

# "ALTA/ACSM LAND TITLE SURVEY"

LOCATED IN LOT 1 AMENDED C.S.M. , VOLUME 5, PAGE 1291, BEING LOCATED IN PART OF THE NE 1/4 - NW 1/4, SECTION 33, T37N, R09E, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN

MAP # C 2879  
DATE 9/27/10  
BY JH  
DESC. 11  
ONEIDA CO. SURVEYOR'S OFFICE



Bearings referenced to the west line Lot # 1, Oneida County C.S.M. # 1291, assumed to bear N04°38'19"E.

CURVE DATA  
RADIUS = 909.93'  
ARC LENGTH = 185.15'

VICINITY MAP  
SECTION 33, T37N, R09E, CITY OF RHINELANDER  
SUBJECT PROPERTY

LAND SURVEYOR: TODD LOFTUS  
ADDRESS: 860 BALSAM ST. RHINELANDER, WI. 54501  
PHONE NUMBER: 715-369-1142  
R.L.S. # 1523

SCALE: 1" = 30'  
0 15' 30' 60'

## LEGEND

- EXISTING 2" IRON PIPE
- EXISTING 1" IRON PIPE
- SET P.K. NAIL
- SET 1" X 24" IRON PIPE
- ..... NO ACCESS PER D.O.T. RW MAP #9040-05-22
- ( ) RECORDED AS
- EXISTING 1" CAPPED IRON ROD

## NOTE:

SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS TO BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER FEMA MAP NUMBER 55085C03248, DATED AUGUST 5, 1991. SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY POLICY FILE NUMBER TP32373. ADDITIONAL TITLE WORK/LEGAL ADVICE IS RECOMMENDED TO ASSIST IN DETERMINING THE STATUS OF THE EASEMENT PER VOLUME 911 PAGE 214-215 AND THE STATUS OF THE ACCESS ROAD PER ONEIDA COUNTY C.S.M. # 1291. UTILITIES ARE BASED ON AN ON-SITE LOCATE BY THE LOCAL UTILITY COMPANIES. PROPERTY IS ZONED B-3. BUILDING SET BACKS ARE AS FOLLOWS: FRONT = 10.00' REAR = 15.00' VISION CLEARANCE = LESS THAN 10' HEIGHT = 35' NO ENCROACHMENTS. REQUIRED REGULAR PARKING SPACES IS ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE EMPLOYEES. FOR HANDICAPPED PARKING PER WISCONSIN ADMINISTRATIVE CODE IS AS FOLLOWS: FOR 1-1,000 TOTAL PARKING SPACES, THE REQUIRED NUMBER OF ACCESSIBLE SPACES IS 2% OF THE TOTAL NUMBER OF SPACES WITH A MINIMUM OF ONE.

## PROPERTY DESCRIPTION

A parcel of land located in Lot 1 Amended Oneida County Certified Survey Map, Volume 5 Page 1291, being located in part of The NE 1/4 - NW 1/4, Section 33, T37N, R09E, City of Rhineland, Oneida County, Wisconsin described as follows:

Commencing at the north 1/4 corner of said section 33; thence S04°54'05"W, a distance of 1307.15 feet to the CN 1/16TH corner marked by an iron pipe; thence along the N 1/16 line, N82°04'35"W, a distance of 871.87 feet to an iron pipe and point of beginning; thence N82°04'35"W, a distance of 479.22 feet to a P.K. nail on the easterly right-of-way line of State Highway "47" and Chippewa Drive; thence along said right-of-way line, N04°33'46"E, a distance of 71.85 feet to a capped iron rod; thence along the arc of a curve concave to the east, having a radius of 909.93 feet and a long chord which bears N17°48'31"E, 184.83 feet, a distance of 185.15 feet to an iron pipe; thence leaving said right-of-way line, S87°40'13"E, a distance of 436.77 feet to an iron pipe; thence S04°38'19"W, a distance of 296.92 feet to the point of beginning. Said parcel contains 2.93 acres. Subject to and including easements, restrictions, reservations and right-of-ways of record or in use.

## EXCEPTIONS (SEE # 6 TITLE COMMITMENT # TP32373)

- 1.) Volume 911, Page 213 (NEW LOCATION OF STATE HWY. "47" AND CHIPPEWA DRIVE AS SHOWN)

## SURVEYOR'S CERTIFICATE

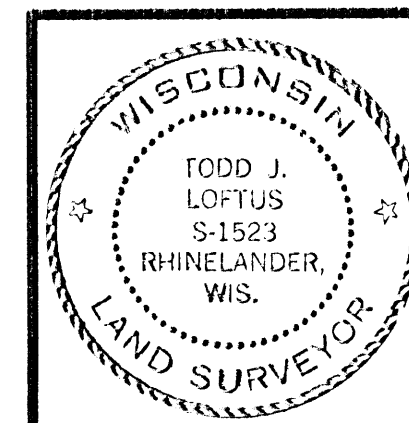
The undersigned, being a registered surveyor of the State of Wisconsin, certifies to Dean Distributing, Inc. its successors and assigns and M & I Marshall & Lloy Bank, 1.) this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2006 and meets the accuracy requirements for an Urban Survey, as defined therein; 2.) The survey was made on the ground on 09/20/09 - 10/01/09 by me or under my supervision and correctly shows the legal description and the land area of the subject Property, the location and type of all visible above-ground buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject Property; and 3.) [Except as shown on the survey,] there are no visible easements or rights of way which the undersigned has been advised. 4.) [Except as shown on the survey,] there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property. 5.) The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject Property and listed in the title insurance commitment no. TP32373 dated September 3, 2009, issued by First American Title Insurance Company with respect to the subject Property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the Property described in that title commitment. The location of all improvements on the subject Property is in accordance with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject Property referenced in such title commitment. 6.) The subject Property has direct access to and from a duly dedicated and accepted public street or highway. 7.) [Except as shown on the survey,] the subject Property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress. 8.) The record description of the subject Property forms a mathematically closed figure. 9.) [Except as shown on the survey,] no portion of the Property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject Property is located. The subject property is located in zone C. [The survey correctly indicates the zone designation of any area shown as being within a Special Hazard Area.] The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Todd Loftus, Wisconsin Land Surveyor #1523

Dated this 27th Day of June, 2010

REVISED 11/06/09 K.B.

Revised 03/23/10 to change surveyor's certificate.



DWG. NO. 1850B-6  
LOFTUS SURVEYING  
860 BALSAM STREET  
RHINELANDER, WI. 54501

SURVEY FOR  
ONEIDA SALES & SERVICE  
RHINELANDER, WI.

SCALE: 1" = 30' DATE: 10/05/09 OWN BY: K.B.