

## ALTA/ACSM Land Title Survey

Lots 7, 8 and 9, Block C of Kofford's Faust Lake Subdivision, according to the recorded Plat thereof. Said Plat is part of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 9, Township 36 North, Range 9 East. Also, the Southeast Quarter of the Northwest Quarter (SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) Section 9, Township 36 North, Range 9 East. EXCEPT, that part described in Volume 986 Records on Page 852, recorded as Document No. 520888. Town of Pelican, Oneida County, Wisconsin.

## PARCEL A

Lots 7, 8 and 9, Block C of Kofford's Faust Lake Subdivision, according to the recorded Plat thereof. Said Plat is part of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 9, Township 36 North, Range 9 East. Also, the Southeast Quarter of the Northwest Quarter (SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) Section 9, Township 36 North, Range 9 East, Town of Pelican, Oneida County, Wisconsin, more fully described as follows:

Commencing at the West  $\frac{1}{4}$  Corner, Section 9, T36N-R9E, thence S89°48'01"E, 1585.99 feet along the South line of the NW  $\frac{1}{4}$  of said Section, to the East right of way of S.T.H. "17" and the point of beginning; thence continuing S89°48'01"E, 890.74 feet along said South line to the Center of said Section; thence N06°20'32"W, 500.09 feet along the West line of the recorded plat, "Kofford's Faust Lake Subdivision", (Vol. 8, Plat, pg. 14), thence N83°39'28"E, 150.00 feet along the South line of Lot 9, Block C, said Plat; thence N06°20'32"W, 300.00 feet along the East line of Lots 7, 8, & 9, Block C, said Plat; thence S83°39'28"E, 150.00 feet along the North line of said Lot 7; thence N06°20'32"W, 594.40 feet along the West line of said Lot 7; thence S88°43'45"W, 1083.17 feet along the North line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section; thence S14°42'10"E, 8.66 feet along said East right of way, thence S08°59'32"E, 100.50 feet along said East right of way, thence S14°42'10"E, 1283.54 feet along said East right of way, to the point of beginning.

Parcel contains 1,408,339 sq. ft. / 32.33 acres, more or less.

Parcel subject to easements and restrictions of record.

## PARCEL B

Part of the Southeast Quarter of the Northwest Quarter (SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) Section 9, Township 36 North, Range 9 East, Town of Pelican, Oneida County, Wisconsin, more fully described as follows:

Commencing at the West  $\frac{1}{4}$  Corner, Section 9, T36N-R9E, thence S89°48'01"E, 1243.37 feet along the South line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section, to the point of beginning; thence N05°14'50"W, 674.28 feet along the West line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section; thence S14°42'10"E, 894.57 feet along the West right of way of S.T.H. "17"; thence N89°48'01"W, 114.62 feet along the South line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , to the point of beginning.

Parcel contains 38,468 square feet / 0.88 acres more or less.

Parcel subject to easements and restrictions of record.

## LEGAL DESCRIPTION per Title Commitment:

Lots 7, 8 and 9, Block C of Kofford's Faust Lake Subdivision, according to the recorded Plat thereof. Said Plat is part of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 9, Township 36 North, Range 9 East. Also, the Southeast Quarter of the Northwest Quarter (SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) Section 9, Township 36 North, Range 9 East. EXCEPT, that part described in Volume 986 Records on Page 852, recorded as Document No. 520888. Town of Pelican, Oneida County, Wisconsin.

Note: All of the above described property is in the process of being annexed into the City of Rhinelander.

This being the same property as described in Chicago Title Insurance Company, Title Commitment Number 36569CP, Dated June 18, 2012.

To Printpak INC.; Northeast Wisconsin Economic Development Corporation; Jeannette Robinson, a/k/a Jeannette C. Robinson, a/k/a Jeannette Robinson, a Life Estate Interest and John R. Robinson and Mark D. Robinson and Thomas L. Robinson and Gary L. Robinson, as joint tenants, a remainderman interest, Chicago Title Insurance Company, Northwoods Title & Closing Services, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 5, 6(c), 8, 11(b), 15, 20(a), & 20(b) of Table A thereof. The field work was completed on July 21, 2012.

Date of Plat of Map: July 23, 2012



1) Current zoning for parcel PE97 is General Use.

2) Bearings referenced to the South line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  Section 9, T36N-R9E, assumed to be S89°48'01"E.

3) Elevations are referenced to the NAVD83 Benchmark Datum, using NGS Monument #R-221, with an elevation of 1606.25.

4) Corresponding utility companies per Digger's Hotline are as follows:

Charter Communications 821 Lincoln Street Rhinelander, WI (888) 438-2427  
Frontier Communications 53 North Stevens Street Rhinelander, WI (715) 365-2220  
Wisconsin Public Service 3200 East Main Street Merrill, WI (800) 450-7260

## PARCEL C (to be acquired)

Part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  Section 9, T36N, R9E, Town of Pelican, Oneida County, Wisconsin, more fully described as follows:

Commencing at the North  $\frac{1}{4}$  Corner, Section 9, T36N-R9E, thence S08°20'32"E, 1332.36 feet along the East line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section, to the point of beginning; thence S88°57'47"W, 1084.88 feet along the previously surveyed, monumented and referenced line as the North of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section; thence S14°42'10"E, 28.55 feet along the East right of way of S.T.H. "17"; thence N88°43'45"E, 1083.17 feet along the South line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section; thence N06°20'32"W, 61.45 feet along the East line of NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section, to the point of beginning.

Parcel contains 48316 square feet / 1.11 acres more or less.

Parcel subject to any easements and restrictions of record.

## SCHEDULE B-SECTION 2 NOTES:

10) Covenants, conditions and restrictions for Lots 7, 8, and 9, Block C of Kofford's Faust Lake Subdivision recorded in 218-Deeds-550; amended in 230-Deeds-158.

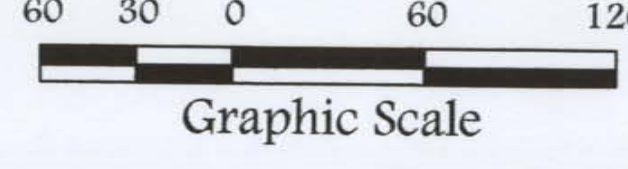
11) 6' Utility Easement for Rhinelander Telephone Company along the West line of Lots 7, 8, and 9, Block C, of Kofford's Faust Lake Subdivision, as illustrated on drawing.

12) Building Setbacks per recorded Plat, as illustrated on drawing.

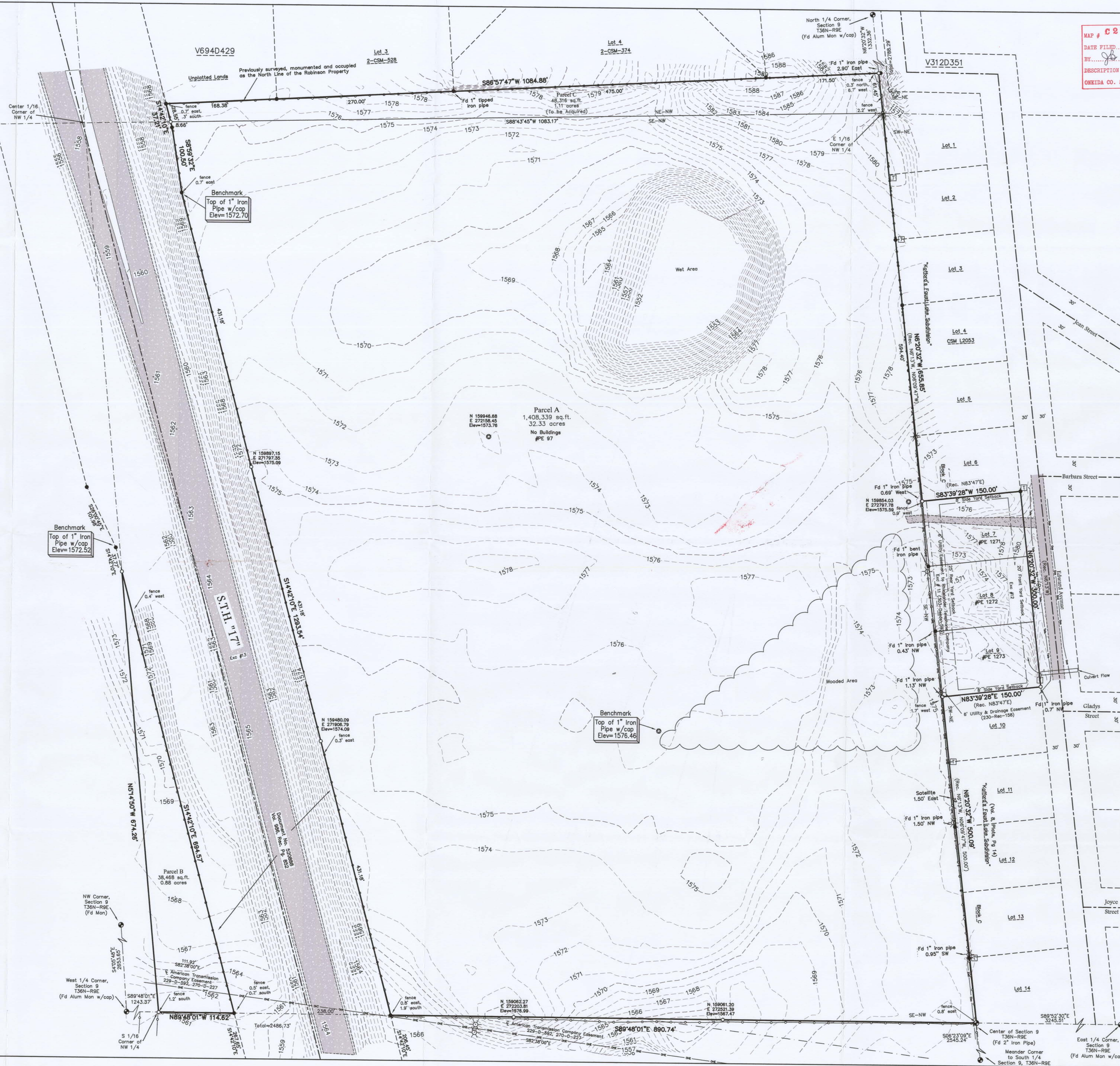
13) Award of Damages recorded August 08, 2000 in Document No. 520888. (Affects SENW)

## Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/in ft set
- 1" iron pipe found
- Control Point set
- 2" iron pipe found
- Oneida County Monument Alum Mon w/cap
- Telephone Pedestal
- Power Pole
- Satellite Dish
- Anchor Wire
- Overhead Wires
- Underground Electric Line
- Underground Telephone Line
- Underground Gas Line
- Gravel
- Blacktop
- Concrete

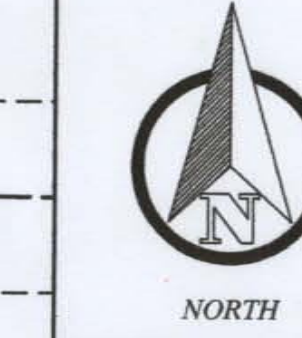


Vicinity Map



MAP # C 2760  
DATE FILED: 9/21/12  
BY: [Signature]  
DESCRIPTION FILED: [Signature]  
ONEIDA CO. SURVEYOR'S OFFICE

CLIENT: **Printpak, Inc.**



MAU & ASSOCIATES  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
400 Security Boulevard, Green Bay, Wisconsin 54313  
Phone: 920-434-4670 Fax: 920-434-4672

SHEET TITLE:  
**ALTA/ACSM Land Title Survey  
Robinson Property STH 17**

CLIENT:	DATE:	SCALE:	DESIGNED:	PROJECT NO.:
Printpak, Inc.	07/12/2012	1"=60'	JMP	P-10512
DRAWN:				
SHEET NO.:				
DRAWING NO.:				



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## Legend

← [Symbol] Approximate location and direction of picture

MAP # C 2760  
DATE FILED 9/21/12  
BY [Signature]  
DESCRIPTION FILED ✓  
ONEIDA CO. SURVEYOR'S OFFICE



1

2

3

4

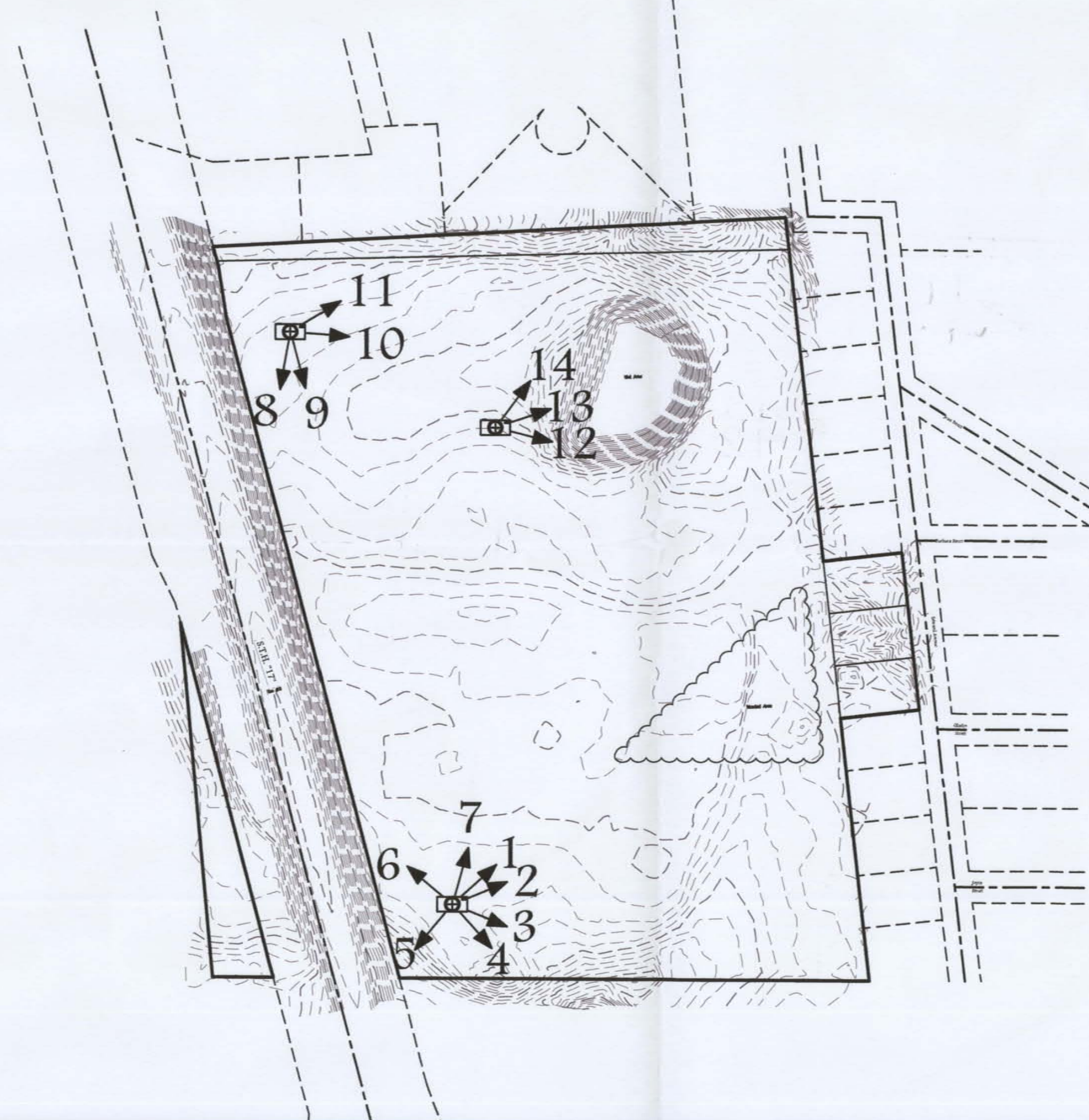
5



14



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12



11



10



9



8



CLIENT: **Printpak, Inc.**



**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
400 Security Boulevard • Green Bay, Wisconsin 54313  
Phone: 920-434-9670 Fax: 920-434-9672

SHEET TITLE:  
**ALTA/ACSM Land Title Survey  
Robinson Property STH 17**

CLIENT: Printpak, Inc.	DATE 07/13/2012	DRAWN JMP	SHEET NO. P-1052
SCALE 1"=200'	DESIGNED	PROJECT NO. P-1052	

DRAWING NO.  
**O-147**



**MAU & ASSOCIATES-LLP**

**LAND SURVEYING & PLANNING**

**CIVIL & WATER RESOURCE ENGINEERING**

**400 SECURITY BOULEVARD ♦ GREEN BAY, WI 54313 ♦ PHONE (920) 434-9670 ♦ FAX (920) 434-9672**

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July 25, 2012

Anand Kale  
Printpack Inc  
2800 Overlook Parkway  
Atlanta, GA. 30339

Re: STH 17 (Robinson property), Rhinelander, Wisconsin.

**Survey Report:**

The preliminary boundary and topography was done on July 9<sup>th</sup> & 10<sup>th</sup>. Computations and drafting took place the week of July, 16<sup>th</sup>. The boundary was staked July 21<sup>st</sup> along with additional Benchmarks and Survey control.

**General Site Conditions:**

The main site east and west of the Highway consists mainly of a hay field. The ground is a sandy gravel, rock mix which made pounding property pins and setting them with any accuracy very difficult.

There is about a 1 ½ acre hole in the NE portion of the property that drains a large portion of the property and could not be accessed because the muck was too deep.

There is a small woods at the center of the property near the east property line. This area consists of medium sized maple trees and sparse underbrush.

The lots along Edward Ave have scattered trees, lots of underbrush and blackberry bushes making access very difficult. It also appears that these lots act as a storm water trap from the surrounding properties. We saw no standing water but the sandy gravel soil would indicate that the storm water is absorbed soon after any rain event.

**Boundary Determination:**

The property is described as the SE1/4 of the NW1/4 of Section 9, T36N, R9E. excepting that part used for STH 17, and Lots 7,8 & 9 Block C of the plat of Kofford's Faust Lake Subdivision. To establish the boundary, we tied into the N1/4, S1/4, E1/4, W1/4, NW Corners and the occupied Center of Section 9, and broke down the section accordingly.

When establishing/accepting the center of section and 1/16<sup>th</sup> corners; a great deal of thought and credit was given to previous surveys. When reviewing the original survey of Section 9, the section was shown as a fairly normal section with the NW1/4 and NE1/4 each containing 160Ac. Review of the parcel maps and survey of the Section show a completely different story. The NW1/4 is short of the original 160ac and the NE1/4 is considerably larger than originally recorded. This evidence along with surveys dating back to 1957 were used to justify corner locations.

- **East Line (north-south 1/4 line):**

The center of Section 9 (SE corner of the property) was established years ago with the Plat of Kofford's Faust Lake Subdivision. Property pins were found along this line. The north and south plat corners along this line checked extremely well with intermittent property pins varying somewhat do to utility pole locations and quite possibly the subsurface conditions of pounding 1" pipe through rock. The north plat corner being the excepted 1/16 corner from the plat and previous surveys was also used and accepted in this survey.

**MAU & ASSOCIATES-LLP**

**LAND SURVEYING & PLANNING**

**CIVIL & WATER RESOURCE ENGINEERING**

**400 SECURITY BOULEVARD ♦ GREEN BAY, WI 54313 ♦ PHONE (920) 434-9670 ♦ FAX (920) 434-9672**

- **South Line (east-west 1/4 line)**  
The south line was established by running a line from the 2" pipe at the accepted Center of Section to the West 1/4 Corner of Sec. 9. The 1/16<sup>th</sup> corner was set on this line by splitting the distance from the accepted center of section to the W1/4 corner. The 1/16<sup>th</sup> corner fell just north of the east west fence and on the fence to the south.
- **West Line (north-south 1/16<sup>th</sup> line of NW1/4)**  
This line was established by running from the split of the south line of the NW1/4 to the split of the north line of the NW1/4. No occupation exists along this line at this time and may have been destroyed during the construction of STH 17.
- **North Line (east-west 1/16<sup>th</sup> line of NW1/4)**  
The north 1/16<sup>th</sup> line was established by using the Plat corner of Kofford's Faust Lake Subdivision as previously described and surveyed, and running this line west to the split of the west line of the NW1/4. Because the center of section was established and accepted through platting, surveys, deeds and years of deed transfers, it made no sense to dispute a subsequent corner established and used in the same manor.
- **Occupied North Property Line (Parcel C of Survey)**  
This property north of the 1/16<sup>th</sup> line and within the NE1/4 of the NW1/4 has been occupied for a very long period of time. There is a well established fence line that has been perpetuated by surveys along this line. The surveys along this line have created lots that have been sold with no interest indicated in or to this remnant parcel. In my opinion the Robinson's have clear adverse possession to the parcel. I do advise that Quit Claim deeds be obtained from whom ever is determined to hold underlying title or a Quite Title action be taken.
- **Lots 7,8 & 9 Block C of "Kofford's Faust Lake Subdivision"**  
These lots were established from the plat boundary and existing property pins found.


**Existing Utilities marked by Diggers Hotline:**

Natural Gas line along the east side of Edward Ave.

Telephone along the west side of Edward Ave.

Overhead electrical lines along the entire east property line which is at the rear of the lots fronting along Edward Ave. and a small portion of underground electrical from the power pole about 100' north of the SE corner of the property running southerly within the Robinson property.

There is also a large transmission line running in a northwesterly direction near the south property line. This transmission line document does not state a width but does allow for clearing brush out to 50 feet each way of center line and allowing the trimming of trees further out if deemed necessary by the Utility Company (ATC). The described center line of the transmission line easement does not cross the property line of the property east of the STH 17 but does cut through the property to the west of the STH 17. However the actual lines do cross both properties and my advice is to negotiate and establish a width with ATC for this line. The easement language is much too vague.



David J. Chrouser  
RLS-1579

MAP #	C2760
DATE FILED	9/21/12
BY	JB
DESCRIPTION FILED	✓
ONEIDA CO. SURVEYOR'S OFFICE	