

MAP OF SURVEY FOR: AIRPRO FAN & BLOWER COMPANY

701 AND 837 AIR PARK ROAD,
CITY OF RHINELANDER, WISCONSIN, 54501
LOT 1 OF CSM 1215, AND PART OF GOV'T LOT 3,
ALL LOCATED IN SECTION 1, TOWNSHIP 36 NORTH, RANGE 8 EAST,
CITY OF RHINELANDER, ONEIDA COUNTY, WI

I, EMILY K. PIERCE PLS-2728, REGISTERED LAND SURVEYOR, HEREBY CERTIFY AT THE DIRECTION OF MARTY MATHEWS, AGENT FOR AIRPRO FAN & BLOWER COMPANY, THAT I HAVE SURVEYED AND MAPPED THE PROPERTY SHOWN UPON THIS MAP AND THAT IT IS A CORRECT REPRESENTATION OF THE BOUNDARIES OF THE LAND SURVEYED TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND DESCRIBED IN WARRANTY DEED DOC. #603932, BEING LOT 1 OF CSM #1215 AND THAT PART OF GOV'T LOT 3, ALL IN SECTION 1, TOWNSHIP 36 NORTH, RANGE 8 EAST, CITY OF RHINELANDER, ONEIDA COUNTY WISCONSIN, FURTHER DESCRIBED AS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 1, THENCE S05°56'37"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 671.74 FEET; THENCE N85°06'52"E, A DISTANCE OF 1226.15 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF AIR PARK ROAD AND THE SOUTHERLY RIGHT OF WAY OF W DAVENPORT STREET, BEING THE POINT OF BEGINNING.

THENCE N67°50'42"E, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 276.60 FEET; THENCE S09°47'01"E, A DISTANCE OF 229.21 FEET; THENCE S23°52'07"E, A DISTANCE OF 249.48 FEET TO THE NORTH LINE OF SAID LOT 1 OF CSM #1215; THENCE N84°53'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 23.89 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S04°47'39"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 299.95 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE S84°54'58"W, ALONG SAID SOUTH LINE, A DISTANCE OF 390.22 FEET TO SAID EASTERLY RIGHT OF WAY OF AIR PARK ROAD; THENCE N04°43'19"W, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 683.38 FEET TO THE POINT OF BEGINNING.

I FURTHER CERTIFY THAT I HAVE COMPLIED WITH CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN FOR MINIMUM STANDARDS FOR PROPERTY SURVEYS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Emily K. Pierce

MSA PROFESSIONAL SERVICES, INC.
EMILY K. PIERCE, PLS - 2728
FIELD WORK COMPLETED ON MAY 23, 2024
CERTIFIED ON MAY 29, 2024

EASEMENT NOTES:
UTILITY EASEMENT RECORDED IN VOL. 31, PG. 611 GRANTED TO WISCONSIN TELEPHONE COMPANY DATED JULY 19, 1901, OVER THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 1-36-8 EAST, IS BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY.

UTILITY EASEMENT RECORDED IN VOL. 119, PG. 122 GRANTED TO WISCONSIN TELEPHONE COMPANY DATED JULY 18, 1930, LOCATED ON PARCEL TO THE EAST AND DOES NOT AFFECT SUBJECT PROPERTY.

UTILITY EASEMENT RECORDED IN DOC. 135693, GRANTED TO RHINELANDER TELEPHONE COMPANY DATED JUNE 15, 1948, LOCATED 90 FEET FROM CENTERLINE OF HWY "8", DOES NOT AFFECT SUBJECT PROPERTY.

AVIGATION EASEMENT RECORDED IN DOC. 276274, GRANTED TO RHINELANDER-ONEIDA COUNTY AIRPORT LIMITS HEIGHTS OF IMPROVEMENTS AND TREES, AFFECTS SUBJECT PROPERTY.

UTILITY EASEMENT RECORDED IN DOC. #334575 GRANTED TO WISCONSIN PUBLIC SERVICE CORP DATED JUNE 18, 1984, GRANTS A 20 FOOT STRIP ADJACENT TO AIR PARK ROAD. AFFECTS SUBJECT PROPERTY.

UTILITY DISCLAIMER
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES FROM DIGGER'S HOTLINE TICKETS #20242000603 AND #20242000605. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

WEST QUARTER CORNER
SEC. 1
4" CONC. MON.
w/ ALUM DISK

S05°56'37"E

671.74'

1463.45'

2135.19'

1463.45'

671.74'

S05°56'37"E

671.74'

1463.45'

2135.19'

1463.45'

671.74'

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S05°56'37"E

671.74'

1463.45'

2135.19'

1463.45'

671.74'

S05°56'37"E

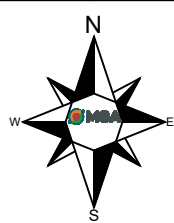
671.74'

1463.45'

2135.19'

1463.45'

SOUTHWEST CORNER
SEC. 1
FOUND COTTON GIN SPIKE



BEARINGS, ONEIDA CO. GRID,
WITH THE WEST LINE OF THE
SOUTHWEST QUARTER
BEARING S05°56'37"E.

LEGEND

- USPLS CORNER AS SHOWN
- SET 3/4" X 18" REBAR WITH CAP
- FOUND 1" O.D. IRON PIPE
- GAS METER
- HYDRANT
- POWER POLE
- WATER VALVE
- TELEPHONE PEDESTAL
- FIBER HANDHOLE
- UNKNOWN MANHOLE
- AIR CONDITIONING UNIT
- CLEAN OUT
- (XX.XX) RECORDED DIMENSIONS
- FIBER OPTIC LINE
- GAS LINE
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- POB POINT OF BEGINNING

AIR PARK ROAD

W. DAVENPORT

STREET 120'

(276.59')
276.60' OH

(N68°05'21"E) OH

N 67°50'42" E

S 09°47'01" E

(S09°31'47"E)

(229.18)

229.21'

S 23°52'07" E

(S23°37'03"E)

(249.48)

249.48'

(N85°07'40"W)

(23.95')

N 84°53'10" E

23.89'

(S04°29'45"E)

S 04°47'39" E

(300.00')

299.95'

(390.00')

390.22'

(390.00')

60'

S 84°54'58" W

(S85°08'30"W)

40.39'

SUBJECT PROPERTY:
245,638 SQ. FT.
5.639 ACRES

BUILDING

GRAVEL

ASPHALT

CSM NO. 1215

CSM NO. 1138

SURVEY MAP A569

SURVEY MAP B2356

MAP # **A4216**
DATE FILED: **6-10-2024**
BY: **CH**
DESCRIPTION FILED:
ONEIDA CO. SURVEYOR'S OFFICE

PROJECT NO.	22478001
DRAWN BY:	EKP
REVIEWED BY:	CES
FILE NO.	2478001 AIRPRO MOS
SHEET NO.	1 OF 1 SHEET

CLIENT:
AIRPRO FAN & BLOWER COMPANY
P.O. BOX 543
RHINELANDER, WI 54501



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