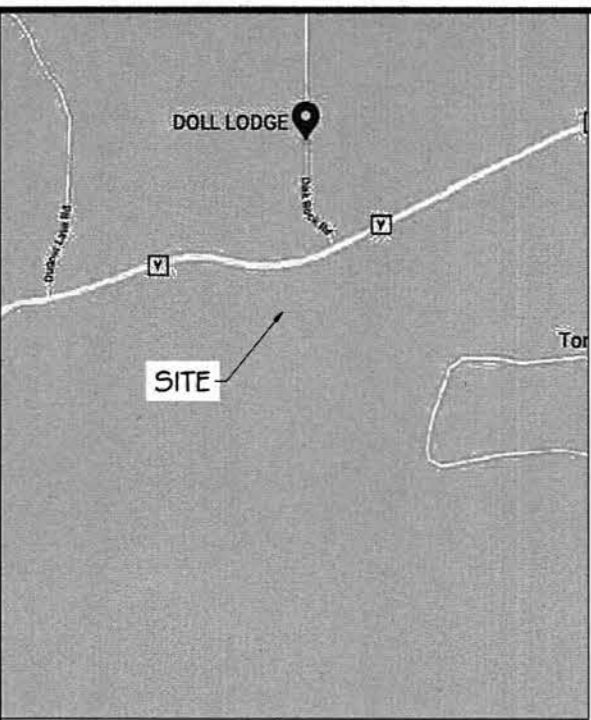
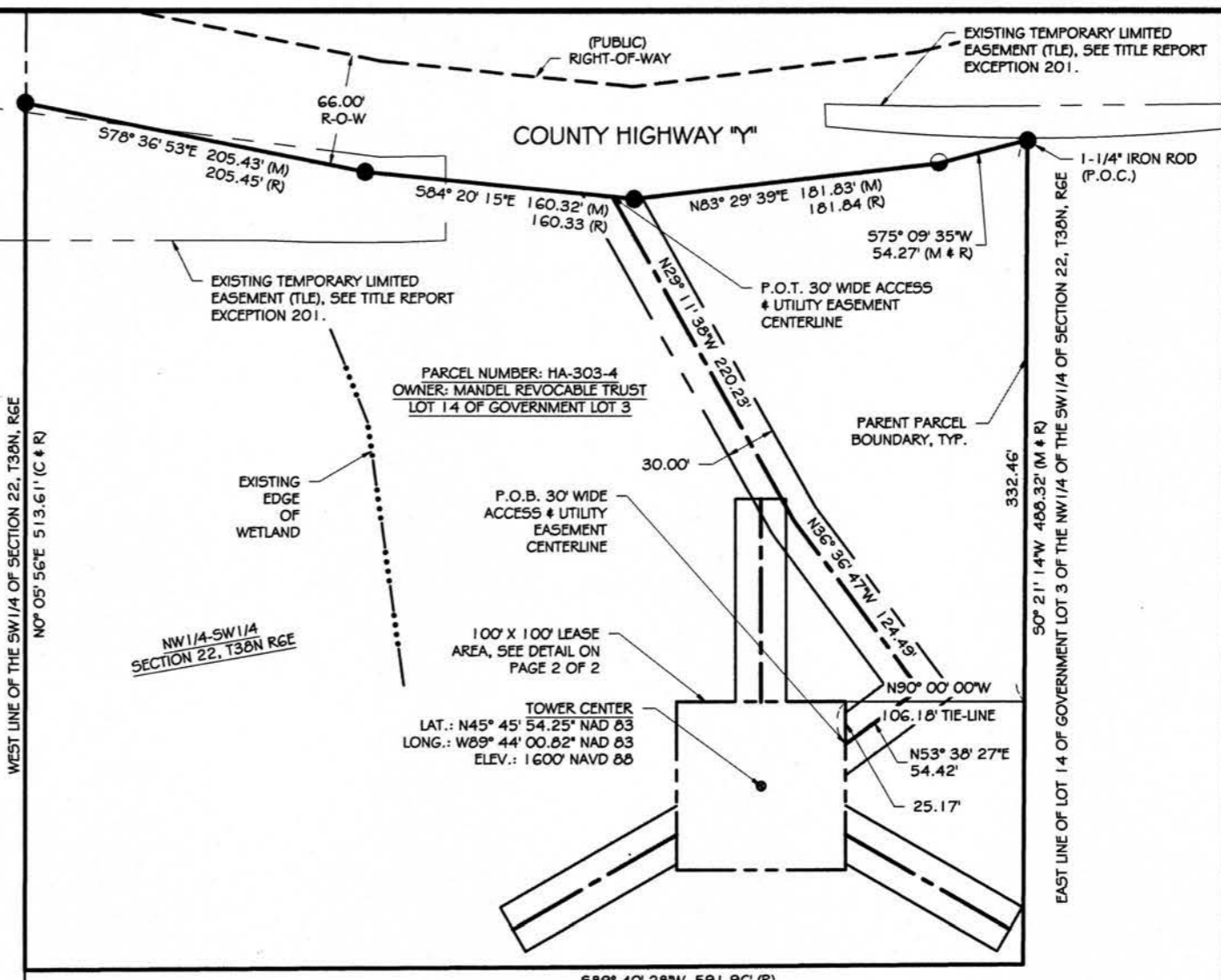


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DRAWN BY: EH  
CHECKED BY: CG



- SURVEYOR'S NOTES**
- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
  - 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
  - 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
  - 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20203216515.
  - 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY CHARLES G. LOVELL, WISCONSIN SURVEYOR NUMBER S-3206-8.
  - 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
  - 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE VBHV LEASE AREA OR ASSOCIATED EASEMENTS.
  - 8) THE VBHV LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
  - 9) THE VBHV 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF COUNTY HIGHWAY "Y".
  - 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
  - 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC, FILE NUMBER: 1150119, COMMITMENT DATE: 07/23/2020.
  - 12) BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 14 OF GOVERNMENT LOT 3 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T38N, R6E, MEASURED TO BEAR 50° 21' 07"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, ONEIDA COUNTY, U.S. FOOT.
  - 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
  - 14) F.E.M.A. FLOOD PANEL MAP NUMBER 55085C0315C, ZONE X AREA OF MINIMAL FLOOD HAZARD.



**PARENT PARCEL & PROPOSED 30FT WIDE ACCESS/UTILITY EASEMENT**  
NOT TO SCALE

**PARENT PARCEL DESCRIPTION PER TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC (PARCEL NUMBER: HA-303-4)**  
A PARCEL OF LAND IN THE NW 1/4 OF THE SW 1/4, SECTION 22, TOWNSHIP 38 NORTH, RANGE 6 EAST, IN THE TOWN OF HAZELHURST, ONEIDA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 22, MARKED BY AN IRON PIPE; THENCE SOUTH 0° 56.0' WEST, 807.43 FEET ALONG THE WEST LINE OF SECTION 22 TO THE PLACE OF BEGINNING, MARKED BY AN IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY "Y"; THENCE CONTINUING SOUTH 0° 56.0' WEST, 513.61 FEET ALONG THE WEST LINE OF SECTION 22 TO THE ONE-EIGHTH CORNER AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4, MARKED BY AN IRON ROD, WITNESSED BY A 9 INCH WHITE BIRCH BEARING SOUTH 48° EAST, 113.7 FEET AND BY A 20 INCH WHITE PINE BEARING SOUTH 23° EAST, 153.1 FEET; THENCE SOUTH 89° 29.7' EAST, 591.96 FEET ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 TO AN IRON ROD; THENCE NORTH 1° 11.3' EAST, 488.32 FEET TO AN IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY "Y"; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY "Y": SOUTH 76° 00.0' WEST 54.27 FEET TO AN IRON ROD; SOUTH 84° 20.0' WEST, 181.84 FEET TO AN IRON ROD; NORTH 83° 30.0' WEST, 160.33 FEET TO AN IRON ROD AND NORTH 77° 46.7' WEST 205.45 FEET TO THE PLACE OF BEGINNING.

**30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION**

A PORTION OF LAND LOCATED IN LOT 14 OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, TOWN OF HAZELHURST, ONEIDA COUNTY, WISCONSIN, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-1/4" IRON ROD LOCATING THE NORTHEAST CORNER OF LOT 14 OF GOVERNMENT LOT 3 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 22; THENCE 50° 21' 07"W, 332.46 FEET ALONG THE EAST LINE OF SAID LOT 14; THENCE N90° 00' 00"W, 106.18 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE 50° 00' 00"E, 25.17 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N53° 38' 27"E, 54.42 FEET; THENCE N36° 36' 47"W, 124.49 FEET; THENCE N29° 11' 38"W, 220.23 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY "Y" AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 399.14 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTHERLY RIGHT-OF-WAY OF COUNTY HIGHWAY "Y" AND TO BEGIN AT THE EAST LINE OF THE AFOREMENTIONED LEASE AREA.

**TITLE REVIEW**

REPORT PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC  
FILE NUMBER: 1150119  
DOCUMENT DATE: 07/23/2020

SCHEDULE B - PART 2 EXCEPTIONS:  
EXCEPTIONS 001-099 : **GENERAL ITEMS.**  
EXCEPTIONS 100-199 : **NOT A SURVEY RELATED ITEM.**

200. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. **THE PUBLIC RIGHT-OF-WAY OF COUNTY HIGHWAY "Y" IS SHOWN ON SURVEY.**

201. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 11, 2017 AS DOCUMENT NO. 771559. **EXISTING EASEMENT IS SHOWN ON THE SURVEY AND DOES AFFECT THE PARENT PARCEL. EXISTING EASEMENT WILL NOT AFFECT THE LEASE AREA, ASSOCIATED GUY EASEMENTS OR THE 30' WIDE ACCESS & UTILITY EASEMENT.**

**RAMAKER**  
employee-owned  
(608) 643-4100 www.ramaker.com

**VBHV, LLC**



**WISCONSIN**  
LAND SURVEYOR  
CHARLES LOVELL  
S-3206-8  
SAUK CITY  
WIS.

Charles G. Lovell, PLS  
License Number: S-3206-8

REV	DATE	DESCRIPTION	DATE ISSUED
ISSUE PHASE	FINAL		10/02/2020

PROJECT TITLE:  
**HAZELHURST  
VBHV, LLC  
US-WI-5314**

PROJECT ADDRESS:  
COUNTY HIGHWAY "Y"  
HAZELHURST, WI 54531  
ONEIDA COUNTY

SHEET TITLE:  
**SITE SURVEY**

SCALE:  
NONE

PROJECT NUMBER: 47781  
SHEET NUMBER: 1 OF 2

MAP # **A4029**  
DATE FILED **6-5-2023**  
BY **CH**  
DESCRIPTION FILED  
**ONEIDA CO. SURVEYOR'S OFFICE**

- LEGEND**
- 1-1/4" IRON ROD
  - 1" IRON PIN WITH CAP
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.T. POINT OF TERMINATION
  - (M) MEASURED DISTANCE
  - (R) RECORDED DISTANCE
  - PARENT PARCEL BOUNDARY
  - EXISTING RIGHT-OF-WAY
  - EXISTING EASEMENT SIDELINE
  - EXISTING WATERS EDGE
  - LEASE AREA
  - EASEMENT SIDELINE
  - EASEMENT CENTERLINE

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