

02817

This ALTA/ACSM Land Title Survey was performed under the direction of Annaliza Villegas, CPM, Project Manager for Bethesda Lutheran Communities, the entity responsible for payment of survey and who requested the survey by written notice to proceed on June 28, 2014.

The legal description and exceptions were taken from Title Policies prepared by Chicago Title Insurance Company bearing Commitment File Number of 37285CP with a Commitment date of August 27, 2014 at 7:55 am., and Chicago Title Insurance Company bearing Commitment File Number of 38172CP with a Commitment date of August 27, 2014 at 7:55 am.. The title policies were used as the sole source of record encumbrances and MSA Professional Services, Inc. assumes no liability for errors or omissions therein.

All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

There is no evidence of earth moving work, building construction, or recent additions to building.

At this time there is no plan to widen the street or the road right-of-way.

At this time no zoning information was provided by the insurer.

Special Exceptions:

Affidavit Document Number 484903 by Rhinelander School District to establish title in the name of the Rhinelander School District.

Volume 183, on Page 426, Order of Vacation for all of Park Street located within this property.

Volume 183, on Page 509, Order of Vacation for all of Margaret Street located within this property.

Volume 880, Page 315 is a parcel of land in Government Lot 3, Section 6, Township 36 North, Range 9 East, described as follows: "A triangular piece of land, lying Southwesterly of Keenan Street; Southeasterly of Pelham Street including, that part of vacated Margaret Street and also north half of vacated Park Street adjoining this land to the south". The south line of Government Lot 3 and the north line of Park Street are not the same, creating a gap in the description.

All abutting rights of way widths were platted previously as shown.

Described by metes and bounds as follows for mapping purposes:

Commencing at the Southeast Corner of Section 6, T.36N., R.9E.; thence N. 00°37'46"E., along the east line of said section, a distance of 1401.46; thence leaving said section line N. 89°22'14" W., a distance of 1033.04 feet to the intersection of the south and west right-of-way line of East Keenan Street and the north and west right-of-way line of Margaret Street, and the POINT OF BEGINNING; thence S. 50°52'26" W., a distance of 295.01 feet along the north and west right-of-way line of Margaret Street; thence S. 00°02'43" W., along the west right-of-way line of Margaret Street a distance of 65.60 feet to the Northeast Corner of Lot 2 of E.C. Swenson's Replat of Out Lot 2, Block 8 of Keenan's Addition; thence leaving said right-of-way line and along the north line of said Lot 3, N. 87°05'58" W., a distance of 150.36 feet to the west line of Lot 3, Block 1, of the Southpark Addition to Rhinelander; thence N. 00°08'47" W., along the west line of said Lot 3, and along the west line of Lot 2 and Lot 1, Block 1 of said addition, a distance of 160.76 feet to the Northeast Corner of Lot 1, Block 1 of said addition; thence N. 87°17'33" W., along the north line of said lot, a distance of 109.79 feet to the east right-of-way line of Arbutus Street; thence N. 00°00'39" W., along said right-of-way line a distance of 62.37 feet to the south and east right-of-way line of South Pelham Street; thence N. 41°53'54" E., along said right-of-way line a distance of 339.65 feet to the south and west right-of-way line of East Keenan Street; thence S. 47°54'33" E., along said right-of-way line a distance of 353.53 feet to the POINT OF BEGINNING.

Said Parcel contains 123,640.85 square feet of land and is subject to all easements, rights-of-way, restrictions and reservations of record.

I Jeffrey L. DeMuth, Professional Land Surveyor in the State of Wisconsin do hereby certify:

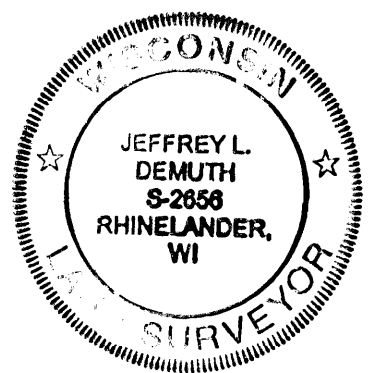
To Bethesda Lutheran Communities, it's beneficiaries, successors and/or assigns, Chicago Title Insurance Company, and Northwoods Title & Closing Services, LLC.

That this 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, 2, 4, 8, and 11(a) of Table A thereof. The field work was completed on August 20, 2014.

I further certify that this plat and the survey on which it is based were made in accordance with Chapter A-E 7 of the Wisconsin Administrative Code and is a true and correct representation of the exterior boundaries of land surveyed to the best of my knowledge and belief.

Date of Map: 09/12/2014

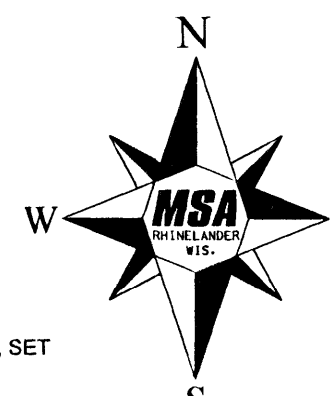
Jeffrey L. DeMuth - Land Surveyor Number 2656
MSA Professional Services, Inc.
1835 N. Stevens Street,
Rhinelander, WI 54501
715-362-3244
jdemuth@msa-ps.com



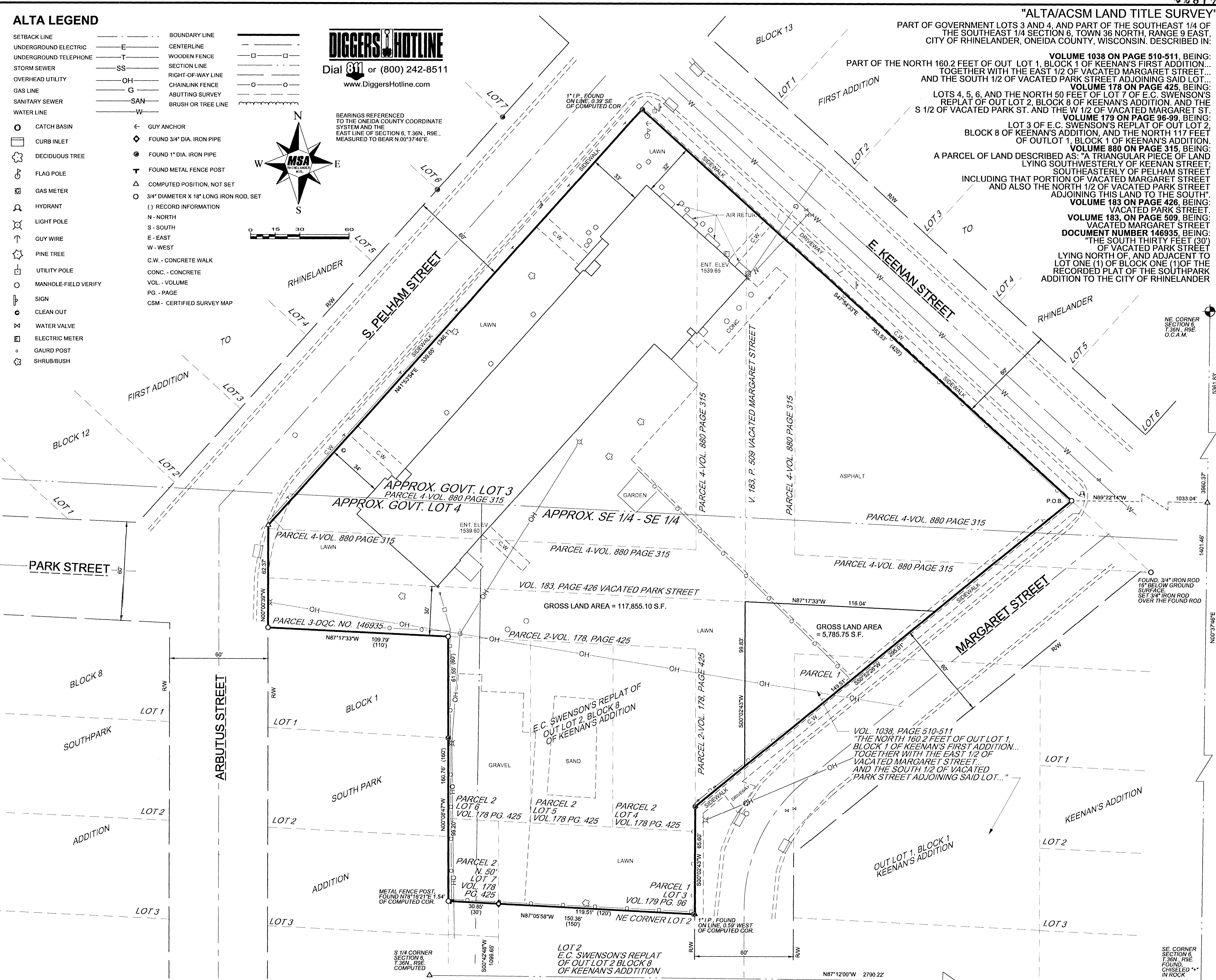
| | |
|------------------------------|---------|
| MAP # | 02817 |
| DATE FILED | 9-18-14 |
| BY | SP |
| DESCRIPTION FILED | |
| ONEIDA CO. SURVEYOR'S OFFICE | |

ALTA LEGEND

| | |
|-----------------------|--|
| SETBACK LINE | BOUNDARY LINE |
| UNDERGROUND ELECTRIC | CENTERLINE |
| UNDERGROUND TELEPHONE | WOODEN FENCE |
| STORM SEWER | SECTION LINE |
| OVERHEAD UTILITY | RIGHT-OF-WAY LINE |
| GAS LINE | CHAINLINK FENCE |
| SANITARY SEWER | ABUTTING SURVEY |
| WATER LINE | BRUSH OR TREE LINE |
| CATCH BASIN | GUY ANCHOR |
| CURB INLET | FOUND 3/4" DIA. IRON PIPE |
| DECIDUOUS TREE | FOUND 1" DIA. IRON PIPE |
| FLAG POLE | FOUND METAL FENCE POST |
| GAS METER | COMPUTED POSITION, NOT SET |
| HYDRANT | 3/4" DIAMETER X 18" LONG IRON ROD, SET |
| LIGHT POLE | () RECORD INFORMATION |
| GUY WIRE | N - NORTH |
| PINE TREE | S - SOUTH |
| UTILITY POLE | E - EAST |
| MANHOLE-FIELD VERIFY | W - WEST |
| SIGN | C.W. - CONCRETE WALK |
| CLEAN OUT | CONC. - CONCRETE |
| WATER VALVE | VOL. - VOLUME |
| ELECTRIC METER | PG. - PAGE |
| GAUGE POST | CSM - CERTIFIED SURVEY MAP |
| SHRUB/BUSH | |



BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE EAST LINE OF SECTION 6, T.36N., R.9E., MEASURED TO BEAR N.00°37'46"E.



"ALTA/ACSM LAND TITLE SURVEY"

PART OF GOVERNMENT LOTS 3 AND 4, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 6, TOWN 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN. DESCRIBED IN:

VOLUME 1038 ON PAGE 510-511, BEING: TOGETHER WITH THE EAST 1/2 OF VACATED MARGARET STREET... AND THE SOUTH 1/2 OF VACATED PARK STREET ADJOINING SAID LOT...

VOLUME 178 ON PAGE 425, BEING: LOTS 4, 5, 6, AND THE NORTH 50 FEET OF LOT 7 OF E.C. SWENSON'S REPLAT OF OUT LOT 2, BLOCK 8 OF KEENAN'S ADDITION, AND THE S 1/2 OF VACATED PARK ST. AND THE W 1/2 OF VACATED MARGARET ST.

VOLUME 179 ON PAGE 96-99, BEING: LOT 3 OF E.C. SWENSON'S REPLAT OF OUT LOT 2, BLOCK 8 OF KEENAN'S ADDITION, AND THE NORTH 117 FEET OF OUTLOT 1, BLOCK 1 OF KEENAN'S ADDITION.

VOLUME 880 ON PAGE 315, BEING: A PARCEL OF LAND DESCRIBED AS: "A TRIANGULAR PIECE OF LAND LYING SOUTHWESTERLY OF KEENAN STREET; SOUTHEASTERLY OF PELHAM STREET INCLUDING THAT PORTION OF VACATED MARGARET STREET AND ALSO THE NORTH 1/2 OF VACATED PARK STREET ADJOINING THIS LAND TO THE SOUTH"

VOLUME 183 ON PAGE 426, BEING: VACATED PARK STREET.

VOLUME 183, ON PAGE 509, BEING: VACATED MARGARET STREET.

DOCUMENT NUMBER 146935, BEING: THE SOUTH THIRTY FEET (30') OF VACATED PARK STREET LYING NORTH OF, AND ADJACENT TO LOT ONE (1) OF BLOCK ONE (1) OF THE RECORDED PLAT OF THE SOUTHPARK ADDITION TO THE CITY OF RHINELANDER

| | | | | | | |
|---------------|--|-------------------|-----|------|----------|----|
| PROJECT NO.: | 16455000 | SCALE: AS SHOWN | NO. | DATE | REVISION | BY |
| PROJECT DATE: | 8/25/2014 | DRAWN BY: CAR/JLD | | | | |
| F.B.: | 129 | CHECKED BY: EUC | | | | |
| PLOT DATE: | 6/11/14, V:\CADD\Blocks\Borders\TitleBlock.dwg | | | | | |

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ALTA/ACSM LAND TITLE SURVEY

SOUTH PARK ALTA/ACSM LAND TITLE SURVEY
BETHESDA LUTHERAN COMMUNITIES
RHINELANDER, WISCONSIN

FILE NO.
16455000
SHEET
1 OF 1

02817