

MAP # C3056  
DATE FILED...11-1-2022...  
BY...CH...  
DESCRIPTION FILED...  
ONEIDA CO. SURVEYOR'S OFFICE

FILE NO. ON-49005  
SCHEDULE "A" LEGAL DESCRIPTION  
EFFECTIVE DATE: 7/27/2022 AT 8:00 AM

PARCEL 1:  
LOT 1 OF THE CERTIFIED SURVEY MAP PREPARED BY GERALD B. INMAN, SURVEYOR OF PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 6 EAST RECORDED MARCH 17, 1994 IN VOL. 6 OF SURVEY MAPS ON PAGE 1638.  
TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER LOT 2 AS SHOWN ON SAID SURVEY MAP.  
ALSO, TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM U.S. HIGHWAY 51 OVER THE SOUTHEASTERLY 50 FEET OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOL. 3 OF SURVEY MAPS ON PAGE 613, LYING PARALLEL WITH AND IMMEDIATELY ADJACENT TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 51.  
PARCEL 2:  
LOT 2 OF THE CERTIFIED SURVEY MAP PREPARED BY GERALD B. INMAN, SURVEYOR OF PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 6 EAST RECORDED MARCH 17, 1994 IN VOL. 6 OF SURVEY MAPS ON PAGE 1638.  
TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM U.S. HIGHWAY 51 OVER THE SOUTHEASTERLY 50 FEET OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOL. 3 OF SURVEY MAPS ON PAGE 613, LYING PARALLEL WITH AND IMMEDIATELY ADJACENT TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 51.  
BEING IN ONEIDA COUNTY, WISCONSIN

GENERAL NOTES

- BEARINGS ARE BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 6 EAST, MEASURED TO BEAR NORTH 89°04'36" EAST.
- THE SUBJECT PROPERTY IS IN ZONE "X" AND DOES NOT LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "ONEIDA COUNTY, WISCONSIN AND INCORPORATED AREAS" MAP NUMBER 55085C0305C, MAP REVISED MAY 16, 2013.
- PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKING PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES; HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS TICKET #2022301981.  
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 THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
- THE ZONING FOR THE SUBJECT PROPERTY AT THE TIME OF THE 2022 SURVEY WAS B-2 BASED ON ONEIDA COUNTY GIS MAPPING. CURRENT ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.
- TOTAL PARCEL AREA = 133.543 SQUARE FEET, OR 3.066 ACRES, MORE OR LESS.
- TOTAL EXISTING REGULAR PARKING STALLS DELINEATED = 0. EXISTING HANDICAP SPACES DELINEATED = 0. TOTALING 0 STALLS.
- THE FIELD DATE OF THIS SURVEY WAS AUGUST 10TH, 2022.
- THERE WAS NOT EVIDENCE OF EARTH MOVING WORK OR BUILDING ADDITIONS WITHIN RECENT MONTHS OVER THE ENTIRE SUBJECT PROPERTY. IMPROVEMENTS ARE AS SHOWN.
- THERE HAVE NOT BEEN CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED, AND INFORMATION WAS NOT AVAILABLE FROM THE CONTROLLING JURISDICTION. ALSO THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THE PROPERTY SHOWN HEREON HAS FRONTAGE ALONG U.S. HIGHWAY 51 AND INDIRECT ACCESS TO U.S. HIGHWAY 51, A PUBLICLY DEDICATED STREET/ROAD/RIGHT-OF-WAY.
- ADDRESSES OBTAINED FROM ONEIDA COUNTY PARCEL MAPPING IS 7735 HIGHWAY 51, MINOCQUA, WISCONSIN FOR LOT 1. LOT 2 DOES NOT HAVE A SITE ADDRESS.
- THE SUBJECT PROPERTY IS THE SAME AS DESCRIBED IN SCHEDULE A.
- THE ELEVATIONS AND BENCHMARKS SHOWN ARE BASED ON THE NAVD83 DATUM AND ESTABLISHED BY THE WISCORS REFERENCE SYSTEM.

SCHEDULE B - SECTION II EXCEPTIONS (SURVEYOR'S NOTES ARE WRITTEN IN ITALICS)

- FILE NUMBER: ON-49005  
SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. *NOT A SURVEY MATTER*
  - SPECIAL TAXES OR ASSESSMENT, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT AND SUBSEQUENT YEARS. *NOT A SURVEY MATTER*
  - LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF THE POLICY. *NOT A SURVEY MATTER*
  - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY MATTER*
  - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. *SURVEYOR HAS NOT BEEN MADE AWARE OF ANY AT THE TIME OF SURVEY.*
  - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. *CURRENT SURVEY IS AS SHOWN.*
  - EASEMENT OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. *SURVEYOR HAS NOT BEEN MADE AWARE OF ANY AT THE TIME OF THE SURVEY.*
  - ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT. *SURVEYOR HAS NOT BEEN MADE AWARE OF ANY AT THE TIME OF THE SURVEY.*
  - GENERAL TAXES FOR THE YEAR 2022, NOT YET DUE AND PAYABLE. *NOT A SURVEY MATTER.*
  - TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED IN SCHEDULE A HEREIN AS CONTAINED IN QUIT CLAIM DEED EXECUTED BY JACQUELINE D. DUNCAN TO ELIZABETH FEHR DATED JUNE 3, 2009 AND RECORDED JULY 8, 2009 AS DOCUMENT NO. 679446. 50' WIDE EASEMENT IS AS SHOWN ON MAP AND THE VICINITY MAP.
  - RIGHTS OF OTHERS IN AND TO THE NON-EXCLUSIVE EASEMENT DESCRIBED IN SCHEDULE A HEREOF. *SCHEDULE A DESCRIBES AN INGRESS-EGRESS EASEMENT OVER LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1638 AND A 50' WIDE INGRESS-EGRESS EASEMENT OVER LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 3, ON PAGE 613. BOTH EASEMENTS ARE AS SHOWN ON THE MAP AND THE VICINITY MAP.*
  - IT IS STIPULATED THAT NOTHING HEREIN IS TO BE CONSTRUED AS INSURING THAT THE EASEMENT DESCRIBED IN SCHEDULE A HEREIN IS OPEN AND UNOBSTRUCTED (UNLESS WE ARE FURNISHED WITH AN ACCEPTABLE SURVEY INDICATING THAT SAID EASEMENT IS OPEN AND UNOBSTRUCTED). *SCHEDULE A DESCRIBES AN INGRESS-EGRESS EASEMENT OVER LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1638 AND A 50' WIDE INGRESS-EGRESS EASEMENT OVER LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 3, ON PAGE 613. BOTH EASEMENTS ARE AS SHOWN ON THE MAP AND THE VICINITY MAP.*
  - MORTGAGE FROM ELIZABETH FEHR TO PEOPLES STATE BANK IN THE ORIGINALLY STATED AMOUNT OF \$127,467.75, DATED AUGUST 27, 2013 AND RECORDED AUGUST 30, 2013 AS DOCUMENT NO. 73176. *NOT A SURVEY MATTER.*

SURVEYOR'S CERTIFICATE

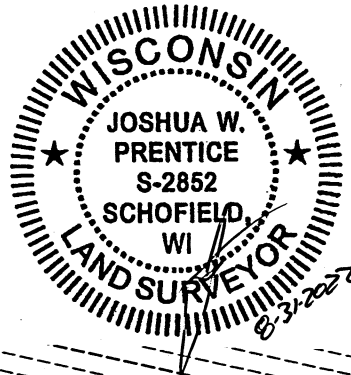
TO WAH PROPERTIES LLC, ELIZABETH FEHR, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 10TH, 2022.

DATE OF PLAT OR MAP: August 18, 2022

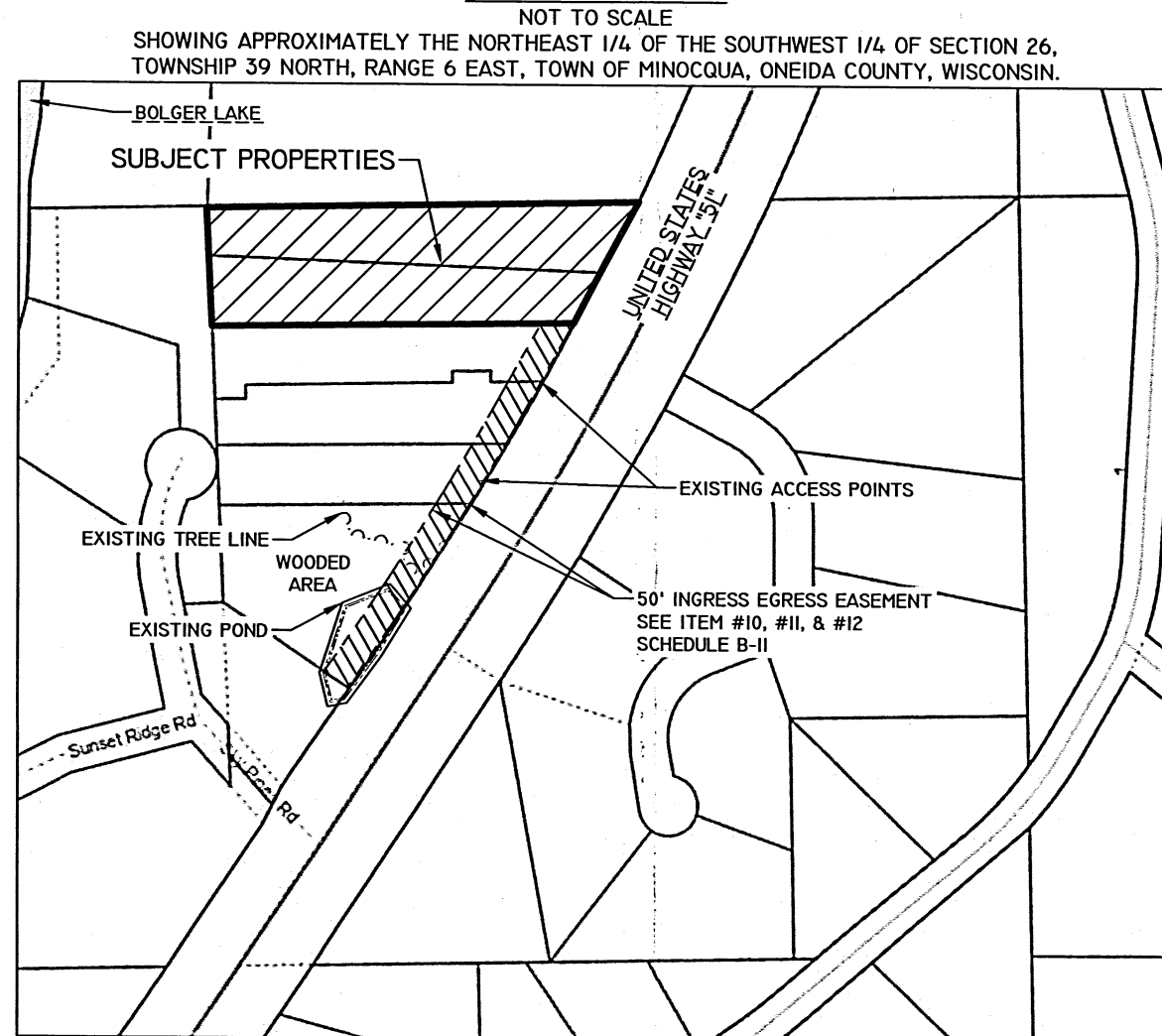
REI ENGINEERING INC.  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852



# ALTA/NSPS LAND TITLE SURVEY

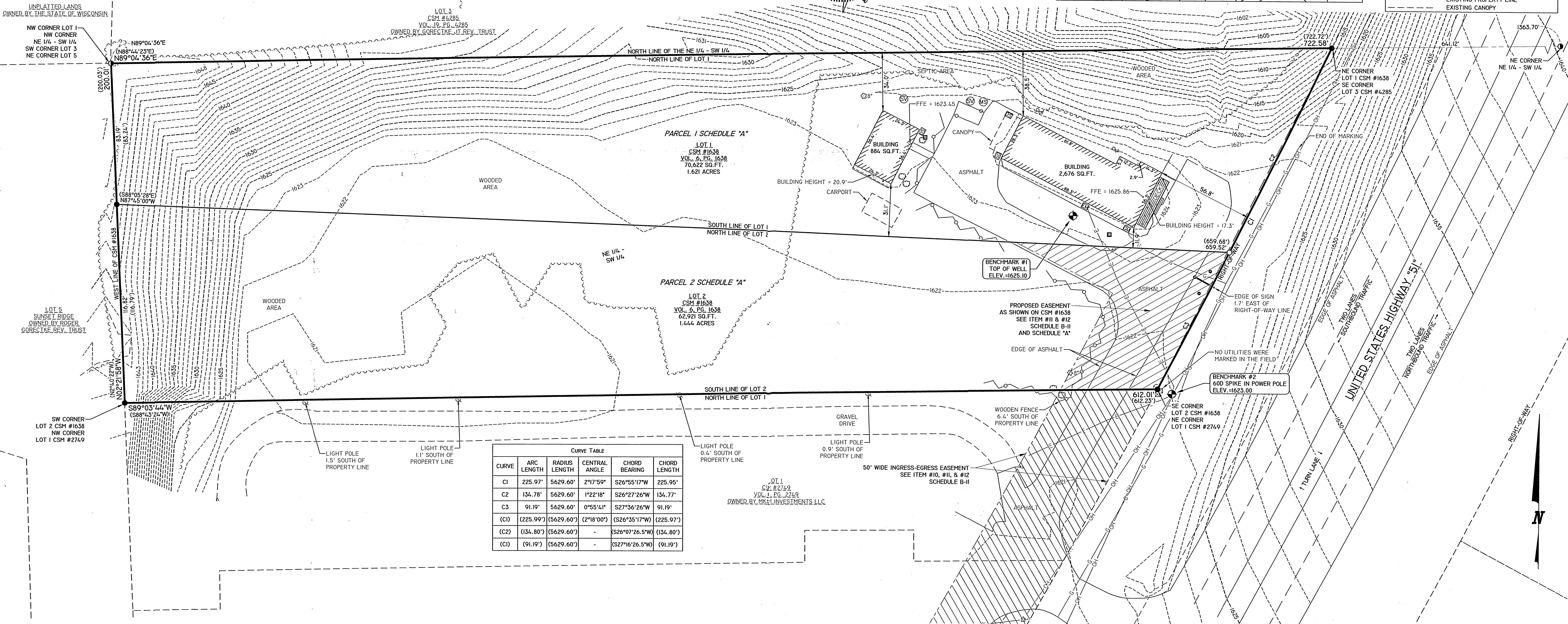
LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1638, RECORDED IN VOLUME 6, ON PAGE 1638, FILED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 6 EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN.

VICINITY MAP



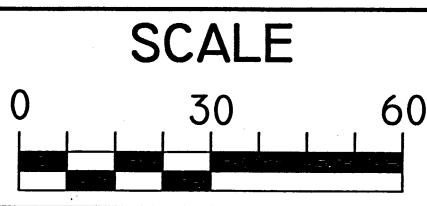
LEGEND	
	1 1/4 IN. O.D. IRON PIPE FOUND
	1 1/2 IN. O.D. IRON PIPE FOUND
	1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET BENCHMARK
	EXISTING SANITARY CLEAN OUT
	EXISTING BUSH/SHRUB
	EXISTING WOOD POST
	EXISTING WELL
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING GUY POLE
	EXISTING UTILITY POLE/GUY POLE
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
	EXISTING UTILITY PEDESTAL
	EXISTING DOWNSPOUT
	EXISTING ELECTRIC METER
	EXISTING GAS METER
	EXISTING SEPTIC TANK
	EXISTING SEPTIC VENT
	ACCESS POINT
	EXISTING FENCE
	EXISTING STORM CULVERT
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD UTILITIES
	EXISTING TREE LINE
	EXISTING CONCRETE
	EXISTING LANDSCAPING
	EXISTING PROPERTY LINE
	EXISTING CANOPY

DRAWING FILE: G:\0500 - 10599\10541 - WHITE ARROWS HOME - 7735 US-51 MINOCQUA 12 - SURVEY\DRAWING\SURVEY\10541 ALTA.DWG LAYOUT: ALTA-22\34  
PLOTTED: OCT 27, 2022 - 10:03AM PLOTTED BY: JOSHUA P



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING
C1	225.97'	5629.60'	2°17'59"	S26°55'17"W
C2	134.78'	5629.60'	1°22'18"	S26°27'26"W
C3	91.19'	5629.60'	0°55'41"	S27°36'26"W
(C1)	(225.99')	(5629.60')	(2°18'00")	(S26°55'17"W)
(C2)	(134.80')	(5629.60')	-	(S26°07'26.5"W)
(C1)	(91.19')	(5629.60')	-	(S27°16'26.5"W)

REI Engineering, Inc.  
4080 N. 20TH AVENUE  
WAUSAU, WISCONSIN 54401  
PHONE: 715.675.9784 FAX: 715.675.4060  
EMAIL: MAIL@REIENGINEERING.COM



DATE	REVISION	BY	CHK'D

DESIGNED BY:	CHECKED BY: JWP
SURVEYED BY: AJB, DH	APPROVED BY: JWP
DRAWN BY: JLR	DATE: 8/12/2022

ALTA/NSPS LAND TITLE SURVEY  
WAH PROPERTIES LLC  
7735 U.S. HIGHWAY 51  
MINOCQUA, WISCONSIN

REI No. 10541  
SHEET 1 OF 1