

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

The survey is to be prepared in accordance with the 1999 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys and contain the following certification: MRED (RHINELANDER) ASSOCIATES, A WISCONSIN LIMITED PARTNERSHIP, WISCONSIN TITLE SERVICE COMPANY, INC., WALGREEN CO., JOHNSON BANK, N.A. & LASALLE BANK, N.A.: This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Dated This: November 12, 2002.
Revised Date This: June 5, 2003.

Angus W. Stocking
In the State of Wisconsin
MSA PROFESSIONAL SERVICES, INC.
201 Corporate Drive, Beaver Dam, WI 53916

S-2424



Legal Description

PARCEL A:
A parcel of land in the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Four (4), in Township Thirty-six (36) North, Range Nine (9) East, in the Town of Pelican, County of Oneida, State of Wisconsin, described as follows: Commencing at the Southeast corner of the aforesaid forty (said forty corner being on iron pipe at the intersection of the fence lines at this point) thence North on the quarter line of said Section 208.65 feet to an iron pipe which is the place of beginning of the parcel being conveyed; thence continuing North on said quarter line 60 feet; thence West on an included angle of 86°23' and parallel with the South line of this forty a distance of 566.2 feet to the East boundary of the Town road as conveyed; thence South on said road boundary 60 feet; thence East parallel with the North line of this parcel 564.8 feet to the place of beginning.

PARCEL B:
A parcel of land in the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Four (4), in Township Thirty-six (36) North, Range Nine (9) East, in the Town of Pelican, County of Oneida, State of Wisconsin, described as follows: Commencing at the Southeast corner of the aforesaid forty (said forty corner being on iron pipe near the intersection of fence lines at this point); thence West on the South line of said forty 400 feet to an iron pipe; thence North, parallel the North and South quarter line of this Section, 35 feet to the North boundary of U.S. Hwy. #8 and State Hwy. #47 which point is the place of beginning of the parcel being conveyed; thence North, continuing on the aforesaid course, 173.35 feet to an iron pipe; thence West parallel with the South line of this forty, 164.8 feet to the East boundary of the Town road; thence South on the East boundary of said Town Road 145.8 feet to the North boundary of U.S. Hwy. #8 and State Hwy. #47; thence Easterly on the aforesaid Highway boundary 168.2 feet to the place of beginning.

PARCEL C:
All that part of the East One-half (1/2) of the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Four (4), in Township Thirty-six (36) North, Range Nine (9) East, in the Town of Pelican, County of Oneida, State of Wisconsin. Excepting therefrom those lands conveyed in Warranty Deeds recorded in Volume 163 of Deeds, at Page 294, as Document No. 130115, and in Volume 231 of Deeds, at Page 91, as Document No. 179749, and in Volume 161 of Deeds, at Page 142, as Document No. 142114; and in Volume 161 of Deeds, at Page 280, as Document No. 142356; and in Volume 198 of Deeds, at Page 500, and in Volume 243 of Deeds, at Page 31, as Document No. 187007.

TAX KEY NOS. PE 46, PE 46-11 and PE 46-1

OVERALL LEGAL DESCRIPTION:

A parcel of land being part of the Northeast 1/4 of the Southwest 1/4 of Section 4, Town 36 North, Range 9 East, Town of Pelican, Oneida County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 4, thence N.01°58'46"E., 1539.73 feet along the North-South 1/4 line of said Section 4 to the **POINT OF BEGINNING**; thence S.87°57'20"W., 399.80 feet along the North line of lands described in the following Warranty Deeds filed in the Oneida County Records office, Doc. #527730, Vol. 1010, Pg. 100-101, Doc. #517645, Vol. 976, Pg. 792-793 & Doc. #487143, Vol. 887, Pg. 147 to the West line of lands described in Warranty Deeds filed in the Oneida County Records office as Doc. #487143, Vol. 887, Pg. 147; thence S.01°58'39"W., 175.06 feet along the West line of lands described in Warranty Deeds filed in the Oneida County Records office as Doc. #487143, Vol. 887, Pg. 147 to the Northerly right-of-way line of Business S.T.H. 8; thence along the Northerly right-of-way line of Business S.T.H. 8 Northwesterly along a curve to the left 152.84 feet, said curve has a radius of 1492.39 feet, a chord bearing N.81°41'33"W., a chord distance of 152.77 feet and a delta angle of 05°52'04" to the Easterly right-of-way line of Eisenhower Parkway; thence N.01°44'49"E., 324.17 feet along the Easterly right-of-way line of Eisenhower Parkway to the Southwest corner of lands described in Warranty Deed filed in the Oneida County Records office as Doc. #542608, Vol. 1077, Pg. 260; thence along the South line of lands described in Warranty Deed filed in the Oneida County Records office as Doc. #542608, Vol. 1077, Pg. 260; thence S.80°01'16"E., 557.39 feet to the Southeast corner of lands described in Warranty Deed filed in the Oneida County Records office as Doc. #542608, Vol. 1077, Pg. 260 and the Westerly right-of-way line of S.T.H. 17; thence S.01°58'43"W., 60.33 feet along the Westerly right-of-way line of S.T.H. 17 to the **POINT OF BEGINNING**.

Said parcel contains 89,693 square feet or 2.059 total acres, more or less.
Bearings referenced to the North-South 1/4 line of Section 4-36-9, recorded to bear N.01°58'46"E.

Statement of Encroachments

- (A) GRAVEL DRIVE FROM THE MEINERT & METROPULOS PROPERTY ENCLOSES OVER THE NORTH LINE OF PARCEL "C" AT THE NORTHEAST CORNER OF PARCEL "C".
- (B) THE OVERHEAD ELECTRIC LINES, POWER POLES & GUY WIRES ALONG THE SOUTH LINE OF PARCEL "A" DO NOT APPEAR TO BE COVERED IN ANY OF THE EASEMENTS PROVIDED BY THE TITLE COMPANY.
- (C) THE ASPHALT PAVEMENT FROM THE EBBEN PROPERTY ENCLOSES OVER THE EAST PROPERTY LINE OF PARCEL "B".
- (E) THE GRAVEL DRIVE FROM PARCEL "B" IS ENCLOSES OVER THE WESTERLY PROPERTY LINE OF THE EBBEN PROPERTY.
- (F) THE GAS SERVICES LINE FOR THE BENEFIT OF THE EBBEN PARCEL, ALONG THE EAST PROPERTY LINE OF PARCEL "B" DOES APPEAR TO BE COVERED IN ANY OF THE EASEMENTS PROVIDED BY THE TITLE COMPANY.

Legend of Symbols & Abbreviations

BOUNDARY LINE	RECORD INFORMATION
CENTERLINE	GAS METER
EXISTING EASEMENT	ELECTRIC METER
SECTION LINE	DECIDUOUS TREE
RIGHT-OF-WAY LINE	PINE TREE
WETLAND BOUNDARY	PEDESTAL
ABUTTING SURVEY	POWER POLE
SETBACK LINE	ROAD SIGN
UNDERGROUND ELECTRIC	WATER VALVE/GAS VALVE
UNDERGROUND TELEPHONE	HYDRANT
OVERHEAD ELECTRIC	LIGHT POLE
SANITARY SEWER	CATCH BASIN/INLET
STORM SEWER	STORM MANHOLE
WATER LINE	SANITARY MANHOLE
GAS LINE	UTILITY POLE GUY ANCHOR
FENCE LINE	TRAFFIC LIGHT
CONTOUR LINE	CURB STOP
BRUSH LINE	

FLOOD NOTE:
By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 55080C0328 B, which bears an effective date of 08/05/1991 and is not in a special Flood Hazard Area.



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Notes Corresponding to Schedule B

- (11) Utility Easement recorded on November 11, 1930 in Volume 119 of Deeds, at Page 312, as Document No. 86623.
- (12) Restriction contained in a Warranty Deed recorded on March 14, 1950 in Volume 161 of Deeds, at Page 280, as Document No. 142356, providing as follows: "Grantee agrees that he will not operate an automobile wrecking yard within two hundred feet from the Town road."
- (13) Mortgage, and the Terms and Conditions thereof, from Robert D. Cohen, 2/3 interest and Leonard M. Cohen, 1/3 interest to M&I Marshall & Ilsley Bank for \$75,000.00 dated September 3, 2002 and recorded on September 24, 2002 in the Office of the Register of Deeds for Oneida County, Wisconsin, as Document No. 559344.
- (14) Underground gas line affecting the Southerly and Easterly portion of the premises described as Parcel B in Schedule A hereof, as shown on an ALTA/ACSM Land Title Survey prepared by MSA Professional Services under a date of November 12, 2002 as Project No. 2350204.
- (15) Underground telephone facilities affecting the Northwesterly corner of the premises described as Parcel C in Schedule A hereof, as shown on an ALTA/ACSM Land Title Survey prepared by MSA Professional Services under a date of November 12, 2002 as Project No. 2350204.
- (16) Encroachment of gravel drive into the premises described as Parcel C in Schedule A hereof, as shown on an ALTA/ACSM Land Title Survey prepared by MSA Professional Services under a date of November 12, 2002 as Project No. 2350204.
- (17) Overhead electric and guy wire facilities affecting the premises described as Parcel A in Schedule A hereof, on the North, East, South and West as shown on an ALTA/ACSM Land Title Survey prepared by MSA Professional Services under a date of November 12, 2002 as Project No. 2350204.
- (18) Encroachment of gravel drive into the premises abutting Parcel B on the East as shown on an ALTA/ACSM Land Title Survey prepared by MSA Professional Services under a date of November 12, 2002 as Project No. 2350204.
- (19) Encroachment of asphalt pavement into the premises described as Parcel B on the East as shown on an ALTA/ACSM Land Title Survey prepared by MSA Professional Services under a date of November 12, 2002 as Project No. 2350204.

[] - SURVEYORS NOTES
○ - PLOTTABLE EXCEPTIONS

MAP # C1980
DATE FILED 8-14-03
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
920-887-4492 • 920-887-4493 • 920-887-4494
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MSA
PROFESSIONAL SERVICES

NO.	DATE	REVISION
1	12/02/02	ADDITION OF HOLDING TANK AND WELL
2	03/23/03	S.T.H. 8 & 47 R.O.W.
3	06/05/03	Changed Boundary of ALTA Survey

PROJECT NO. 2350204	DATE 11/12/02	SCALE 1" = 30'
DRAWN BY: JU	CHECKED BY: WFO	

FILE NO. 2350204	DATE 06/05/03	TIME 4:00 PM
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ALTA/ACSM LAND TITLE SURVEY
RHINELANDER WALGREENS
The Redmond Group
Rhinelander, Wisconsin