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MAP # A4031  
DATE FILED 6-5-2023  
BY C.H.  
DESCRIPTION FILED  
ONEIDA CO. SURVEYOR'S OFFICE



PARENT PARCEL DESCRIPTION PER TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC (PARCEL NUMBER: TL-526)

THAT PART OF GOVERNMENT LOTS SIX (6) (NW 1/4 SW 1/4) AND SEVEN (7) OF SECTION 13, TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, IN THE TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 2° 33' WEST, 1034 FEET TO THE SW CORNER OF THAT PARCEL PREVIOUSLY CONVEYED TO JAMES RAYMOND FELCH PER VOLUME 103 DEEDS, PAGE 375; THENCE NORTHWESTERLY 200 FEET TO THE SE CORNER OF SAID PARCEL PREVIOUSLY CONVEYED TO JAMES RAYMOND FELCH; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL PREVIOUSLY CONVEYED TO JAMES RAYMOND FELCH TO THE NE CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE LAKE SHORE A DISTANCE OF 16 FEET TO AN IRON PIPE ON THE EAST BOUNDARY OF A 16 FOOT WIDE ROAD; THENCE CONTINUING ALONG SAID LAKE SHORE A DISTANCE OF 205.4 FEET TO AN IRON PIPE MARKING THE NW CORNER OF PARCEL PREVIOUSLY CONVEYED TO ALVIN S. EVENSON PER VOLUME 100 DEEDS, PAGE 271; THENCE SOUTHEASTERLY 254 FEET TO THE SW CORNER OF SAID EVENSON PARCEL, AND WHICH POINT IS ALSO ON THE NORTH BOUNDARY OF THE EXISTING ROAD LEADING FROM STATE HIGHWAY 32; THENCE NORTHERLY ALONG THE NORTH BOUNDARY OF SAID ROAD 718 FEET TO AN IRON PIPE WHICH IS ALSO THE NE CORNER OF THAT PARCEL PREVIOUSLY CONVEYED TO FRANKLIN A. KRAMER PER VOLUME 100 DEEDS, PAGE 519; THENCE NORTHWESTERLY 191.8 FEET TO AN IRON PIPE ON THE SHORE OF THE LAKE WHICH IS THE NW CORNER OF SAID KRAMER PARCEL; THENCE NORTHERLY ALONG THE LAKE SHORE TO THE INTERSECTION OF THE NW CORNER OF GOVERNMENT LOT 6 WITH THE LAKE SHORE; THENCE EAST TO THE NE CORNER OF GOVERNMENT LOT 6; THENCE SOUTH TO THE SE CORNER OF GOVERNMENT LOT 7; THENCE NORTH 87° 54' WEST TO THE SW CORNER AND THE PLACE OF BEGINNING; EXCEPTING THEREFROM ANY PART THEREOF USED FOR HIGHWAY PURPOSES. (SAME BEING INTENDED TO COVER ALL OF GOVERNMENT LOTS 6 AND 7 WITH THE EXCEPTION OF PARCELS PREVIOUSLY DESCRIBED PER VOLUME 103 DEEDS, PAGE 375; VOLUME 100 DEEDS, PAGE 519; VOLUME 155 MISCELLANEOUS, PAGE 294; VOLUME 160 DEEDS, PAGE 271; VOLUME 171 DEEDS, PAGE 215; VOLUME 191 DEEDS, PAGE 544; AND VOLUME 191 DEEDS, PAGE 548.)

TITLE REVIEW

REPORT PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC  
FILE NUMBER: 1132552  
DOCUMENT DATE: 06/05/2020

SCHEDULE B - PART 2 EXCEPTIONS:

- 001. - 008.: (GENERAL EXCEPTIONS.)
- 100. - 101.: (NON-SURVEY RELATED EXCEPTION.)
- 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. (STATE HWY. 39 PUBLIC RIGHT-OF-WAY IS SHOWN ON SURVEY.)
- 201.: UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 17, 2016 AS DOCUMENT NO.759519. (EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA OR ASSOCIATED EASEMENTS.)
- 202.: RIGHTS OF THE PUBLIC IN ANY PORTION OF THE LAND LYING BELOW THE ORDINARY HIGH WATER MARK OF UNNAMED BODIES OF WATER AND WETLANDS, AND RIGHTS OF THE GOVERNMENT TO REGULATE THE USE OF THE SHORE AND RIPARIAN RIGHTS. THIS COMMITMENT AND/OR POLICY DOES NOT INSURE THE EXACT LOCATION OF ANY PORTION OF THE LAND CREATED BY GRADUAL BUILDUP OF THE SHORE (ACCRETION) OR THE LOWERING OF THE WATER LEVEL (RELICITION), OR THE TITLE TO LAND CUT OFF BY A CHANGE IN THE COURSE OF THE WATER BODY (AVULSION), OR TO ARTIFICIALLY FILLED LAND. (NON-SURVEY RELATED EXCEPTION.)

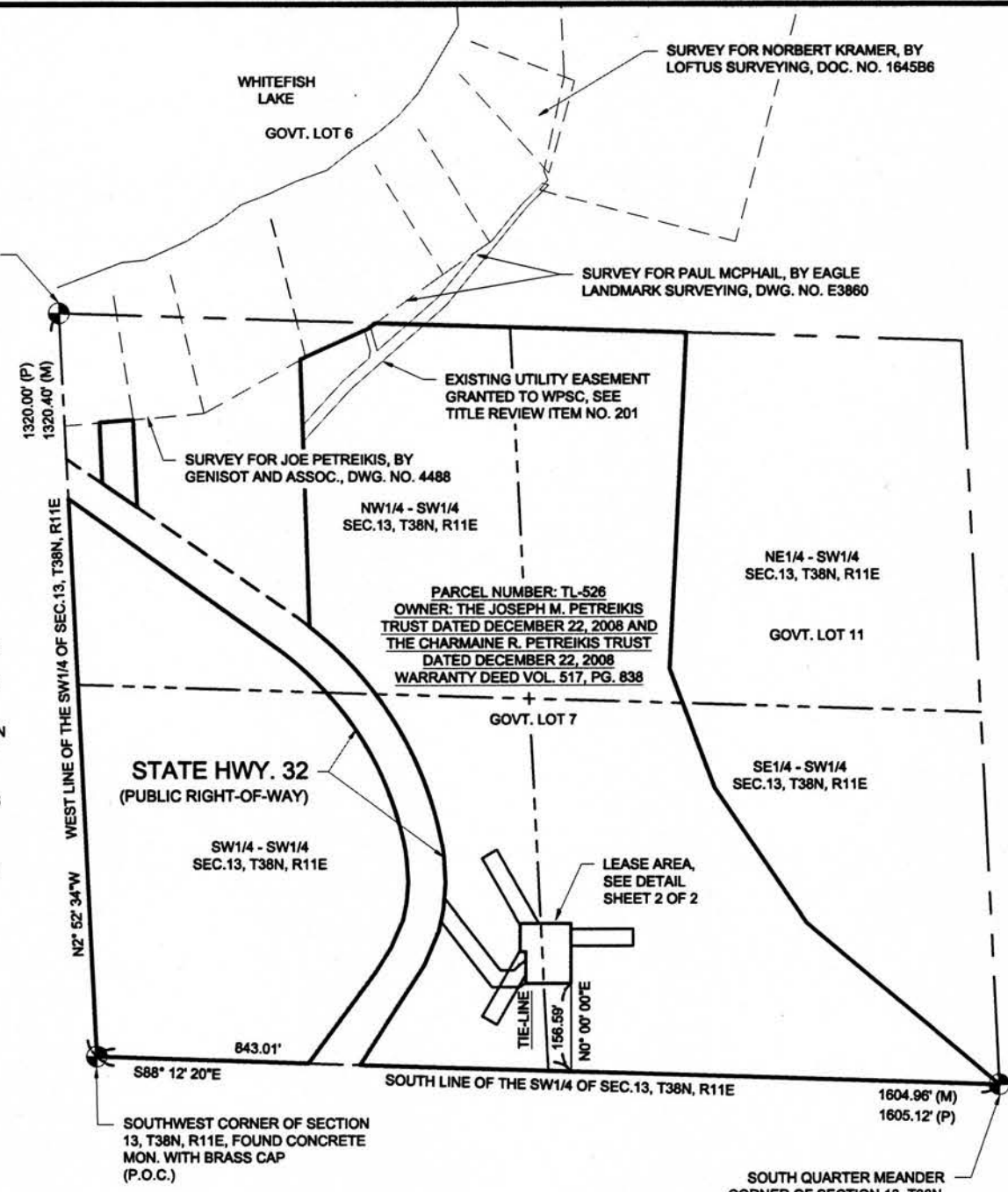
SURVEYOR'S NOTES

- 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 20202619523.
- 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 VERTICAL BRIDGE DEVELOPMENT, LLC LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE VERTICAL BRIDGE DEVELOPMENT, LLC LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE VERTICAL BRIDGE DEVELOPMENT, LLC 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE EASTERLY PUBLIC RIGHT-OF-WAY OF STATE HWY. 39.
- 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: 1132552, DOCUMENT DATE: 06/05/2020.
- 12) BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 13, T38N, R11E, MEASURED TO BEAR S88° 12' 20"E 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 55085C0440C, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**LEGEND**

	SECTION CORNER
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	POINT OF TERMINATION
	MEASURED DISTANCE
	PLATTED DISTANCE
	PARENT PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING EASEMENT SIDELINE
	EXISTING EASEMENT CENTERLINE
	EXISTING WATERS EDGE
	EXISTING ASPHALT
	EXISTING LOGGING ROAD
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE

WEST QUARTER MEANDER CORNER OF SECTION 13, T38N, R11E, FOUND CONCRETE MON. WITH BRASS CAP



LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN THAT PART OF GOVERNMENT LOT SEVEN (7), AND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:  
  
COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP LOCATING THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S88° 12' 20"E, 843.01 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 13; THENCE N0° 00' 00"E, 156.59 FEET TO THE POINT OF BEGINNING; THENCE N90° 00' 00"W, 80.00 FEET; THENCE N0° 00' 00"E, 56.25 FEET; THENCE N90° 00' 00"W, 10.00 FEET; THENCE N0° 00' 00"E, 50.00 FEET; THENCE N0° 00' 00"E, 90.00 FEET; THENCE S0° 00' 00"E, 106.25 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 9,000 SQUARE FEET (0.21 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

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VERTICAL BRIDGE DEVELOPMENT, LLC



I hereby certify to Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as a parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and KNIGHT BARRY TITLE SERVICES LLC, that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

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

MARK	DATE	DESCRIPTION
5	7/01/21	UPDATE PER CLIENT REDLINES
4	6/25/21	REVISED HIGHWAY NUMBER
3	6/09/21	VERTICAL BRIDGE DEVELOPMENTS, LLC
2	6/07/21	ADDED NEW DNR DELINEATION FLAG OUTLINE
1	6/21/21	SITE REDESIGN DUE TO WETLANDS

NELSON LANDING VERTICAL BRIDGE DEVELOPMENT, LLC US-WI-5324

PROJECT ADDRESS:  
HWY 32 SOUTH OF WINTERBERRY RD.  
THREE LAKES, WI 54562  
ONEIDA COUNTY

SHEET TITLE: **SITE SURVEY**

SCALE: AS NOTED

PROJECT NUMBER: 47080  
SHEET NUMBER: 1 OF 2

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Printed by: jpyrman on Jul 01, 2021 - 12:20pm  
C:\Users\jpyrman\My Documents\Local\Temp\Ac\Pub\1855-44-7060 Nelson Landing Survey.dwg

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

A PORTION OF LAND LOCATED IN THAT PART OF GOVERNMENT LOT SEVEN (7), AND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP LOCATING THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S89° 12' 20"E, 843.01 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 13; THENCE N0° 00' 00"E, 188.89 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N89° 00' 00"W, 80.00 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 22.48 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S48° 28' 42"W, 21.35 FEET; THENCE N90° 00' 00"W, 38.95 FEET; THENCE N37° 45' 00"W, 153.44 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 38 AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 211.74 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 EASTERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 38.

**30' WIDE ACCESS & GUY EASEMENT #1 CENTERLINE DESCRIPTION**

A PORTION OF LAND LOCATED IN THAT PART OF GOVERNMENT LOT SEVEN (7), AND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP LOCATING THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S89° 12' 20"E, 843.01 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 13; THENCE N0° 00' 00"E, 188.89 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 80.00 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 48.89 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S30° 00' 00"W, 128.88 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #1 CENTERLINE CONTAINS 128.88 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA.

**30' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION**

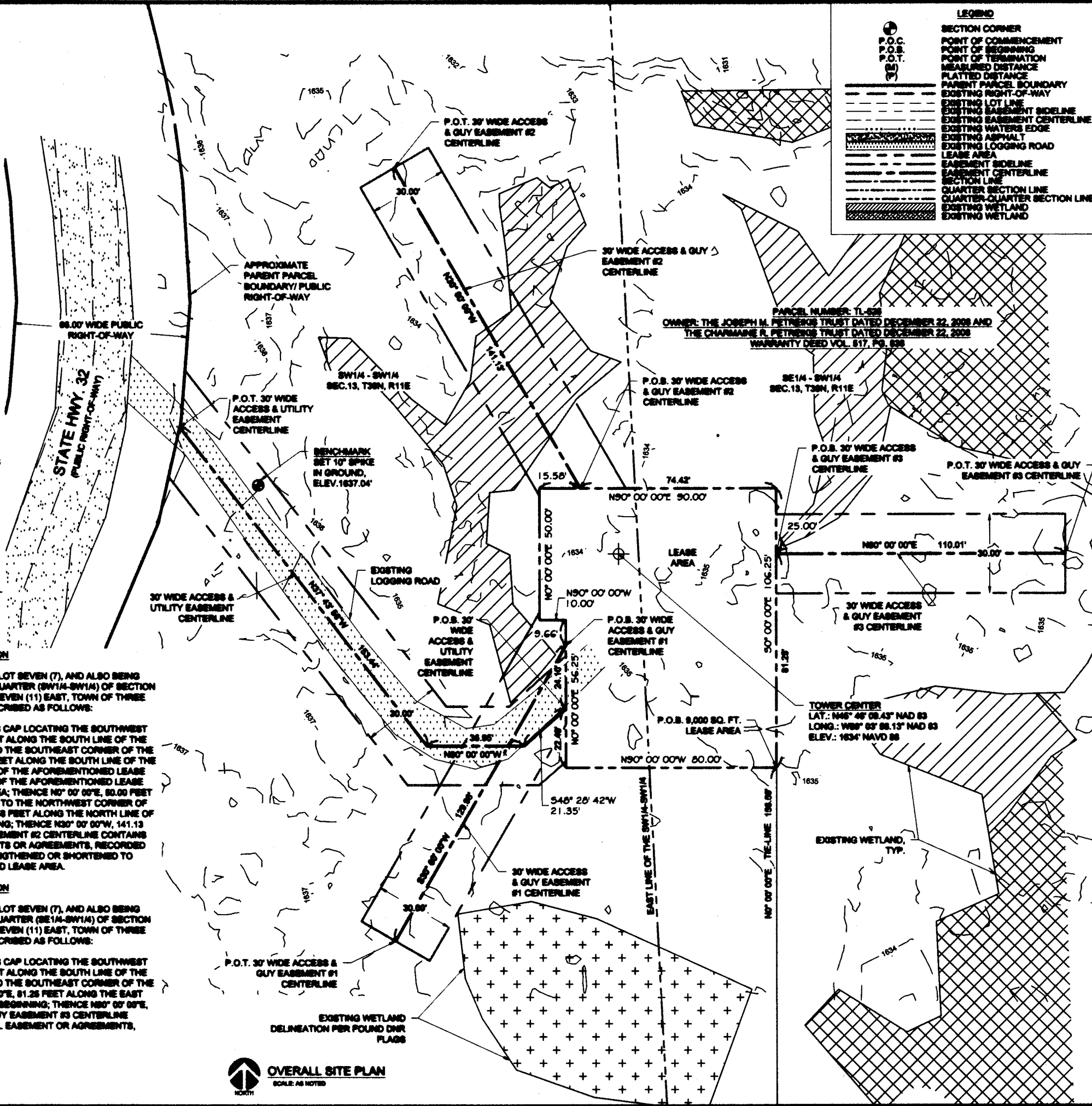
A PORTION OF LAND LOCATED IN THAT PART OF GOVERNMENT LOT SEVEN (7), AND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP LOCATING THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S89° 12' 20"E, 843.01 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 13; THENCE N0° 00' 00"E, 188.89 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N89° 00' 00"W, 80.00 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 88.25 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N80° 00' 00"W, 10.50 FEET ALONG THE LEASE AREA; THENCE N0° 00' 00"E, 80.00 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N80° 00' 00"E, 18.88 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N30° 00' 00"W, 141.13 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #2 CENTERLINE CONTAINS 141.13 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE NORTH AND WEST LINE OF THE AFOREMENTIONED LEASE AREA.

**30' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION**

A PORTION OF LAND LOCATED IN THAT PART OF GOVERNMENT LOT SEVEN (7), AND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11) EAST, TOWN OF THREE LAKES, ONEIDA COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS CAP LOCATING THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S89° 12' 20"E, 843.01 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 13; THENCE N0° 00' 00"E, 188.89 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE CONTINUING N0° 00' 00"E, 81.25 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N80° 00' 00"E, 110.01 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #3 CENTERLINE CONTAINS 110.01 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENT OR AGREEMENTS, RECORDED OR UNRECORDED.



**LEGEND**

- SECTION CORNER
- POINT OF COMMENCEMENT
- POINT OF TERMINATION
- MEASURED DISTANCE
- PLATTED DISTANCE
- PARENT PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING EASEMENT SIDELINE
- EXISTING EASEMENT CENTERLINE
- EXISTING WATERS EDGE
- EXISTING ASPHALT
- EXISTING LOGGING ROAD
- LEASE AREA
- EASEMENT SIDELINE
- EASEMENT CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER SECTION LINE
- EXISTING WETLAND
- EXISTING WETLAND

P.O.C.  
P.O.S.  
P.O.T.

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**VERTICAL BRIDGE DEVELOPMENT, LLC**

NORTH

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Charles G. Lovell, PLS  
License Number: 8-3208-8

MARK	DATE	DESCRIPTION
5	7/01/21	UPDATE PER CLIENT REQUEST
4	02/21/21	REVISED HIGHWAY NUMBER
3	09/21/20	VERTICAL BRIDGE DEVELOPMENT, LLC
2	07/21/20	ADDED NEW DNR DELINEATION FLAG OUTLINE
1	02/18/20	DATE REVISION DUE TO WETLANDS

ISSUE PHASE: FINAL DATE ISSUED: 07/01/2021

PROJECT TITLE:  
**NELSON LANDING**  
VERTICAL BRIDGE DEVELOPMENT, LLC  
US-WI-5324

PROJECT ADDRESS:  
HWY 32 SOUTH OF WINTERSBERRY RD.  
THREE LAKES, WI 54682  
ONEIDA COUNTY

SHEET TITLE:  
**SITE SURVEY**

1" = 17'  
22" x 34" - 1" = 20'

PROJECT NUMBER: 47080  
SHEET NUMBER: 2 OF 2

**OVERALL SITE PLAN**  
SCALE: AS NOTED