

MAP # **C2993**
DATE: **10/22/2020**
BY: **JA**
DESC: **ALTA/NSPS LAND TITLE SURVEY**
ONEIDA CO. SURVEYOR'S OFFICE

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES A & X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55085C000C, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2013 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "B-2" RESIDENTIAL & RETAIL. FRONT SETBACK: 20' MINIMUM, 80' FROM THE CENTERLINE OF STATE OR FEDERAL HIGHWAYS; 70' FROM THE CENTERLINE OF COUNTY TRUCK HIGHWAYS; 60' FROM THE CENTERLINE OF ALL PUBLIC ROADS AND STREETS NOT OTHERWISE CLASSIFIED. (EXISTING CONDITION: 92.6' FROM STATE ROAD "70") SIDE SETBACK: 10' MINIMUM (EXISTING CONDITION: 61.5' FROM WEST PROPERTY LINE TO THE CLOSET STRUCTURE, MAIN BUILDING) (EXISTING CONDITION: 80.2' FROM EAST PROPERTY LINE TO THE CLOSET STRUCTURE, GARAGE) REAR SETBACK: 10' MINIMUM (EXISTING CONDITION: NONE) MAXIMUM BUILDING HEIGHT: 75' (EXISTING CONDITION: 25.3') MINIMUM LOT AREA: UNSEWERED BACK LOT: 20,000 SQ. FT., SEWERED BACK LOT: 10,000 SQ. FT., RESIDENTIAL & RETAIL: UNSEWERED BACK LOT: 50,000 SQ. FT. + 8,000 SQ. FT. EACH UNIT OVER ONE, SEWERED BACK LOT 10,000 SQ. FT. + 5,000 SQ. FT. EACH UNIT OVER ONE. (EXISTING CONDITION: 516,244± SQUARE FEET) MINIMUM LOT WIDTH: UNSEWERED BACK LOT: 100', SEWERED BACK LOT: 65', RESIDENTIAL & RETAIL: NO REQUIREMENT NOTED. MINIMUM LOT DEPTH: NO REQUIREMENT NOTED. MAXIMUM LOT COVERAGE: NO REQUIREMENT NOTED. MAXIMUM FLOOR AREA RATIO: NO REQUIREMENT NOTED. PARKING REQUIREMENTS: 1 SPACE / 5 BEDS - 14 SPACES REQUIRED. THE ZONING INFORMATION SHOWN ABOVE WAS PROVIDED TO THE SURVEYOR BY NV5 TRANSACTION SERVICES - ZONING DIVISION ON SEPTEMBER 1, 2020 PURSUANT TO ITEM 6(b) OF TABLE A. PROJECT NUMBER: 7202001154 REPORT DATE: AUGUST 14, 2020

Zoning Authority:
NV5 TRANSACTION SERVICES - ZONING DIVISION
1012 24TH AVENUE NW, SUITE 100
NORMAN, OK 73069
TELEPHONE: 800-787-8390

MISCELLANEOUS NOTES

- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE FIELD OR INFORMATION REGARDING CEMETERIES OR BURIAL GROUNDS FOUND IN THE RECORDED DOCUMENTS PROVIDED.
- RIGHT-OF-WAY WIDTHS WERE DETERMINED FROM ABUTTING CERTIFIED SURVEY MAPS, SUBDIVISION PLATS AND/OR HIGHWAY RIGHT-OF-WAY PLATS.
- AT THE TIME FIELD WORK WAS PERFORMED, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES FOUND, THERE WERE NO STREET OR SIDEWALK CONSTRUCTION/REPAIRS OBSERVED AT THE TIME OF THE SURVEY.
- A WETLAND DELINEATION WAS NOT PERFORMED TO VERIFY THE PRESENCE OR LACK THEREOF, NO MARKERS WERE OBSERVED. WETLANDS SHOW ARE PER THE ONEIDA COUNTY GIS MAPPING.
- THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY.
- ADDRESS OF THE PROPERTY WAS OBSERVED IN THE FIELD. 9969 OLD HIGHWAY 70 ROAD, MINOCQUA, WI 54548.
- THE SUBJECT PROPERTY CONTAINS 516,244± SQUARE FEET OR 11.851± ACRES TOTAL.
- THERE ARE NO GAPS OR GORES ON THE SURVEYED PROPERTY IN RELATIONSHIP TO ITS ADJOINERS.
- UTILITIES WERE LOCATED BY OBSERVED ABOVE GROUND EVIDENCE ONLY.
- THE SUBJECT PROPERTY HAS ONE (1) DRIVEWAY WITH DIRECT ACCESS TO OLD HIGHWAY "70", A DULY DEDICATED PUBLIC STREET OR HIGHWAY.
- FLOOD NOTE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FLOOD NOTE: ZONE A - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED.
- ALL SETBACKS SHOWN ARE BUILDING SETBACKS.

SIGNIFICANT OBSERVATIONS

- SNOWMOBILE TRAIL & SIGNAGE EXTENDS ONTO SUBJECT PROPERTY BY 12.8 FEET.

ITEMS CORRESPONDING TO SCHEDULE B-II

- THERE ARE NO SURVEY RELATED SCHEDULE B-II ITEMS AFFECTING SUBJECT PROPERTY.

LEGEND OF SYMBOLS & ABBREVIATIONS

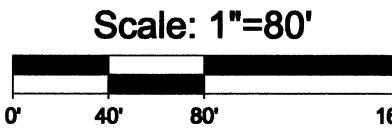
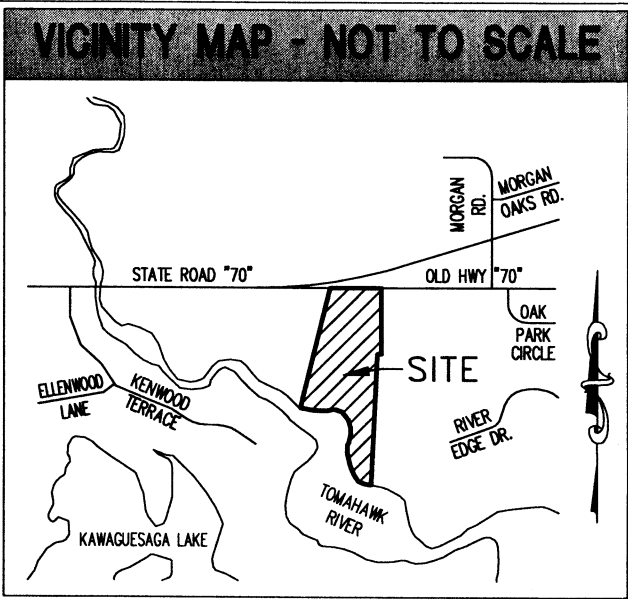
- ALUMINUM MONUMENT FOUND
- 1" O.D. PIPE FOUND
- 2" O.D. PIPE FOUND
- POWER POLE
- POWER POLE ANCHOR
- LIGHT STANDARD
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC PANEL
- ELECTRIC PEDESTAL
- SPOT LIGHT
- LIGHT
- A/C UNIT
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- MANHOLE
- SEWER CLEAN OUT
- CATCH BASIN
- HYDRANT
- WATER MAIN VALVE
- P.I.V. VALVE
- FIRE HOSE CONNECTION
- GAS METER
- SIGN
- MAILBOX
- FENCE POST
- FLAG POLE
- DENOTES WETLANDS
- AERIAL UTILITY LINE
- FENCE
- PREVIOUSLY RECORDED AS (2001)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- B.H. BUILDING HEIGHT LOCATION
- R/W RIGHT-OF-WAY

BASIS FOR BEARINGS:

THE NORTH LINE OF GOVT. LOT 8, SECTION 9, T39N, R6E, ASSUMED TO BEAR S89°42'03"E.

PARKING SPACES:

- 81 PARKING STALLS
- 7 HANDICAPPED PARKING STALLS
- 0 SEMI TRAILER PARKING STALLS
- 88 TOTAL PARKING STALLS



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PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/03/2020	FIRST DRAFT	08/17/2020	NETWORK COMMENTS
08/07/2020	NETWORK COMMENTS	08/19/2020	NETWORK COMMENTS
08/13/2020	NETWORK COMMENTS	09/23/2020	NETWORK COMMENTS
FIELD WORK: 07/30/2020		DRAFTED: 08/03/2020	
		CHECKED BY: T.J.T. FB & PG.	

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS

10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

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DRAWN BY: JIM BRASEL

FIELD DATA BY: D.S. & T.T.
DATE: 07/30/20
CHECKED BY: T.T. DATE: 09/23/20

DWG. DATE: SEPT. 23, 2020

DWG. NO. 10270-A-1-D

PROJECT NO. 20-118

PLAN SHEET SHEET 1

1 OF SHEET(S)

RECORD DESCRIPTION

C2993

TITLE DESCRIPTION
THE LAND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
GOVERNMENT LOT 6 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 6 EAST, ONEIDA COUNTY, WISCONSIN. EXCEPT THOSE PARCELS DESCRIBED IN CERTIFIED SURVEY MAP, RECORDED IN VOLUME 10 CERTIFIED SURVEYS PAGE 2451. EXCEPT THOSE PARCELS DESCRIBED IN CERTIFIED SURVEY MAP, RECORDED IN VOLUME 10 CERTIFIED SURVEYS PAGE 2452. EXCEPT THAT PARCEL DESCRIBED IN CERTIFIED SURVEY MAP, RECORDED IN VOLUME 11 CERTIFIED SURVEYS PAGE 2779. EXCEPT RIVERS EDGE DRIVE. EXCEPT THAT PARCEL DESCRIBED IN DOCUMENT NO. 553464 AND
PARCEL 2:
PART OF GOVERNMENT LOT 8, SECTION 9, TOWNSHIP 39 NORTH, RANGE 6 EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8; THENCE S 02 DEGREES 55 MINUTES W, ALONG THE EAST LINE OF GOVERNMENT LOT 8, A DISTANCE OF 54.60 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY "70" AND MARKING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 267.30 FEET TO AN IRON PIPE; THENCE S 15 DEGREES 52 MINUTES W, A DISTANCE OF 810.30 FEET TO AN IRON PIPE NEAR THE NORTH SHORE OF THE TOMAHAWK RIVER; THENCE S 70 DEGREES 23 MINUTES E, A DISTANCE OF 57.60 FEET TO A POINT; THENCE S 83 DEGREES 09 MINUTES E, A DISTANCE OF 100.00 FEET TO AN IRON PIPE; THENCE SOUTHERLY ALONG THE SHORELINE OF THE TOMAHAWK RIVER TO THE EAST LINE OF GOVERNMENT LOT 8; THENCE N 02 DEGREES 55 MINUTES E, ALONG THE EAST LINE OF GOVERNMENT LOT 8 TO THE PLACE OF BEGINNING. TOGETHER WITH ALL RIPARIAN RIGHTS TO THE SHORE OF TOMAHAWK RIVER.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY (RIVERSIDE ABSTRACT, LLC), COMMITMENT NO. RAW-39001, DATED MAY 28, 2020 AT 12:00 A.M.

ALTA/NSPS LAND TITLE SURVEY

FOR
RAWI-39001
NV5 Project No. 202002045, 001
9969 Old Highway 70 Road, Minocqua, WI 54548

based upon Title Commitment No. RAWI-39001
of Chicago Title Insurance Company
bearing an effective date of May 28, 2020 at 12:00 AM

SURVEYOR'S CERTIFICATION

TO: WINTERS PARADISE PROPCO LLC, A WISCONSIN LIMITED LIABILITY COMPANY; VITALOGY PROPERTY HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY; MINOCQUA HEALTH AND REHAB LLC, A WISCONSIN LIMITED LIABILITY COMPANY; PROVIDENCE HEALTHCARE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY; OXFORD FINANCE LLC, AS AGENT, ITS SUCCESSORS AND/OR ASSIGNS; RIVERSIDE ABSTRACT, LLC; MIDDLE RIVER PROPCO LLC; KOSS & SCHONFELD, LLP; CHICAGO TITLE INSURANCE COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 30, 2020.



THOMAS J. TRZINSKI
REGISTRATION NO. 2636
IN THE STATE OF WISCONSIN
DATE OF FIELD SURVEY: JULY 30, 2020
DATE OF LAST REVISION: SEPTEMBER 23, 2020
NV5 NETWORK PROJECT NO. 202002045-001 CMP

Bock & Clark Corporation
an NV5 Company

NV5

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