

Existing Legal Description

That part of the vacated part of the First Addition to the City of Rhinelander, being in Government Lot 3, Section 6, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin more particularly described as follows:

Commencing at an iron pipe marking the intersection of the south line of young street and the westerly line of Courtney Street; thence southerly along the westerly line of Courtney Street a distance of 160.00 feet to an iron pipe; thence southerly along the westerly line of Courtney Street the intersection of the westerly line of Courtney Street and southerly line of Keenan Street (now vacated); thence westerly along what was formerly the south line of Keenan Street, a distance of 230.00 feet to an iron pipe; thence southerly at right angles a distance of 160.00 feet to an iron pipe; thence easterly at right angles a distance of 257.70 feet to an iron pipe marking the intersection with the westerly line of Courtney Street; thence northerly along the westerly line of Courtney Street a distance of 160.00 feet, more or less, to the POINT OF BEGINNING.

Except that conveyed to the city of Rhinelander in quit claim deed dated January 22, 2007 and recorded January 9, 2007 as Document No. 644283.

New Legal Description

A parcel of land being part of the vacated part of the First Addition to the City of Rhinelander, being part of Government Lot 3, Section 6, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 6 marked by a chiseled "X" on a granite monument; thence North 89°00'00"E for a distance of 120.00 feet to an iron pipe, the PLACE OF BEGINNING. Thence N24°15'22"W for a distance of 159.97 feet to an iron pipe on the southerly right-of-way line of Schick Plaza Drive; thence along said southerly right-of-way line, N65°07'32"E for a distance of 231.92 feet to an iron pipe on the western right-of-way line of South County Avenue; thence along said western right-of-way line, S89°00'00"E for a distance of 120.00 feet to an iron pipe; thence along a line parallel to the left having an arc length of 124.21 feet, a radius of 92.750 feet and being subtended by a chord bearing S30°15'29"E for a distance of 124.12 feet to an iron pipe; thence S19°06'34"E for a distance of 22.06 feet to an iron pipe; thence S28°18'40"E for a distance of 22.06 feet to a utility pole; thence along a line parallel to the left having an arc length of 124.21 feet to the PLACE OF BEGINNING.

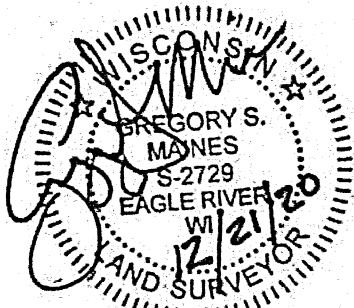
TOGETHER with and subject to any easements, restrictions, and reservations of record or of use.

Items Corresponding to Schedule B Section 2:

- 1- 12. Standard Exemptions, (not a survey related issue).
13. Traffic Signs, Cables and Controls Easement executed by Schiek Clinic, S.C., a Wisconsin special exception, to the City of Hazeldean, a Wisconsin municipal corporation, recorded April 11, 1991 in Vol. 634 Records, Page 633 as Document No. 392557, Oneida County Registry. (Shown hereon).
14. Mortgage from Trygve A. Solberg and Tula T. Solberg, husband and wife to M&I Marshall & Liskay Bank in the amount of \$30,000,000 dated September 29, 2006 and recorded October 4, 2006 as Document No. 639071. (Not a survey related issue).
15. Mortgage from Trygve A. Solberg and Tula T. Solberg, husband and wife, as survivorship marital property as to Parcel(s) 1 and 11, Trygve A. Solberg as to Parcel(s) 11, Trygve A. Solberg and Tula T. Solberg, husband and wife as to Parcel(s) 4, Solberg Investments as to Parcel(s) V, and T.A. Solberg Co., Inc. as to Parcel(s) VI to BMO Harris Bank N.A. in the amount of \$2,500,000.00 dated December 5, 2011 and recorded February 8, 2012 as Document No. 711371. (Not a survey related issue)
16. The instrument(s) shown above as Document No(s), 639071 and 711371 encumbers additional land not included in this Commitment/Policy. (Not a survey related issue).
17. Taxes for the year 2019 in the amount of \$2,022.39, and all prior years are paid (Not a survey related issue).

General Notes:

1. *This survey is based on information contained in the commitment for title insurance issued by First American Title Insurance Company Commitment No. NCS-1041195-MAA, Commitment date: December 1, 2020 at 8:00 A.M.*
2. *The current owner of the property is Tygva A. Solberg and Tula T. Solberg (Document No. 629162, RH-329), except Document No. 644280).*
3. *The current address for the property is 210 South Courtney Street, City of Rhinelander, Wisconsin 54501.*
4. *The contour interval is 1 foot and the vertical datum is NAVD88.*
5. *The subject property is vacant.*
6. *The total area of the property is 38,330 sq. ft. or 0.88 acres*
7. *The existing description contained an exception, so we provided a new description to clarify the property boundaries. The new description describes the same real estate as the record description.*
8. *Location of utilities existing on or serving the subject property were located based on observed conditions and markings completed as part of a Diggers Hotline locate request. Ticket No. 20205006766. Utility companies do not always respond to locate requests. There may or may not be additional underground utilities that were not marked and therefore are not shown on this survey.*
9. *No zoning report or letter was provided.*



Certification

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, 4, 5, 6(b) and 11 of Table A thereof. The fieldwork was completed on December 15, 2020.

PREPARED FOR:

Lee and Associates

ALTA/NSPS Land Title Survey

Part of the vacated First Addition to the

City of Rhineland;

Section 6 T 36 N B 9 F

City of Rhineland, Oneida County, Wisconsin

[illegible]

JOB #: 2020333

DRAWN BY: JWD

DATE: 12/21/2020

SHEET 1 OF 1