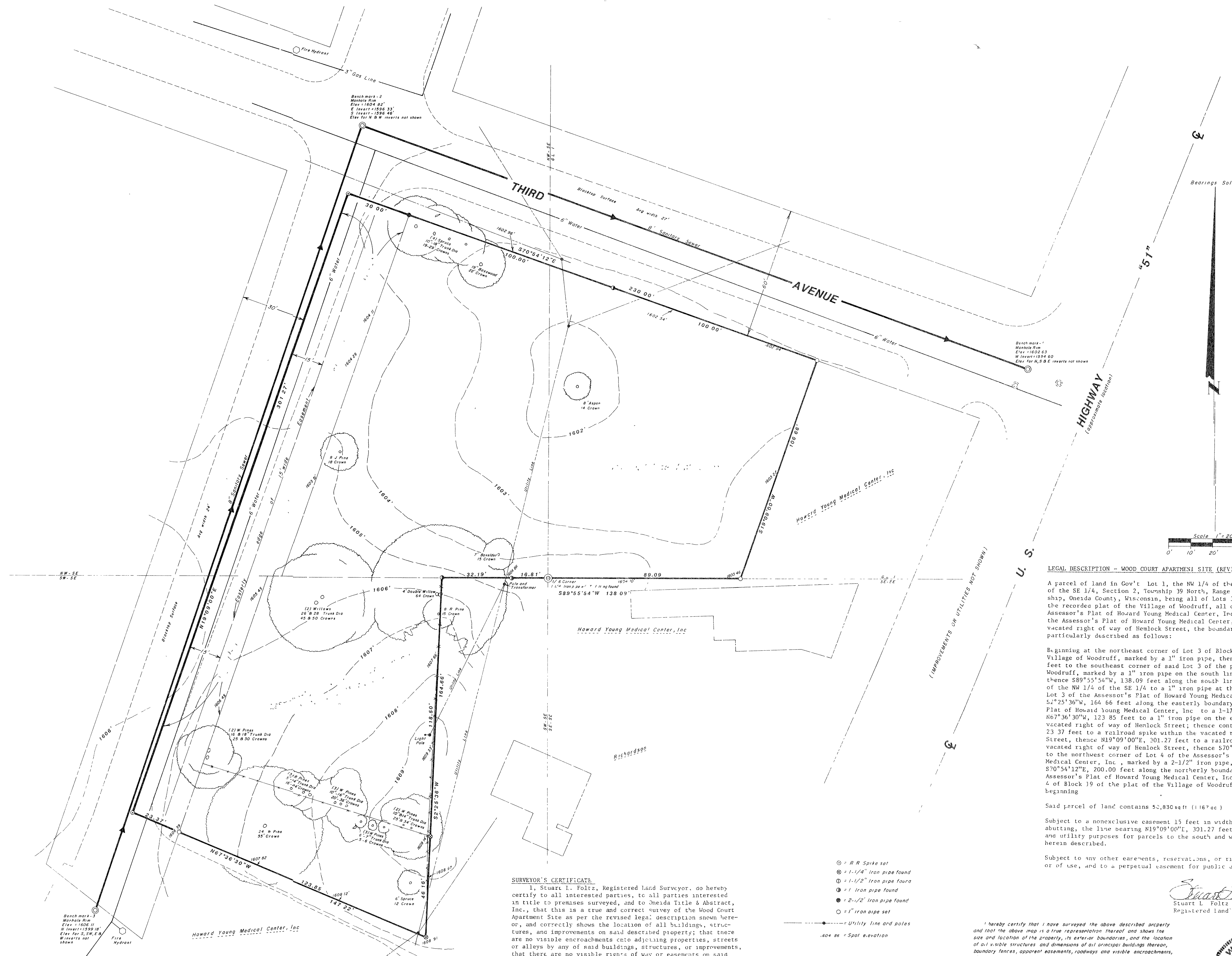


RECEIVED & FILED # 0142
Oneida County Surveyor's Office
Date FEB 6 1988
By MJA
OCS Area #

Inman Foltz and Associates, Inc.
architects
engineers
8672 Highway 51 North
Minocqua, Wisconsin 54648
(715) 356-9485

- SITE PLAN -
for
WOOD COURT APARTMENTS
Woodruff, Wisconsin



LEGAL DESCRIPTION - WOOD COURT APARTMENT SITE (REVISED)

A parcel of land in Gov't Lot 1, the NW 1/4 of the SE 1/4, and the SW 1/4 of the SE 1/4, Section 2, Township 39 North, Range 6 East, Woodruff Township, Oneida County, Wisconsin, being all of Lots 3 and 4 of Block 19 of the recorded plat of the Village of Woodruff, all of Lots 3 and 4 of the Assessor's Plat of Howard Young Medical Center, Inc., part of Lot 1 of the Assessor's Plat of Howard Young Medical Center, Inc., and part of the vacated right of way of Hemlock Street, the boundary of which is more particularly described as follows:

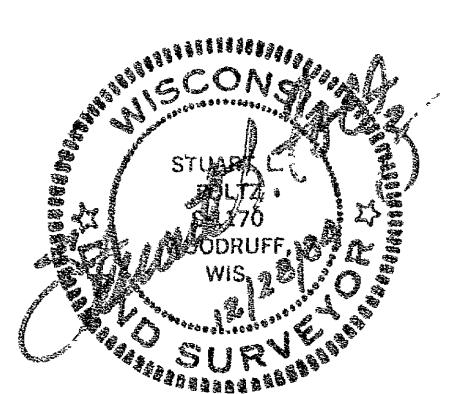
Beginning at the northeast corner of Lot 3 of Block 19 of the plat of the Village of Woodruff, marked by a 1" iron pipe, thence S19°09'00"W, 106.66 feet to the southeast corner of said Lot 3 of the plat of the Village of Woodruff, marked by a 1" iron pipe on the south line of Gov't Lot 1, thence S89°55'54"W, 138.09 feet along the south line of Gov't Lot 1 and of the NW 1/4 of the SE 1/4 to a 1" iron pipe at the northeast corner of Lot 3 of the Assessor's Plat of Howard Young Medical Center, Inc.; thence S2°25'36"W, 164.66 feet along the easterly boundary of the Assessor's Plat of Howard Young Medical Center, Inc. to a 1-1/2" iron pipe; thence N67°36'30"W, 123.85 feet to a 1" iron pipe on the easterly line of the vacated right of way of Hemlock Street; thence continuing N67°36'30"W, 23.37 feet to a railroad spike within the vacated right of way of Hemlock Street, thence N19°09'00"E, 301.27 feet to a railroad spike within the vacated right of way of Hemlock Street, thence S70°54'12"E, 30.00 feet to the northwest corner of Lot 4 of the Assessor's Plat of Howard Young Medical Center, Inc., marked by a 2-1/2" iron pipe, thence continuing S70°54'12"E, 200.00 feet along the northerly boundaries of Lot 4 of the Assessor's Plat of Howard Young Medical Center, Inc., and of Lots 3 and 4 of Block 19 of the plat of the Village of Woodruff, to the place of beginning

Said parcel of land contains 50,830 sq ft (1167 ac)

Subject to a nonexclusive easement 15 feet in width lying east of, and abutting, the line bearing N19°09'00"E, 301.27 feet, for ingress, egress and utility purposes for parcels to the south and west of the parcel herein described.

Subject to any other encumbrances, reservations, or rights of way of record or of use, and to a perpetual easement for public utilities.

Stuart L. Foltz
Stuart L. Foltz
Registered Land Surveyor 5-1170



SURVEYOR'S CERTIFICATE

I, Stuart L. Foltz, Registered Land Surveyor, do hereby certify to all interested parties, to all parties interested in title to premises surveyed, and to Oneida Title & Abstract, Inc., that this is a true and correct survey of the Wood Court Apartment Site as per the revised legal description shown hereon, and correctly shows the location of all buildings, structures, and improvements on said described property; that there are no visible encroachments onto adjoining properties, streets or alleys by any of said buildings, structures, or improvements, that there are no visible rights of way or easements on said described property other than shown thereon, that there are no party walls or visible encroachments on said described property by buildings, structures, or other improvements situated on adjoining property except as shown on said plat of survey.

Survey completed August 23, 1985

Stuart L. Foltz
Stuart L. Foltz, RLS 5-1170

- = R.R. Spike set
- = 1-1/4" iron pipe found
- = 1-1/2" iron pipe found
- = 1" iron pipe found
- = 2-1/2" iron pipe found
- = 1" iron pipe set
- = Utility line and poles
- = Spot elevation

NOTE 1) Vertical datum is mean sea level.
Elevations obtained from U.S.C.G.S. BM 151, Elev. 1618.32'.
2) All utilities are located from visible surface improvements or scaled from existing maps. Exact location of all utilities must be field verified before construction.

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, and the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.
This survey is made for the use of the present owners of the property and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from the date hereof.
I hereby certify that said survey and the above map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof.
Any legal descriptions conforming to this survey have been provided on separate sheets.
This above survey was made by order of Michael Girard

Revised: 8/23/85