



SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS MAP MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST, BEARS N 05°42'05" E AS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM, NAD83 (2011).
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AREA OF SUBJECT PROPERTY: 1,274,539 SQUARE FEET (29.259 ACRES).
6. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55085C0594C, EFFECTIVE DATE OF MAY 16, 2013.
7. THE SUBJECT PROPERTY HAS ACCESS TO TIMBER DRIVE (C.T.H. "CC") AND CHIPPEWA DRIVE (S.T.H. "17").

SCHEDULE B-2 EXCEPTIONS

11. UTILITY EASEMENT GRANTED UNTO WISCONSIN PUBLIC SERVICE CORPORATION, DATED OCTOBER 1, 1945 AND RECORDED OCTOBER 11, 1945 IN VOLUME 155 DEEDS, PAGE 638.
- SURVEYOR NOTE: THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE OVER PARCELS I, II, III, IV AND V, AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.
12. UTILITY EASEMENT GRANTED UNTO WISCONSIN PUBLIC SERVICE CORPORATION, DATED OCTOBER 31, 1957 AND RECORDED OCTOBER 30, 1957 IN VOLUME 220 DEEDS, PAGE 465 AS DOCUMENT NO. 173112.
- SURVEYOR NOTE: THE DESCRIBED CENTERLINE OF THIS EASEMENT LIES WITHIN THE PUBLIC RIGHT-OF-WAY OF TIMBER DRIVE, BUT THE DOCUMENT DOES NOT CALL OUT WHAT THE WIDTH OF SAID EASEMENT IS, THEREFORE ONLY ABLE TO PLOT THE LOCATION OF THE CENTERLINE OF SAID EASEMENT ON THE MAP. BASED ON THE LACK OF INFORMATION IN THE DOCUMENT, IT IS UNKNOWN IF THE WIDTH OF THE EASEMENT EXTENDS INTO THE SUBJECT PROPERTY, AND THEREFORE UNKNOWN AS TO WHICH PARCELS OF THE SUBJECT PROPERTY THIS ITEM COULD POTENTIALLY AFFECT.
13. ACCESS RESTRICTION AS STATED IN QUIT CLAIM DEED DATED JUNE 8, 1978 AND RECORDED MAY 30, 1980 IN VOLUME 456 RECORDS, PAGE 538 AS DOCUMENT NO. 308722.
- SURVEYOR NOTE: THIS ITEM DOES AFFECT PARCELS III AND IV OF THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
14. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AS STATED IN WARRANTY DEED DATED JULY 18, 1991 AND RECORDED JULY 23, 1991 IN VOLUME 642 RECORDS, PAGE 236 AS DOCUMENT NO. 358750.
- SURVEYOR NOTE: THIS ITEM DOES AFFECT PARCEL I OF THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
15. HIGHWAY ACCESS RESTRICTION AS SHOWN ON CERTIFIED SURVEY MAP NO. 003041 RECORDED SEPTEMBER 21, 2004 IN VOLUME 13 CSM, PAGE 3041 AS DOCUMENT NO. 604814.
- SURVEYOR NOTE: THIS ITEM DOES AFFECT PARCELS III AND IV OF THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
16. RESTRICTION READING AS FOLLOWS: "NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT" AS STATED ON CERTIFIED SURVEY MAP NO. 003041 RECORDED SEPTEMBER 21, 2004 IN VOLUME 13 CSM, PAGE 3041 AS DOCUMENT NO. 604814.
- SURVEYOR NOTE: THIS ITEM DOES AFFECT PARCEL IV OF THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

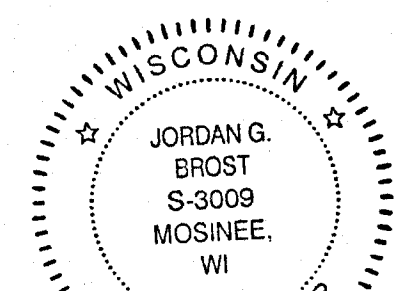
SURVEYOR'S CERTIFICATE

TO: ALBERT CHALKER, LLC, BRUCE E. LADOUSSIE, MICHAEL BEST & FRIEDRICH, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 10, 6, 11, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 27-30, 2018.

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR #3009

9-10-2018 DATE



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UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20183013950 & #20183013963)

RECORD DESCRIPTION

PARCEL I:
LOT 1 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST, EXCEPT THOSE PARTS CONVEYED IN VOLUME 290, PAGE 106, VOLUME 456, PAGE 538, VOLUME 642, PAGE 236 AND VOLUME 987, PAGE 733. ALSO EXCEPT VOLUME 8 CERTIFIED SURVEY MAPS, PAGE 2120, RECORDED AS DOCUMENT NO. 489945 AND VOLUME 13 CERTIFIED SURVEY MAPS, PAGE 3041, RECORDED AS DOCUMENT NO. 604814.

PARCEL II:
LOT 1 OF VOLUME 8 CERTIFIED SURVEY MAPS, PAGE 2120, RECORDED AS DOCUMENT NO. 489945, BEING LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST.

PARCEL III:
LOT 1 OF VOLUME 13 CERTIFIED SURVEY MAPS, PAGE 3041, RECORDED AS DOCUMENT NO. 604814, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST.

PARCEL IV:
LOT 2 OF VOLUME 13 CERTIFIED SURVEY MAPS, PAGE 3041, RECORDED AS DOCUMENT NO. 604814, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST.

PARCEL V:
OUTLOT 1 OF VOLUME 13 CERTIFIED SURVEY MAPS, PAGE 3041, RECORDED AS DOCUMENT NO. 604814, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST.

ALL BEING IN ONEIDA COUNTY, WISCONSIN.

SURVEYED DESCRIPTION

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP #2120, ALL OF LOTS 1, 2 AND OUTLOT 1 OF CERTIFIED SURVEY MAP #3041, AND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 EAST;

THENCE N 05°42'05" E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, 1197.07 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TIMBER DRIVE AND BEING THE POINT OF BEGINNING;

THENCE N 05°42'05" E ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, 1197.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 33;

THENCE S 89°07'48" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, 1197.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 33;

THENCE S 89°07'48" W ALONG SAID WEST RIGHT-OF-WAY LINE OF CHIPPEWA DRIVE, 305.42 FEET;

THENCE N 89°07'48" W, 305.42' TO THE NORTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP #3041;

THENCE S 03°35'27" W ALONG THE EAST LINE OF SAID OUTLOT 1, 400.17 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP #3041;

THENCE S 89°07'50" E ALONG THE NORTH LINE OF SAID LOT 1, 305.52 FEET TO SAID WEST RIGHT-OF-WAY LINE OF CHIPPEWA DRIVE;

THENCE S 03°34'35" W ALONG SAID WEST RIGHT-OF-WAY LINE OF CHIPPEWA DRIVE, 406.10 FEET;

THENCE S 13°02'02" W ALONG SAID WEST RIGHT-OF-WAY LINE OF CHIPPEWA DRIVE, 182.58 FEET;

THENCE SOUTHEASTERLY 166.15 FEET ALONG THE ARC OF A CURVE, ALONG SAID WEST RIGHT-OF-WAY LINE OF CHIPPEWA DRIVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1448.14 FEET WHOSE LONG CHORD BEARS S 00°17'23" W, 166.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TIMBER DRIVE;

THENCE S 88°10'43" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF TIMBER DRIVE, 265.31 FEET;

THENCE NORTHWESTERLY 225.31 FEET ALONG THE ARC OF A CURVE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF TIMBER DRIVE, CONCAVE WESTERLY, HAVING A RADIUS OF 284.79 FEET WHOSE LONG CHORD BEARS S 80°57'34" W, 719.30 FEET;

THENCE S 80°57'34" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF TIMBER DRIVE, 225.31 FEET TO THE POINT OF BEGINNING.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

UNPLATTED LANDS BY OTHERS

DOC #450910

SE1/4 - SE1/4

UNPLATTED LANDS BY OTHERS
DOC #391902

UNPLATTED LANDS BY OTHERS
DOC #685101

SURVEYOR

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POTENTIAL ENCROACHMENTS

- A ASPHALT EDGE OVER THE WEST LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- B BURIED TELEPHONE, GAS, ELECTRIC, SANITARY SEWER AND WATER LINES AS SHOWN ON THIS MAP.

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	721.07'	2964.79' (2836.55')	13°56'06"	N 86°06'26" W	719.30'
C2	166.15' (166.13')	1448.14'	6°34'26"	S 00°17'23" W (S 00°04'52" E)	166.06' (166.04')

ALTA/NSPS LAND TITLE SURVEY

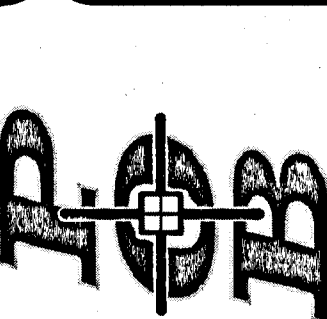
CHECKED: JORDAN G. BROST
DRAWN: TRAVIS PLANTICO
DATE: 8-16-18
PROJECT NO. 18-477

ALTA/NSPS LAND TITLE SURVEY

MICHAEL BEST & FRIEDRICH LLP
CHIPPEWA DRIVE/TIMBER DRIVE PROPERTY
CITY OF RHINELANDER
ONEIDA COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture

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Point of Beginning

LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- FIBER OPTICS
- FENCE LINE
- EDGE OF BITUMINOUS
- RECTANGULAR CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHTPOLE
- POWERPOLE
- GUY WIRE
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC MANHOLE
- TRAFFIC SIGNAL
- VENT PIPE
- SIGN
- MAILBOX
- BUSH/SHRUB
- TREE
- PINE TREE

GRAVEL AREA

LANDSCAPE AREA

NO ACCESS PER DOC. #1315

NO ACCESS PER DOC. #3041

- COMPUTED PROPERTY CORNER
- 1/4" O.D. IRON PIPE FOUND
- 1/2" O.D. IRON PIPE FOUND
- 2-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON PIPE FOUND
- 60d SPIKE FOUND
- PK NAIL FOUND
- RAILROAD SPIKE FOUND
- ALUMINUM MONUMENT FOUND
- RECORDED AS

0' 60' 120' 180'

SCALE 1" = 60'