

C2844

## LOT "A"

Owner: R.D. Johnson, LLC, a Wisconsin Limited Liability Company (Land Contract)

Note: Original description recorded in Document No. 837439 in the Oneida County Register of Deeds Office. A new description is herein drafted to clarify boundary corners found and set.

## New Description:

A parcel of land being part of Lots 1 and 2 of Block 15, part of vacated Curran Street and Parcel "A" of Certified Survey Map No. 2108 being part of said vacated Curran Street and part of Lot 16 of Block 6, all in the Townsite of Pelican Plat. Also part of the former Wisconsin Central LTD railroad right-of-way, all in Government Lot 3, Section 32, T.37 N., R.9 E., City of Rhinelander, Oneida County, Wisconsin, and being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 32; thence S.00°58'04"W., along the North-South 1/4 line of said Section 32, a distance of 1051.00 feet to the intersection of the easterly extension of the southerly right-of-way line of the Wisconsin Central Limited LTD Railroad and being located 25 feet South of, as measured normal to, the centerline of the main track of said Wisconsin Central Limited LTD Railroad; thence S.73°38'14"W., along said railroad right-of-way line extension, a distance of 192.57 feet to a 1" diameter iron pipe found on the southerly right-of-way line of the Wisconsin Central Limited LTD Railroad and being the point of beginning of Lot to be described; thence S.80°12'28"E., continuing along said right-of-way line, a distance of 41.64 feet to a 1" diameter iron pipe found; thence S.82°29'47"E., continuing along said right-of-way line a distance of 113.42 feet to a 3/4" diameter iron rod set on said West right-of-way line of Iverson Street; thence S.00°58'04"W., along said West right-of-way line, a distance of 227.21 feet to a 3/4" diameter iron rod set at the intersection of the West right-of-way line of said Iverson Street and the North right-of-way line of N. Stevens Street; thence continuing along said North right-of-way line of N. Stevens Street, along the arc of curve to the left, having a radius of 1092.10 feet and measured along a chord bearing S.81°44'02"W. and a chord length of 137.50 feet to a 1" diameter iron pipe found; thence S.89°02'52"W., continuing along said North right-of-way line of N. Stevens Street, a distance of 213.28 feet to a 3/4" diameter iron rod set; thence S.46°21'53"W., continuing along said northerly right-of-way line of N. Stevens Street, a distance of 105.85 feet to a mag nail set at the southerly most corner of said Parcel "A" of Certified Survey Map No. 2108; thence N.37°13'12"W., a distance of 55.21 feet to a railroad spike set at the Northwest corner of said Parcel "A" and located on the centerline of vacated Curran Street; thence S.87°07'53"W., along said centerline, a distance of 124.92 feet to a mag nail set at the Southeast corner of Parcel "B" of said Certified Survey Map No. 2108; thence N.9°42'18"W., a distance of 45.22 feet to a 3/4" diameter iron rod set at the Northeast corner of said Parcel "B"; thence S.87°17'35"W., a distance of 31.32 feet to a 1" diameter iron pipe found at the Northwest 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 S.79°41'36"W., a distance of 36.50 feet to a 1" diameter iron pipe found; thence N.16°23'09"W., a distance of 75.22 feet to a 1" diameter iron pipe found on the southerly right-of-way line of the Wisconsin Central Limited LTD Railroad; thence N.73°38'14"E., along said railroad right-of-way line, a distance of 560.47 feet to point of beginning.

## LOT "B"

OWNER: GENISOT & ASSOCIATES, INC.

Note: Original description to Genisot & Associates, Inc. recorded in Document No. 199528 and in Document No. 396049 in the Oneida County Register of Deeds Office. A new description is herein drafted to combine these parcels and better clarify boundary corners found and set.

## New Description:

A parcel of land being part of Lot 2 of Block 15 and part of vacated Curran Street all in the Townsite of Pelican Plat. Also part of the former Wisconsin Central LTD railroad right-of-way, all in Government Lot 3, Section 32, T.37 N., R.9 E., City of Rhinelander, Oneida County, Wisconsin, and being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 32; thence S.00°58'04"W., along the North-South 1/4 line of said Section 32, a distance of 1051.00 feet to the intersection of the easterly extension of the southerly right-of-way line of the Wisconsin Central Limited LTD Railroad and being located 25 feet South of, as measured normal to, the centerline of the main track of said Wisconsin Central Limited LTD Railroad; thence S.73°38'14"W., along said railroad right-of-way line and its extension, a distance of 753.04 feet to a 1" diameter iron pipe found and being the point of beginning of Lot to be described; thence S.16°23'09"E., a distance of 75.22 feet to a 1" diameter iron pipe found; thence N.79°41'36"E., a distance of 36.50 feet; thence S.10°02'42"E., a distance of 41.73 feet to a 1" diameter iron pipe found at the Northwest corner of Certified Survey Map No. 2108; thence S.9°45'38"E., a distance of 45.31 feet to a mag nail set at the Southwest corner of said Parcel "B" of Certified Survey Map No. 2108 and located on the centerline of vacated Curran Street; thence S.87°07'53"W., along said centerline, a distance of 114.00 feet to a mag nail set on the East right-of-way line of Dwight Street; thence N.18°38'21"W., along said Dwight Street and being also the East right-of-way line of Eagle Street, a distance of 130.07 feet to a railroad spike set on said South right-of-way line of the Wisconsin Central Limited LTD Railroad being 25 feet South of, as measured normal to the main track of the Wisconsin Central Limited LTD Railroad; thence N.73°38'14"E., along said railroad right-of-way line, a distance of 59.88 feet to the point of beginning.

## SURVEYORS CERTIFICATE:

I, Eugene C. Uttech, Professional Land Surveyor of the State of Wisconsin do hereby certify:

To: Kwik Trip, Inc. the insured and First American Title Insurance Company, the insurer

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 include items 1, 2, 3, 4 (square feet and acres), 5, 6 (a) (b), 7 (a), 8, 9 (see Survey Notes), 11 (a) (b), 14, 17, 20 (a), 22 (Sanitary inverts, storm sewer inverts, adjacent structures, sanitary pipe size, storm sewer pipe 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.

Eugene C. Uttech

Eugene C. Uttech, PLS

Dated

DESCRIPTION UPDATED 3/17/2015

## Surveyor Notes:

Lot "A" previously surveyed by Genisot and Associates, Inc., dated 7/03/02 and filed in the County Surveyors Office, map no. B5052.

Right-of-way of N. Stevens Street retraced from survey map B5052 and originally established on STH 17, Plat of Right-of-way Required, Project T 3513 (1), dated January 23, 1953.

Right-of-way of STH 17 Conveyed to Oneida County as recorded in Volume 197 of Deeds, page 141 and 142 in the Oneida County Register of Deeds.

Iverson Street deeded to the City of Rhinelander in Volume 207 of Quit Claim Deed, pages 569 and 570 in the Oneida County Register of Deeds.

Eagle Street and Dwight Street deeded to the City of Rhinelander in Volume 219 of Deeds, page 55 and 58 in the Oneida County Register of Deeds.

Point "A" being the Northeast corner of Parcel B, Certified Survey Map No. 2108 was originally staked with a railroad spike. We located the railroad spike and replaced it with a 3/4" x 18" iron rod.

Wisconsin Central LTD. Deeded portion of railroad right-of-way to Oneida Concrete Products, Inc. (now R.D. Johnson, LLC.) in Volume 650 of Records on pages 205 and 208.

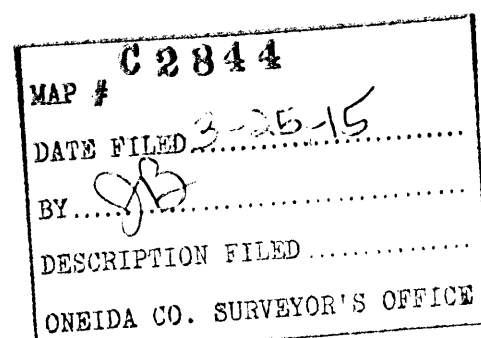
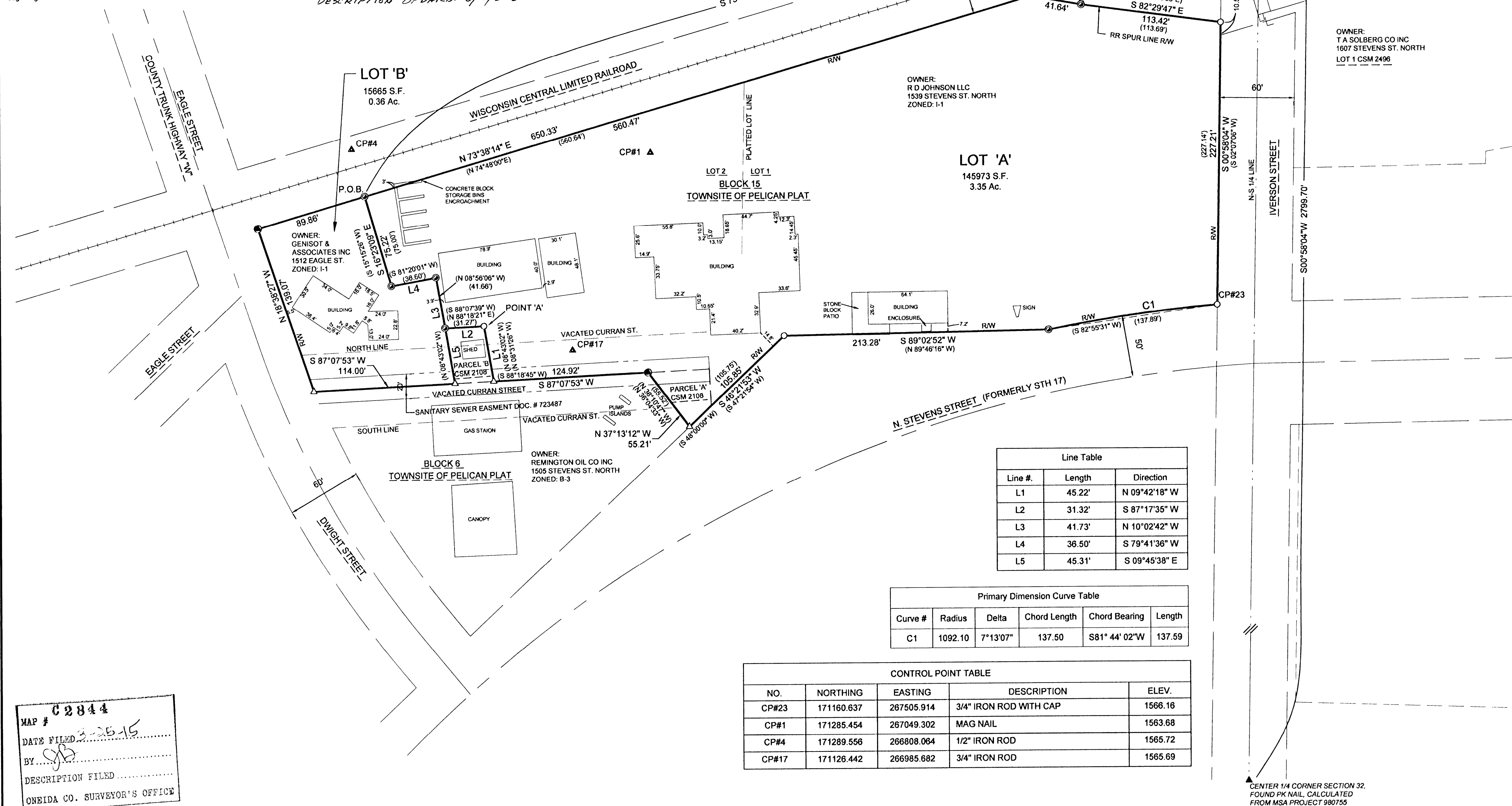
Wisconsin Central LTD. Deeded portion of railroad right-of-way to Genisot & Associates, Inc. in Volume 842 of Records on pages 843 and 844.

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 map.

Snow conditions on site made it difficult to accurately locate edge of asphalt pavement. There is no parking lot striping on site.

This ALTA/ACSM Land Title Survey was prepared by direction of Bradford Fry, Kwik Trip, Inc. The description for Lot "A", Owner R.D. JOHNSON, LLC was provided by First American Title Insurance Company, Title Policy File Number 1P34546, Effective Date, November 23, 2014 at 8:00 a.m.

The description for Lot "B", Owner GENISOT & ASSOCIATES, INC. was provided by First American Title Insurance Company, Title Policy File Number 1P23468, Effective Date, November 25, 2014 at 8:00 a.m.

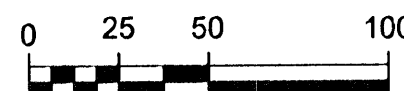


## "ALTA/ACSM LAND TITLE SURVEY" C2844

A parcel of land being part of Lots 1 and 2 of Block 15, part of vacated Curran Street and Parcel "A" of Certified Survey Map No. 2108 being part of said vacated Curran Street and part of Lot 16 of Block 6, all in the Townsite of Pelican Plat. Also part of the former Wisconsin Central LTD railroad right-of-way, all in Government Lot 3, Section 32, T.37 N., R.9 E., City of Rhinelander, Oneida County, Wisconsin



BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NE1/4, SECTION 32, TOWN 37 NORTH, RANGE 9 EAST MEASURED TO BEAR N 89°15'29" E



## ALTA LEGEND

- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT
- SECTION LINE
- RIGHT-OF-WAY LINE
- ABUTTING SURVEY
- SETBACK LINE
- RAILROAD TRACKS
- FOUND 1" IRON PIPE
- FOUND 1-1/4" IRON PIPE
- ONEIDA COUNTY ALUM. MON.
- SET 3/4" BY 18" IRON ROD 1.50 LBS./FT.
- SET MASONARY NAIL
- SET RAILROAD SPIKE
- COMPUTED POSITION
- ( ) RECORD INFORMATION
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- C.W. - CONCRETE WALK
- A.C. - AIR CONDITIONER
- CMP - CORRUGATED METAL PIPE
- CONC. - CONCRETE
- VOL. - VOLUME
- PG. - PAGE
- CSM - CERTIFIED SURVEY MAP
- RR - RAILROAD
- R/W - RIGHT-OF-WAY

## 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 where the side property line is adjacent to a public street.

Rear yard. Every building or structure shall provide a rear yard of not less than ten feet in depth.

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 shall be not less than 20 feet in depth.

## FLOOD NOTE:

By graphic plotting only, this property is not in a floodplain as shown on Flood Insurance Rate Map, Community Panel 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 variance from the Federal Emergency Management Agency.

PROJECT NO.:	2235018	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:		DRAWN BY:	CAR				
F.B.:	158	CHECKED BY:	ECU				
PLOT DATE:	3/11/15, P122009\2235018\CADD\Survey\Drawings\Alta\2235018 Alta Survey.dwg						



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1835 N. Stevens St. Rhinelander, WI 54501  
715-362-3244 1-800-844-7854 Fax: 715-362-4116  
Web Address: www.msa-ps.com  
© MSA Professional Services, Inc.

## BOUNDARY SHEET

ALTA SURVEY  
KWIK TRIP INC.  
RHINELANDER, WISCONSIN

FILE NO.  
2235018  
SHEET  
1 of 2

C2844

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## SURVEYORS CERTIFICATE:

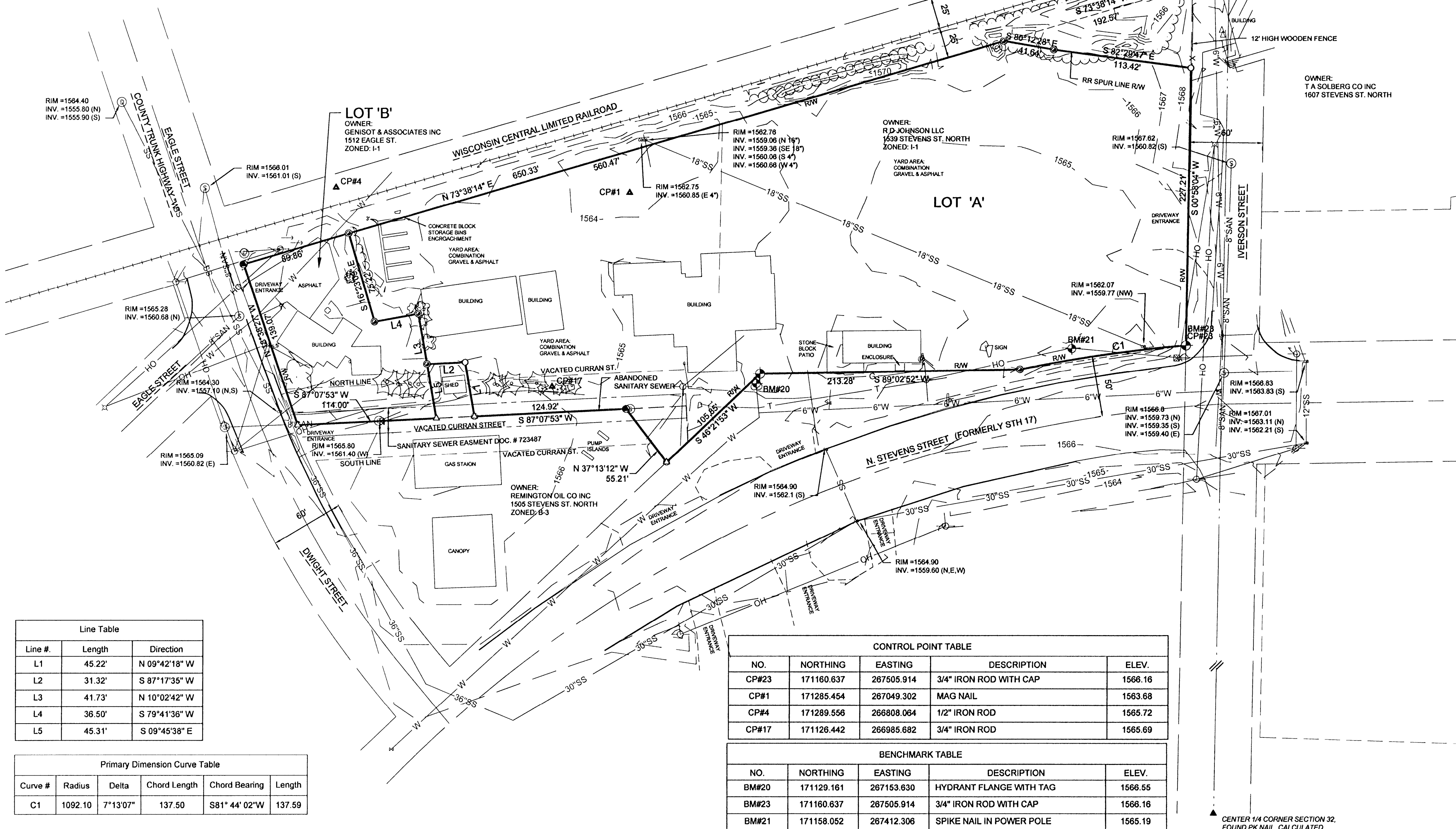
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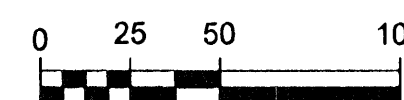
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## ALTA LEGEND

BOUNDARY LINE	BENCHMARK
CENTERLINE	BRUSH OR SHRUB
EXISTING EASEMENT	CATCH BASIN
SECTION LINE	DECIDUOUS TREE
RIGHT-OF-WAY LINE	ELECTRIC METER, FIELD VERIFY
ABUTTING SURVEY	TELEPHONE PEDESTAL
SETBACK LINE	GAS METER, FIELD VERIFY
UNDERGROUND ELECTRIC	GUARD POST
OVERHEAD UTILITY	HYDRANT
SANITARY SEWER	LIGHT POLE
STORM SEWER	MAIL BOX
WATER LINE	PINE TREE
GAS LINE	POWER POLE
FENCE LINE	ROAD SIGN
RAILROAD TRACKS	SANITARY MANHOLE
CONTOUR LINE	STORM MANHOLE
BRUSH LINE	WATER VALVE
( ) RECORD INFORMATION	VENT / SEPTIC VENT
N - NORTH	UTILITY POLE GUY ANCHOR
S - SOUTH	FOUND 1\"/>
E - EAST	FOUND 1-1/4\"/>
W - WEST	ONEIDA COUNTY ALUM. MON.
C.W. - CONCRETE WALK	SET 3/4\"/>
A.C. - AIR CONDITIONER	SET 1-1/4\"/>
CMP - CORRUGATED METAL PIPE	SET MASONRY NAIL
CONC. - CONCRETE	SET RAILROAD SPIKE
VOL. - VOLUME	COMPUTED POSITION
PG. - PAGE	
CSM - CERTIFIED SURVEY MAP	
RR - RAILROAD	
RW - RIGHT-OF-WAY	

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Line Table		
Line #	Length	Direction
L1	45.22'	N 09°42'18\"/>
L2	31.32'	S 87°17'35\"/>
L3	41.73'	N 10°02'42\"/>
L4	36.50'	S 79°41'38\"/>
L5	45.31'	S 09°45'38\"/>

Primary Dimension Curve Table				
Curve #	Radius	Delta	Chord Length	Chord Bearing
C1	1092.10	7°13'07\"/>	137.50	S81°44'02\"/>

CONTROL POINT TABLE				
NO.	NORTHING	EASTING	DESCRIPTION	ELEV.
CP#23	171160.637	267505.914	3/4" IRON ROD WITH CAP	1566.16
CP#1	171285.454	267049.302	MAG NAIL	1563.68
CP#4	171289.556	266808.064	1/2" IRON ROD	1565.72
CP#17	171126.442	266985.682	3/4" IRON ROD	1565.69

BENCHMARK TABLE				
NO.	NORTHING	EASTING	DESCRIPTION	ELEV.
BM#20	171129.161	267153.630	HYDRANT FLANGE WITH TAG	1566.55
BM#23	171160.637	267505.914	3/4" IRON ROD WITH CAP	1566.16
BM#21	171158.052	267412.306	SPIKE NAIL IN POWER POLE	1565.19

## TOPOGRAPHIC &amp; UTILITY SHEET

ALTA SURVEY  
KWIK TRIP INC.  
RHINELANDER, WISCONSIN

FILE NO.  
2235018  
SHEET  
2 of 2

PROJECT NO.:	2235018	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:		DRAWN BY:	CAR			
F.B.:		CHECKED BY:	ECU			
PLOT DATE:	3/11/15	P:\223009\223009\2235018\CADD\SurveyDrawings\Alta\2235018 Alta Survey.dwg				



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1835 N. Stevens St. Rhinelander, WI 54501  
715-362-3244 1-800-844-7854 Fax: 715-362-4118  
Web Address: www.msa-ps.com  
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CENTER 1/4 CORNER SECTION 32,  
FOUND PK NAIL, CALCULATED  
FROM MSA PROJECT 980755