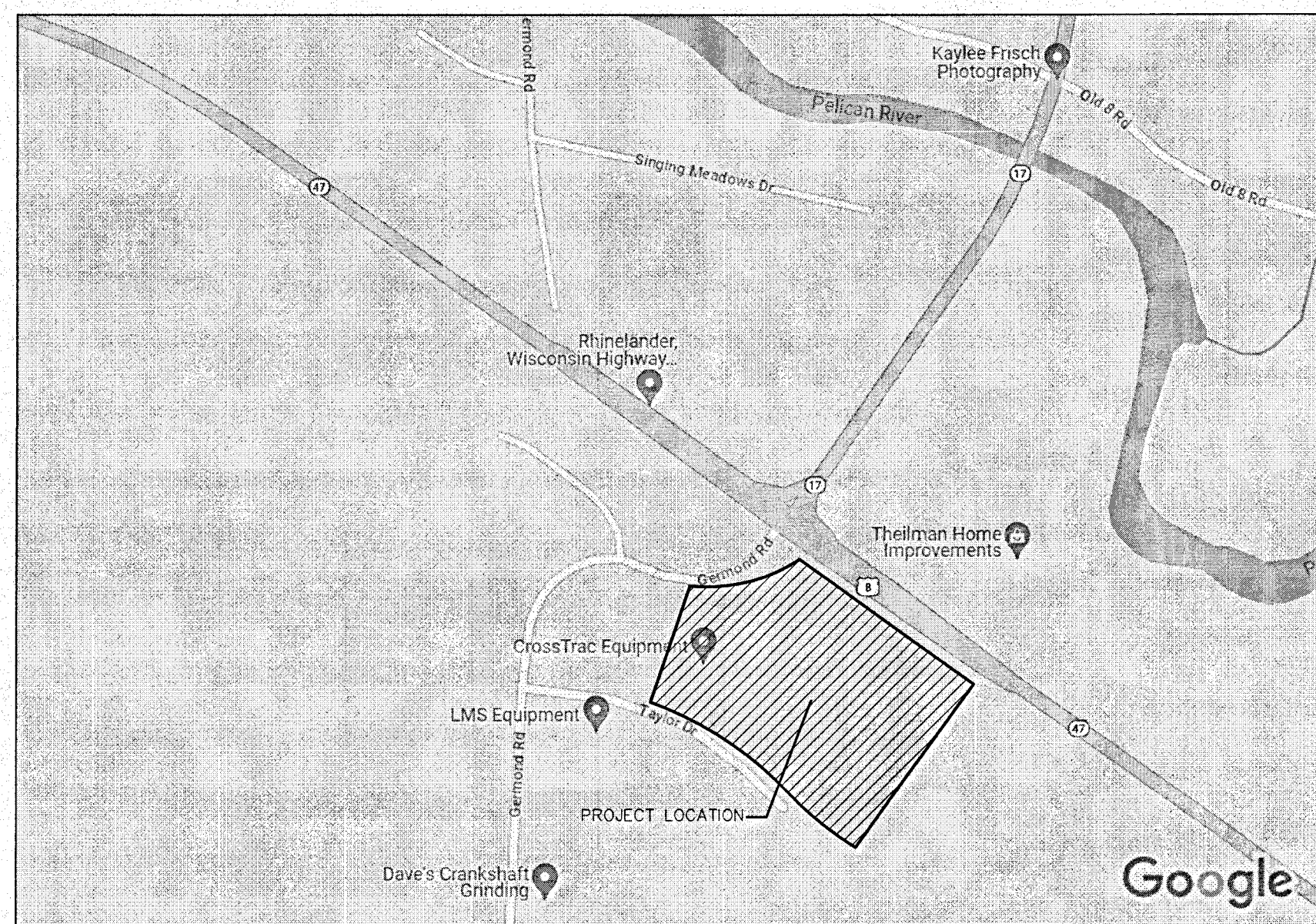


ALTA/NSPS LAND TITLE SURVEY

MAP # C3084
DATE FILED 1-5-2024
BY CH
DESCRIPTION
ONEIDA CO. SURVEYOR'S OFFICE

CHECKED:	JORDAN G. BROST
DRAWN:	TRAVIS PLANTICO
DATE	11-15-23
PROJECT NO.	23.446

VICINITY MAP



SURVEYOR'S NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND INCHES. ALL PLAT POINTS ARE THEREBY NOTED. MONUMENTS WERE PLACED AT POINTS WHERE INDICATED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 9 EAST, RECORDED TO BEAR N 02°38'21" E PER CERTIFIED SURVEY NO. 2013-00000003, PAGE 3866.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF CONSTRUCTION OR BUILDING ACTIONS WITHIN RECENT MONTHS.
- AREA OF SUBJECT PROPERTY:
PARCEL 1 (PARCELS 1 & 4 PE-1815):
148,116.50 SQ. FT. (3.40 ACRES)
PARCEL 2 (PARCELS 2 PE-199-2):
87,170.50 SQ. FT. (2.000 ACRES)
- THE PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 17065, EFFECTIVE DATE 08/01/2013.
- ADDRESSES OF PROPERTY: AS PROVIDED BY INSURER:
LOTS 1 & 2 AND 4872 TAYLOR DRIVE,
RHINELANDER, MN 54501
- AT THE TIME OF THIS SURVEY, THERE WERE NO PARKING PLAT OBSERVABLE ON THE PROPERTY.

LEGEND

These standard symbols will be found in the drawing.

- OVERHEAD UTILITIES LINE
 BURIED ELECTRIC LINE
 BURIED GAS LINE
 BURIED TELEPHONE LINE
 BURIED FIBER OPTICS LINE
 DICE OF BITUMINOUS
 RIGHT-OF-WAY LINE
 RIGHT-OF-WAY CENTER LINE
 SECTION LINE
 INTERIOR LOT LINE
 SEPTIC TANK
 ELECTRIC MANHOLE
 ELECTRIC METER
 ELECTRIC TRANSFORMER
 LIGHT POLE
 POWER POLE
 GUY WIRE
 GAS METER
 TELEPHONE REDESKAL
 FIBER OPTIC CABLE
 TRAFFIC SIGNAL
 GAS POST/BOLLARD
 VENT PIPE
 CLEAN OUT
 AIR CONDITIONING UNIT
 SIGN
 PINE TREE
 GRAVEL AREA
 LANDSCAPE AREA
 3/4" - 0.4 D. X 18" IRON BAR SET
 1/2" - 0.2 LB. 50 LB./YD. FILL
 1/4" - 0.1 D. IRON BAR SET
 3/4" - 0.4 D. IRON BAR SET
 RAILROAD SPIKE POINT
 ALUMINUM MONUMENT FOUND
 R/W POST FOUND

SCHEDULE B-2 EXCEPTIONS

- 9) UTILITY EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION BY AN INSTRUMENT DATED NOVEMBER 30, 1990, AND RECORDED IN THE OFFICE OF THE REGISTRAR OF DEEDS FOR ONEIDA COUNTY, WISCONSIN ON JANUARY 27, 1977, AS DOCUMENT NO. 390680. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
- 10) UTILITY EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION BY AN INSTRUMENT DATED NOVEMBER 28, 1990, AND RECORDED IN THE OFFICE OF THE REGISTRAR OF DEEDS FOR ONEIDA COUNTY, WISCONSIN ON JANUARY 27, 1977, AS DOCUMENT NO. 390681, ON PAGES 688-689, AND IN VOLUME 630 OF RECORDS, ON PAGES 688-689, AS DOCUMENT NO. 390681. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
- 11) UTILITY EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION, BY AN INSTRUMENT DATED AUGUST 10, 2015 AND RECORDED IN THE OFFICE OF THE REGISTRAR OF DEEDS FOR ONEIDA COUNTY, WISCONSIN ON AUGUST 27, 2015, AS DOCUMENT NO. 752806. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THIS MAP AS OUTLOT 1 OF CERTIFIED SURVEY MAP #3866.
- 12) ACCESS RESTRICTION AS STATED IN AWARD OF DAMAGES DATED NOVEMBER 8, 1977 AND RECORDED JANUARY 27, 1977 IN VOLUME 122 OF RECORDS, PAGES 192-193, AS DOCUMENT NO. 287725. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
- 13) COVENANT REGARDING OUTLOT 1 AND VISION CORNER ACCESS RESTRICTION AS STATED AND SHOWN ON CERTIFIED SURVEY MAP RECORDED NOVEMBER 1, 2010 IN VOLUME 1254 OF RECORDS, AS DOCUMENT NO. 696111. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
- 14) COVENANTS REGARDING OUTLOT 1 AS STATED IN THE PLAN OF TAYLOR SUBDIVISION RECORDED DECEMBER 30, 1976 IN VOLUME 1254 OF RECORDS, AS DOCUMENT NO. 696111. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.
- 15) COVENANT REGARDING OUTLOT 1 AS STATED IN INSTRUMENT RECORDED JANUARY 7, 2011 AS DOCUMENT NO. 752806. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

RECORD LEGAL DESCRIPTION

PARCEL 1 (PE-1814 A PE-1815)
LOTS 2 AND 3 OF TAYLOR SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, WHICH LOTS SHALL EACH HAVE A 1/12 INTEREST IN OUTLOT 1 OF VOLUME 17 CERTIFIED SURVEY MAPS, PAGE 3866, RECORDED AS DOCUMENT NO. 696111, BEING PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 9 EAST, TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN.

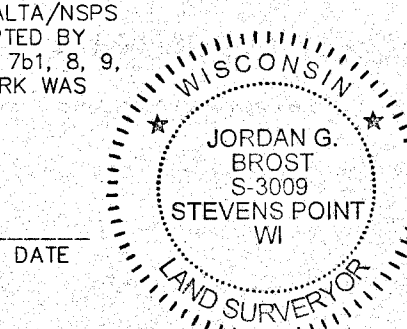
PARCEL 2 (PE-199-2)
LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOL. 17 OF CERTIFIED SURVEYS, PAGE 3866 AS MAP NO. 3866, RECORDED AS DOCUMENT NO. 696111, BEING PART OF THE NW 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 9 EAST, TOWN OF PELICAN, ONEIDA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

10. CROSSSTRAK EQUIPMENT LLC, FARM CREDIT EAST, ITS
SUCCESSORS AND/OR ASSIGNS, GARY TAYLOR AND GARY
TAYLOR OR BARBARA TAYLOR TRUSTEES OF THE GARY OR
BARBARA TAYLOR TRUST, DATED APRIL 23, 1998, BERGE
INVESTMENT PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY
COMPANY 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
2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSR
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA, NSR, AND THE NATIONAL ASSOCIATION OF REALTORS, 11-13,
13, 16, AND 20 OF TABLE THEREOF. THE FIELD WORK WAS
COMPLETED ON OCTOBER 12-13, 2023.

JORDAN G. BROST,
PROFESSIONAL LAND SURVEYOR #3001



SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING INC.
4941 KIRSCHLING COURT
STEVENS POINT, WISCONSIN 54481
OFFICE (715)344-9999
MOBILE (715)340-1269
FAX (715)344-9922
EMAIL jordanb@pobinc.com

POTENTIAL ENCROACHMENTS

- A** ASPHALT PARKING LOT CORNER AND EDGE OVER THE WEST LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- B** UNDERGROUND GAS, ELECTRIC AND FIBER OPTIC LINES OVER THE SOUTH LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- C** OVERHEAD UTILITY LINE THROUGH THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	723.91	189.49	188.95	N 50°26'23" E	14°59'51"
C2	767.30	358.67	355.42	S 05°45'58" W	78°48'58"
C3	370.00	247.84	242.23	N 76°18'12" E	33°49'42"
C4	723.91	171.63	171.29	N 51°38'38" W	33°55'21"
C5	723.91	17.80	17.60	N 40°08'42" W	1°24'31"
C6	767.30	162.36	162.06	N 49°30'10" W	12°07'27"
C7	767.30	196.31	195.77	N 62°53'39" W	14°39'32"

ALTA/NSPS LAND TITLE SURVEY

CROSSTRAC EQUIPMENT LLC
4872 TAYLOR DRIVE
TOWN OF PELICAN
ONEIDA COUNTY, WISCONSIN

CLIENT

CROSSTRAC EQUIPMENT LLC
C/O JESSE TAFT
31 FERRY ROAD
HARTLAND, VT 05048

OWNER-PARCEL NO. PE-199-2

BRICE INVESTMENT PROPERTIES LLC
4872 TAYLOR DRIVE
RHINELANDER, WI 54501

OWNER-PARCEL NOS. PE-1814 & PE-1815

JOHN T. TAYLOR AND GARY A. TAYLOR
OR BARBARA TAYLOR TRUSTEES OF THE
GARY OR BARBARA TAYLOR TRUST, DATED
APRIL 23, 1998
PO BOX 67
RHINELANDER, WI 54501

Civil Engineering
Land Surveying
Landscape Architecture

4941 Kirschling Court
Stevens Point, WI 54481
Phone: 844.899.0643 Fax: 715.244.0022/E

Point of Beginning

ALTA

C3084

C3084