PLOT DATE: 2/5/15, P:\2200s\2230s\2235\02235018\CADD\Survey\Drawings\Alta\2235018 Alta Survey.dwg

## LOT "A" LOT "B" **Surveyor Notes:** This ALTA/ACSM Land Title Survey was prepared by direction of Bradford Fry, Kwik Trip, Inc. 53840 Owner: R.D. Johnson, LLC, a Wisconsin Limited Liability Company (Land Contract) OWNER: GENISOT & ASSOCIATES, INC. "ALTA/ACSM LAND TITLE SURVEY" The description for Lot "A", Owner R.D. JOHNSON, LLC was provided by First American Title Lot "A" previously surveyed by Genisot and Associates, Inc., dated 7/03/02 and filed Insurance Company, Title Policy File Number TP34546, Effective Date, November 25, 2014 at Note: Original description recorded in Document No. 637439 in the Oneida County the County Surveyors Office, map no. B5052. Note: Original description to Genisot & Associates, Inc. recorded in Document No. A parcel of land being part of Lots 1 and 2 of Block 15, part of vacated Curran Register of Deeds Office. A new description is herein drafted to clarify boundary comers 199528 and in Document No. 396049 in the Oneida County Register of Deeds Office. A NORTH 1/4 Right-of-way of N. Stevens Street retraced from survey map B5052 and originally Street and Parcel "A" of Certified Survey Map No. 2108 being part of said new description is herein drafted to combine these parcels and better clarify boundary The description for Lot "B", Owner GENISOT & ASSOCIATES, INC. was provided by First CORNER established on STH 17, Plat of Right-of-way Required, Project T 3513 (1), dated corners found and set. American Title Insurance Company, Title Policy File Number TP28468, Effective Date, SECTION 32 N89°15'29"E 2751.22' vacated Curran Street and part of Lot 16 of Block 6, all in the Townsite of New Description: January 23, 1953 November 25, 2014 at 8:00 a.m. Pelican Plat. Also part of the former Wisconsin Central LTD railroad A parcel of land being part of Lots 1 and 2 of Block 15, part of vacated Curran Street NORTHEAST CORNER. Right-of-way of STH 17 Conveyed to Oneida County as recorded in Volume 197 of and Parcel "A" of Certified Survey Map No. 2108 being part of said vacated Curran right-of-way, all in Government Lot 3, Section 32, T.37 N., R.9 E., A parcel of land being part of Lot 2 of Block 15 and part of vacated Curran Street all in SECTION 32, FOUND Deeds, page 141 and 142 in the Oneida County Register of Deeds. Street and part of Lot 16 of Block 6, all in the Townsite of Pelican Plat. Also part of the City of Rhinelander, Oneida County, Wisconsin the Townsite of Pelican Plat. Also part of the former Wisconsin Central LTD railroad 1 1/4" IRON PIPE, former Wisconsin Central LTD railroad right-of-way, all in Government Lot 3, Section 32, right-of-way, all in Government Lot 3, Section 32, T.37 N., R.9 E., City of Rhinelander, CALCULATED FROM Iverson Street deeded to the City of Rhinelander in Volume 207 of Quit Claim Deed, T.37 N., R.9 E., City of Rhinelander, Oneida County, Wisconsin, and being more MSA PROJECT 980755 Oneida County, Wisconsin, and being more particularly described as follows: pages 569 and 570 in the Oneida County Register of Deeds. particularly described as follows: Commencing at the North 1/4 comer of said Section 32; thence S.00°58'04"W., along Commencing at the North 1/4 comer of said Section 32; thence S.00°58'04"W., along Eagle Street and Dwight Street deeded to the City of Rhinelander in Volume 219 of the North-South 1/4 line of said Section 32, a distance of 1051.00 feet to the Deeds, page 55 and 56 in the Oneida County Register of Deeds. the North-South 1/4 line of said Section 32, and being the extension of the centerline of intersection of the easterly extension of the southerly right-of-way line of the Wisconsin Iverson Street, a distance of 1354.87 feet; thence N.89°01'56"W., a distance of 30.00 Central Limited LTD Railroad and being located 25 feet South of, as measured normal Point "A" being the Northeast comer of Parcel B, Certified Survey Map No. 2108 was to, the centerline of the main track of said Wisconsin Central Limited LTD Railroad; feet to a 3/4" diameter iron rod set at the intersection of the West right-of-way line of originally staked with a railroad spike. We located the railroad spike and replaced it with thence S.73°38'14"W., along said railroad right-of-way line and it's extension, a distance said Iverson Street and the North right-of-way line of N. Stevens Street and being the of 753.04 feet to a 1" diameter iron pipe found and being the point of beginning of Lot to point of beginning of lot to be described; thence continuing along said North right-of-way be described; thence S.16°23'09"E., a distance of 75.22 feet to a 1" diameter iron pipe line of N. Stevens Street, along the arc of curve to the left, having a radius of 1092.10 Wisconsin Central LTD. Deeded portion of railroad right-of-way to Oneida Concrete found; thence N.79°41'36"E., a distance of 36.50 feet; thence S.10°02'42"E., a distance feet and measured along a chord bearing S.81°44'02"W. and a chord length of 137.50 Products, Inc. (now R.D.Johnson, LLC.) in Volume 650 of Records on pages 205 and of 41.73 feet to a 1" diameter iron pipe found at the Northwest comer of Certified Survey BEARINGS REFERENCED TO THE ONEIDA COUNTY www.DiggersHotline.com feet to a 1" diameter iron pipe found; thence S.89°02'52"W., continuing along said North Map No. 2108; thence S.9°45'38"E., a distance of 45.31 feet to a mag nail set at the COORDINATE SYSTEM AND THE NORTH LINE OF THE right-of-way line of N. Stevens Street, a distance of 213.28 feet to a 3/4" diameter iron NE1/4, SECTION 32, TOWN 37 NORTH, RANGE 9 EAST Southwest corner of said Parcel "B" of Certified Survey Map No. 2108 and located on Wisconsin Central LTD. Deeded portion of railroad right-of-way to Genisot & the centerline of vacated Curran Street; thence S.87°07'53"W., along said centerline, a MEASURED TO BEAR N 89°15'29' E rod set; thence S.46°21'53"W., continuing along said northerly right-of-way line of N. distance of 114.00 feet to a mag nail set on the East right-of-way line of Dwight Street; Associates, Inc. in Volume 642 of Records on pages 843 and 844. Stevens Street, a distance of 105.85 feet to a mag nail set at the southerly most comer thence N.18°38'27"W., along said Dwight Street and being also the East right-of-way of said Parcel "A" of Certified Survey Map No. 2108; thence N.37°13'12"W., a distance line of Eagle Street, a distance of 139.07 feet to a railroad spike set on said South right Lot "A" and Lot "B" above described being subject to a 20' wide Right-of-Way Easement of 55.21 feet to a railroad spike set at the Northwest comer of said Parcel "A" and of-way line of the Wisconsin Central Limited LTD Railroad being 25 feet South of, as to the City of Rhinelander, for underground sewer line, as recorded in Document No. located on the centerline of vacated Curran Street; thence S.87°07'53"W., along said measured normal to the main track of the Wisconsin Central Limited LTD Railroad; 723487 in the Oneida County Register of Deeds and shown on the face of this survey centerline, a distance of 124.92 feet to a mag nail set at the Southeast corner of Parcel thence N.73°38'14"E., along said railroad right-of-way line, a distance of 89.86 feet to the point of beginning. "B" of said Certified Survey Map No. 2108; thence N.9°42'18"W., a distance of 45.22 Snow conditions on site made it difficult to accurately locate edge of asphalt pavement. feet to a 3/4" diameter iron rod set at the Northeast comer of said Parcel "B"; thence There is no parking lot striping on site. S.87°17'35"W., a distance of 31.32 feet to a 1"diameter iron pipe found at the Northwest I, Eugene C. Uttech, Professional Land Surveyor of the State of Wisconsin do hereby certify: corner of said Parcel "B"; thence N.10°02'42"W., a distance of 41.73 feet to a 1" diameter iron pipe found; thence \$.79°41'36"W., a distance of 36.50 feet to a To: Kwik Trip, Inc. the insured and First American Title Insurance Company, the insurer 1"diameter iron pipe found; thence N.16°23'09"W., a distance of 75.22 feet to a 1" This is to certify that this map or plat and the survey on which it is based were made in diameter iron pipe found on the southerly right-of-way line of the Wisconsin Central accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Limited LTD Railroad; thence N.73°38'14"E., along said railroad right-of-way line, a Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4 distance of 560.47 feet to a 1" diameter iron pipe found; thence S.80°12'28"E., (square feet and acres), 5, 6 (a) (b), 7 (a), 8, 9 (see Survey Notes), 11 (a) (b), 14, 17, 20 (a), 22 continuing along said right-of-way line, a distance of 41.64 feet to a 1"diameter iron pipe **ALTA LEGEND** (Sanitary inverts, storm sewer inverts, adjacent structures, sanitary pipe size, storm sewer pipe found; thence S.82°29'47"E., continuing along said right-of-way line a distance of size, street widths, street medians, adjacent and across driveways), 23 (set 4 control points (S 81°18'55"E) and note x,y,z) of Table A thereof. The field work was completed on January 30, 2015. Eugene C. attech 3 82°29'47" F Eugene C. Uttech, PLS **BOUNDARY LINE** RR SPUR LINE RW T A SOLBERG CO INC CENTERLINE WISCONSIN CENTRAL LIMITED RAILROAD 1607 STEVENS ST. NORTH - LOT 'B' LOT 1 CSM 2496 EXISTING EASEMENT 15665 S.F. R D JOHNSON LLC 0.36 Ac. 1539 STEVENS ST. NORTH SECTION LINE RIGHT-OF-WAY LINE ABUTTING SURVEY LOT 'A' LOT 2 LOT 1 SETBACK LINE 145973 S.F. BLOCK 15 ONCRETE BLOCK 3.35 Ac. ---- RAILROAD TRACKS TOWNSITE OF PELICAN PLAT FOUND 1" IRON PIPE **GENISOT &** ♦ FOUND 1-1/4" IRON PIPE ASSOCIATES INC ONEIDA COUNTY ALUM, MON. O SET 3/4" BY 18" IRON ROD 1.50 LBS./FT. P.O.B. CP#23 △ SET MASONARY NAIL SET RAILROAD SPIKE VACATED CURRAN ST. **▲** CP#17 NORTH LINE S 89°02'52**"** W **▲** COMPUTED POSITION S 87°07'53" W 114.00' (\$ 88°18'45" W) 124.92' () RECORD INFORMATION VACATED CURRAN STREET S 87°07'53" W N - NORTH S - SOUTH 'ANITARY SEWER EASMENT DOC. # 723487 E - EAST VACATED CURRAN ST. W - WEST SOUTH LINE **GAS STAION** N 37°13'12" W C.W. - CONCRETE WALK A.C. - AIR CONDITIONER CMP - CORRUGATED METAL PIPE BLOCK 6 REMINGTON OIL CO INC Line Table 1505 STEVENS ST. NORTH CONC. - CONCRETE TOWNSITE OF PELICAN PLAT ZONED: B-3 Line #. Length Direction VOL. - VOLUME PG. - PAGE L1 45.22' N 09°42'18" W CSM - CERTIFIED SURVEY MAP L2 31.32' S 87°17'35" W CANOPY RR - RAILROAD L3 41.73' N 10°02'42" W R/W - RIGHT-OF-WAY S 79°41'36" W L5 45.31' S 09°45'38" E **Primary Dimension Curve Table** Curve # | Radius Delta Chord Length | Chord Bearing | Length C1 1092.10 7°13'07" S81° 44' 02"W | 137.59 SETBACKS FOR ZONING I-1: Front yard. In the I-1 District, there shall be provided a front yard of not less than 20 feet in depth along every front lot line Corner side yard. In the I-1 District, there shall be provided a side yard of not less than 20 feet in depth in every instance CONTROL POINT TABLE where the side property line is adjacent to a public street. NORTHING 92340· **EASTING** DESCRIPTION ELEV. Rear yard. Every building or structure shall provide a rear yard of not less than ten feet in depth. CP#23 171160.637 267505.914 3/4" IRON ROD WITH CAP 1566.16 Transitional yards. Where a side or rear lot line in an industrial district coincides with a side or rear lot line in an adjacent residence or business district, a yard shall be provided along such side or rear lot line on the industrial lot. Such yard CP#1 171285.454 267049.302 MAG NAIL 1563.68 shall be not less than 20 feet in depth 171289.556 266808.064 1/2" IRON ROD 1565.72 DESCRIPTION FILED . **FLOOD NOTE** CP#17 171126.442 266985.682 3/4" IRON ROD 1565.69 By graphic plotting only, this property is not in a floodplain as shown on Flood Insurance Rate Map, Community Panel ONEIDA CO. SURVEYOR'S OFFICE No 0594C which bears an effective date of 08/05/1991 and is not in a special flood hazard area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a CENTER 1/4 CORNER SECTION 32, variance from the Federal Emergency Management Agency. FOUND PK NAIL, CALCULATED FROM MSA PROJECT 980755 PROJECT NO .: 2235018 | SCALE: AS SHOWN REVISION TRANSPORTATION • MUNICIPAL PROJECT DATE: DRAWN BY: CAR FILE NO. **DEVELOPMENT • ENVIRONMENTAL ALTA SURVEY** F.B.: 156 CHECKED BY: ECU

1835 N.Stevens St. Rhinelander, WI 54501

Web Address: www.msa-ps.com

O MSA Professional Services, Inc

5-362-3244 1-800-844-7854 Fax: 715-362-4116

**BOUNDARY SHEET** 

2235018

1 of 2

53840

KWIK TRIP INC.

RHINELANDER, WISCONSIN

## 63840 U2340 This ALTA/ACSM Land Title Survey was prepared by direction of Bradford Fry, Kwik Trip, Inc. Surveyor Notes: "ALTA/ACSM LAND TITLE SURVEY" The description for Lot "A", Owner R.D. JOHNSON, LLC was provided by First American Title Lot "A" previously surveyed by Genisot and Associates, Inc., dated 7/03/02 and filed in Insurance Company, Title Policy File Number TP34546, Effective Date, November 25, 2014 at A parcel of land being part of Lots 1 and 2 of Block 15, part of vacated Curran the County Surveyors Office, map no. B5052. Street and Parcel "A" of Certified Survey Map No. 2108 being part of said 2751.22' N89°15'29"E The description for Lot "B", Owner GENISOT & ASSOCIATES, INC. was provided by First Right-of-way of N. Stevens Street retraced from survey map B5052 and originally vacated Curran Street and part of Lot 16 of Block 6, all in the Townsite of American Title Insurance Company, Title Policy File Number TP28468, Effective Date, established on STH 17, Plat of Right-of-way Required, Project T 3513 (1), dated NORTH 1/4 Pelican Plat. Also part of the former Wisconsin Central LTD railroad NORTHEAST CORNER, November 25, 2014 at 8:00 a.m. CORNER SECTION 32, FOUND right-of-way, all in Government Lot 3, Section 32, T.37 N., R.9 E., SECTION 32 1 1/4" IRON PIPE, Right-of-way of STH 17 Conveyed to Oneida County as recorded in Volume 197 of **SURVEYORS CERTIFICATE:** City of Rhinelander, Oneida County, Wisconsin CALCULATED FROM Deeds, page 141 and 142 in the Oneida County Register of Deeds. MSA PROJECT 980755 I, Eugene C. Uttech, Professional Land Surveyor of the State of Wisconsin do hereby certify: Iverson Street deeded to the City of Rhinelander in Volume 207 of Quit Claim Deed, To: Kwik Trip, Inc. the insured and First American Title Insurance Company, the insurer pages 569 and 570 in the Oneida County Register of Deeds. This is to certify that this map or plat and the survey on which it is based were made in Eagle Street and Dwight Street deeded to the City of Rhinelander in Volume 219 of accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4 Deeds, page 55 and 56 in the Oneida County Register of Deeds. (square feet and acres), 5, 6 (a) (b), 7 (a), 8, 9 (see Survey Notes),11 (a) (b), 14, 17, 20 (a), 22 Point "A" being the Northeast comer of Parcel B, Certified Survey Map No. 2108 was (Sanitary inverts, storm sewer inverts, adjacent structures, sanitary pipe size, storm sewer pipe originally staked with a railroad spike. We located the railroad spike and replaced it with size, street widths, street medians, adjacent and across driveways), 23 (set 4 control points and note x,y,z) of Table A thereof. The field work was completed on January 30, 2015. a 3/4" x 18"iron rod. BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE Wisconsin Central LTD. Deeded portion of railroad right-of-way to Oneida Concrete NE1/4, SECTION 32, TOWN 37 NORTH, RANGE 9 EAST Products, Inc. (now R.D.Johnson, LLC.) in Volume 650 of Records on pages 205 and Eugene C. Uttech, PLS www.DiggersHotline.com MEASURED TO BEAR N 89°15'29' E Wisconsin Central LTD. Deeded portion of railroad right-of-way to Genisot & Associates, Inc. in Volume 642 of Records on pages 843 and 844. Lot "A" and Lot "B" above described being subject to a 20' wide Right-of-Way Easement to the City of Rhinelander, for underground sewer line, as recorded in Document No. 723487 in the Oneida County Register of Deeds and shown on the face of this survey Snow conditions on site made it difficult to accurately locate edge of asphalt pavement. There is no parking lot striping on site. **ALTA LEGEND** 12' HIGH WOODEN FENCE BENCHMARK **BOUNDARY LINE** ♦ BRUSH OR SHRUB RR SPUR LINE R/W T A SOLBERG CO INC CENTERLINE 1607 STEVENS ST. NORTH □ CATCH BASIN WISCONSIN CENTRAL LIMITED RAILROAD RIM = 1564.40- LOT 'B' **EXISTING EASEMENT** DECIDUOUS TREE INV. =1555.80 (N) INV. =1555.90 (S) --R D JOHNSON LLC ELECTRIC METER, FIELD VERIFY RIM = 1562.76**GENISOT & ASSOCIATES INC** RIM =1567.62 1539 STEVENS ST. NORTH SECTION LINE INV. =1559.06 (N 16") 1512 EAGLE ST. INV. =1559.36 (SE 18") ZONED: I-1 INV. =1560.06 (S 4") YARD AREA: RIGHT-OF-WAY LINE INV. =1560.66 (W 4") GAS METER, FIELD VERIFY INV. =1561.01 (S) ABUTTING SURVEY GUARD POST INV. =1560.85 (E 4") LOT 'A' SETBACK LINE DRIVEWAY ENTRANCE HYDRANT UNDERGROUND ELECTRIC LIGHT POLE YARD AREA OVERHEAD UTILITY MAIL BOX PINE TREE RIM = 1562.07— SAN———— SANITARY SEWER INV. =1559.77 (NW) ---O- POWER POLE **ROAD SIGN** WATER LINE SANITARY MANHOLE **GAS LINE** STORM MANHOLE ABANDONED S 89°02'52"-V RIM = 1566.8330.00' FENCE LINE WATER VALVE SANITARY SEWER (7) VENT / SEPTIC VENT RIM =1566.8 114.00 ₹-RHM =1567.01 INV. =1559.73 (N) VACATED CURRAN STREET S 87°07'53" W O INV.=1563.11 (N) → UTILITY POLE GUY ANCHOR INV. =1559.35 (S) INV. =1562.21 (S) INV. =1559.40 (E) CONTOUR LINE —SANITARY SEWER EASMENT DOC. # 723487 VACATED CURRAN ST. SLANDS FOUND 1" IRON PIPE RJM = 1565.80INV. =1561.40 (W) RIM =1565.09 ♦ FOUND 1-1/4" IRON PIPE GAS STAION INV. =1560.82 (E) -N 37°13'12" W () RECORD INFORMATION ONEIDA COUNTY ALUM. MON. N - NORTH REMINGTON OIL CO INC O SET 3/4" BY 18" IRON ROD S - SOUTH 1505 STEVENS ST. NORTH 1.50 LBS./FT. E - EAST ZONED: B-3 W - WEST △ SET MASONARY NAIL C.W. - CONCRETE WALK SET RAILROAD SPIKE A.C. - AIR CONDITIONER ▲ COMPUTED POSITION CMP - CORRUGATED METAL PIPE INV. =1559.60 (N.E.W) CONC. - CONCRETE VOL. - VOLUME PG. - PAGE CSM - CERTIFIED SURVEY MAP RR - RAILROAD Line Table R/W - RIGHT-OF-WAY CONTROL POINT TABLE Direction Line #. Length ELEV. DESCRIPTION **EASTING** NORTHING N 09°42'18" W 1566.16 3/4" IRON ROD WITH CAP 267505.914 171160.637 CP#23 S 87°17'35" W L2 1563.68 **MAG NAIL** 267049.302 CP#1 171285.454 N 10°02'42" W L3 1565.72 1/2" IRON ROD 266808.064 171289.556 S 79°41'36" W 36.50' L4 3/4" IRON ROD 1565.69 266985.682 CP#17 171126.442 S 09°45'38" E L5 45.31' BENCHMARK TABLE Primary Dimension Curve Table ELEV. DESCRIPTION NORTHING **EASTING** NO. By graphic plotting only, this property is not in a floodplain as shown on Flood Insurance Rate Map, Community Panel 1566.55 HYDRANT FLANGE WITH TAG 171129.161 267153.630 BM#20 Chord Length | Chord Bearing | Length Curve # Radius No 0594C which bears an effective date of 08/05/1991 and is not in a special flood hazard area. No field surveying was 1566.16 performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a 3/4" IRON ROD WITH CAP BM#23 171160.637 267505.914 S81° 44' 02"W | 137.59 C1 | 1092.10 | 7°13'07" 137.50 variance from the Federal Emergency Management Agency. CENTER 1/4 CORNER SECTION 32, 1565.19 267412.306 SPIKE NAIL IN POWER POLE 171158.052 BM#21 FOUND PK NAIL, CALCULATED FROM MSA PROJECT 980755 FILE NO. **ALTA SURVEY**

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**DEVELOPMENT • ENVIRONMENTAL** 

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**TOPOGRAPHIC & UTILITY SHEET** 

2235018

SHEET

2 of 2

KWIK TRIP INC.

RHINELANDER, WISCONSIN

PROJECT NO .:

F.B.:

PROJECT DATE:

2235018 SCALE: AS SHOWN NO. DATE

CHECKED BY: ECU

PLOT DATE: 2/5/15, P:\2200s\2230s\2235\02235018\CADD\Survey\Drawings\Alta\2235018 Alta Survey.dwg

DRAWN BY:

REVISION