

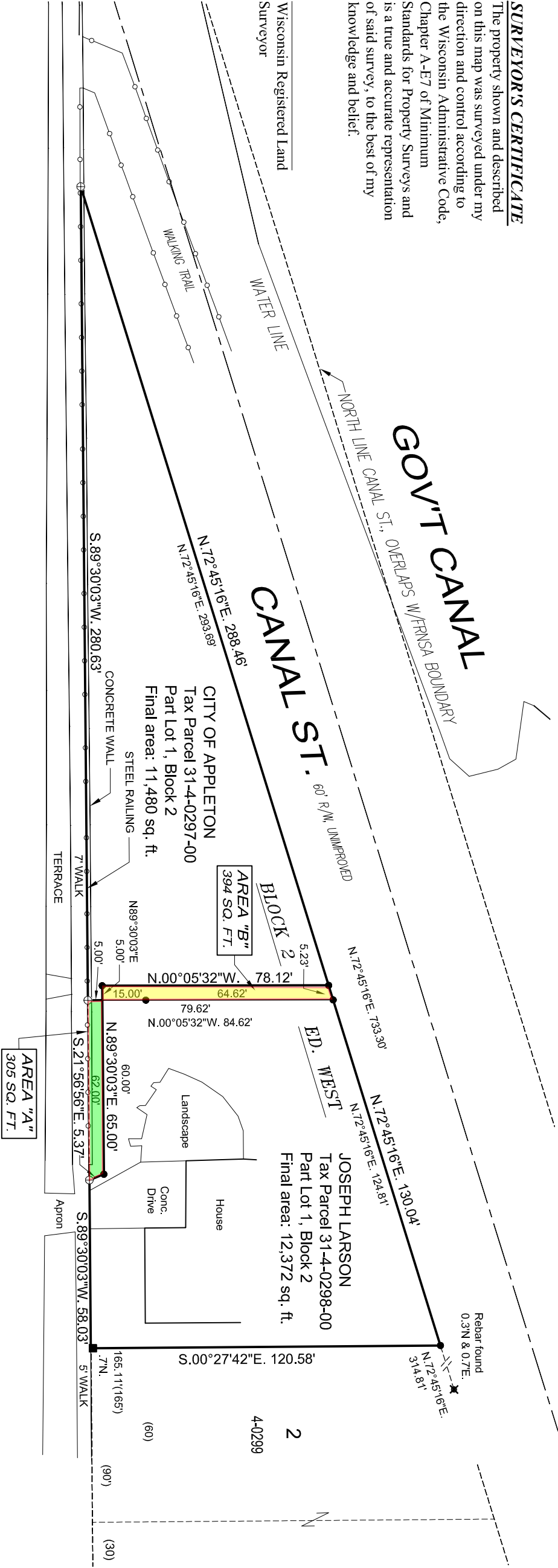
PLAT OF SURVEY

LOT 1, BLOCK 2, EDWARD WEST'S PLAT, IN THE 4TH WARD, ACCORDING TO THE RECORDED ASSESSOR'S PLAT OF THE CITY OF APPLETON, LOCATED IN THE NE 1/4 OF SECTION 35, T.21N., R.17E., CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

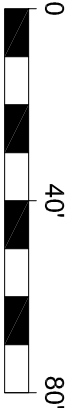
SURVEYOR'S CERTIFICATE

The property shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-E7 of Minimum Standards for Property Surveys and is a true and accurate representation of said survey, to the best of my knowledge and belief.

Wisconsin Registered Land Surveyor



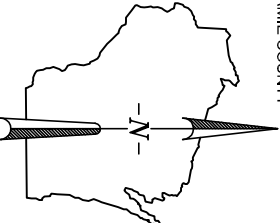
SCALE IN FEET



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY

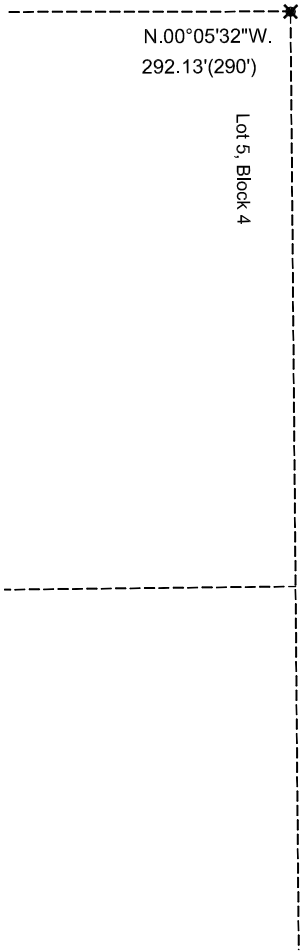
LEGEND

- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft. Set
- ⊕ = Chisel Mark Set
- ▲ = 1.3" O.D. Iron Pipe Found
- ✕ = 3/4" Iron Rebar Found
- ✕ = 1/2" Rod Found
- () = Measurements of Record
- ⊕ = Government Corner
- = Capped "Basement Corner" Iron Found
- ▣ = Railroad Spike Set
- - - = Historic Parcel Line
- = Existing Fence



MADISON STREET

SOUTH RIVER ST. 70' R/W



SOUTH RIVER STREET LOT LINE ADJUSTMENT

AREA “A” - Lands to be deeded to City of Appleton for right of way: Part of Lot One (1) Block Two (2) Edward West’s Plat, (aka 4th Ward Plat), City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor’s Map of said City, located in the Northeast Quarter (NE ¼) of Section 35, T.21N., R.17E., City of Appleton, Outagamie County, Wisconsin, containing 305 Square feet of land m/l and being described as follows:

Commencing at the Northwest corner of Lot 5 of Block 4 of said Edward West’s Plat and also being the Southeast corner of South River Street and Madison Street;
Thence N.00°05’32”W. 70.00 feet, along the Northerly extension of the East line of said Madison Street to the North line of South River Street and being the point of beginning;
Thence continue N.00°05’32”W. 5.00 feet;
Thence N.89°30’03”E. 60.00 feet;
Thence S.21°56’56”E. 5.37 feet, to the North line of South River Street;
Thence S.89°30’03”W. 62.00 feet, along the North line of South River Street to the point of beginning.

AREA “B” - Lands to be transferred to Parcel 31-4-0298-00: Part of Lot One (1) Block Two (2) Edward West’s Plat, (aka 4th Ward Plat), City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor’s Map of said City, located in the Northeast Quarter (NE ¼) of Section 35, T.21N., R.17E., City of Appleton, Outagamie County, Wisconsin, containing 394 Square feet of land m/l and being described as follows:

Commencing at the Northwest corner of Lot 5 of Block 4 of said Edward West’s Plat and also being the Southeast corner of South River Street and Madison Street;
Thence N.00°05’32”W. 70.00, feet along the Northerly extension of the East line of said Madison Street to the North line of South River Street;
Thence continue N.00°05’32”W. 5.00 feet to the point of beginning;
Thence S.89°30’03”W. 5.00 feet;
Thence N.00°05’32”W. 78.12 feet, to the Northerly line of said Lot 1;
Thence N.72°45’16”E. 5.23 feet, along the Northerly line of said Lot 1;
Thence S.00°05’32”E. 79.62 feet, to the point of beginning.

TAX PARCEL 31-4-0297-00:

Final description: Part of Lot One (1) Block Two (2) Edward West’s Plat, (aka 4th Ward Plat), City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor’s Map of said City, located in the Northeast Quarter (NE ¼) of Section 35, T.21N., R.17E., City of Appleton, Outagamie County, Wisconsin, containing 11,480 Square feet of land m/l and being described as follows:

Commencing at the most Westerly corner of said Lot 1 and being the point of beginning;
Thence N.72°45’16”E. 288.46 feet, along the Northerly line of said Lot 1;
Thence S.00°05’32”E. 78.12 feet;
Thence N.89°30’03”E. 5.00 feet, to a point of intersection with the Northerly extension of the East line of Madison Street;
Thence S.00°05’32”E. 5.00 feet, along the Northerly extension of the East line of said Madison Street to the South line of said Lot 1 and also being North line of South River Street;
Thence S.89°30’03”W. 280.63 feet, along the North line of said South River Street to the point of beginning.

TAX PARCEL 31-4-0298-00:

Final description: Part of Lot One (1) Block Two (2) Edward West’s Plat, (aka 4th Ward Plat), City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor’s Map of said City, located in the Northeast Quarter (NE ¼) of Section 35, T.21N., R.17E., City of Appleton, Outagamie County, Wisconsin, containing 12,372 Square feet of land m/l and being described as follows:

Commencing at the Southeast corner of said Lot 1 and being the point of beginning;
Thence S.89°30’03”W. 58.03 feet, along the South line of said Lot 1 and also being the North line of South River Street;
Thence N.21°56’56”W. 5.37 feet;
Thence S.89°30’03”W. 65.00 feet
Thence N.00°05’32”W. 78.12 feet, to the Northerly line of said Lot 1;
Thence N.72°45’16”E. 130.04 feet, along the Northerly line of said Lot 1 to the Northeast corner thereof;
Thence S.00°27’42”E. 120.58 feet, along the East line of said Lot 1 to the point of beginning.

RE: Parcel Number 31-4-0298-00 located at 306 East South River Street

The subject's current site size is 11,956 square feet, with the land assessment at \$19,600, or \$1.64 per square foot. Considering its location, topography, size, etc. \$1.64 per square foot appears reasonable. After the land swap the subject's site will have 89 square feet more for a total of 12,045 square feet. Using the current assessment of \$1.64/SF the property owner is gaining an additional land value of \$146.

Temporary easement - This easement is basically a rental charge to the City for use of the land for a period of time. The estimated size of this easement is 14 x 80 or 1120 square feet. The market value of the land to be leased is \$1.64/SF. The length of time the lease will be in place is one year. A rate of return of 6% was used. Below are the calculations.

CALCULATION OF TEMPORARY EASEMENT = 1120 SF at \$1.64/SF = \$1837 X .06% = \$110.

Since the amount of land changing hands and the temporary easement are both small in size the effect on value is minimal.

If you have any questions feel free to contact me.

Tim Smith
832-6456