARY PUBLIC COUNTY, WISCONSIN  
MY COMMISSION EXPIRES 6/19/20

**TREASURER'S CERTIFICATE:**

WE HEREBY CERTIFY THAT THERE ARE NO UNREDEEMED TAX SALES, NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

Anthony D. Larson  
CITY TREASURER

11/8/16  
DATED

Anna M. Mufson  
COUNTY TREASURER

11/11/16  
DATED

**CITY OF APPLETON APPROVAL:**

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE CITY OF APPLETON.

[Signature]  
MAYOR 11/7/16  
DATED

Kami Lynn  
CITY CLERK 11/07/2016  
DATED

**RECORDED INSTRUMENTS:**

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

OWNERS OF RECORD  
REDEVELOPMENT AUTHORITY  
OF APPLETON

RECORDING INFORMATION  
DOCUMENT NUMBER 2002104



**NOTES:**

- 1) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL 31-1-0772-00.
- 2) SUBJECT PROPERTY IS CURRENTLY ZONED R3 MULTIFAMILY DISTRICT.
- 3) ALL ADJOINING PROPERTIES ARE ZONED R-1C CENTRAL CITY RESIDENTIAL DISTRICT UNLESS OTHERWISE NOTED. 11-2-16

DATE 09-14-16	DIRECTORY NO.
PROJECT NO. M1445816	DRAFTED BY JLS
SHEET 5 OF 5	DRAWING NAME ERW-CSM

SURVEY FOR: <b>ICONICA</b>
901 DEMING WAY, MADISON WI 53717

OMNI	ASSOCIATES
	<small>                 OMNI ASSOCIATES                  ONE SYSTEMS DRIVE                  APPLETON, WI 54914                  PHONE (920) 735-6900                  FAX (920) 830-6100             </small>