

PARCEL A:

LOT 1, VOLUME 6 CERTIFIED SURVEY MAPS, PAGE 1678; BEING PART OF GOVERNMENT LOT THREE (3) AND THE SW 1/4 OF THE NW 1/4, SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN; NOW BEING A PART OF LOT 1, VOLUME 20 CERTIFIED SURVEY MAPS, PAGE 4348, RECORDED AS DOCUMENT NO. 750703, BEING LOCATED IN PART OF GOVERNMENT LOT 3 AND THE SW 1/4 OF THE NW 1/4, OF SECTION 11, AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 8 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: TAX ID NO.: RH 9011-0702

PARCEL B:

A PARCEL OF LAND FORMERLY BEING PART OF LOT 1 OF ONEIDA COUNTY CERTIFIED SURVEY MAP #2653 AND IS CURRENTLY PART OF LOT 1 OF ONEIDA COUNTY CERTIFIED SURVEY MAP #4348 AND IS LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4, SECTION 10 AND PART OF THE SW 1/4 OF THE NW 1/4, SECTION 11, TOWNSHIP 36 NORTH, RANGE 8, EAST, CITY OF RHINELANDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ONEIDA COUNTY ALUMINUM MONUMENT MARKING THE W 1/4 CORNER OF SAID SECTION 11; THENCE N. 66° 45' 11" W. A DISTANCE OF 367.37 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF OUTLOT 1 OF ONEIDA COUNTY CERTIFIED SURVEY MAP #2653 AND THE POINT OF BEGINNING; THENCE N. 05° 31' 07" W. A DISTANCE OF 648.26 FEET TO AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE N. 69° 26' 02" E. A DISTANCE OF 256.13 FEET TO AN IRON PIPE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVED TO THE SOUTH AND HAVING A RADIUS OF 1859.86 FEET AND A LONG CHORD WHICH BEARS N. 70° 47' 28" E., 188.79 FEET A DISTANCE OF 188.87 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY LINE S. 05° 30' 34" E. A DISTANCE OF 765.43 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF SAID OUTLOT 1; THENCE ALONG SAID OUTLOT 1, S. 85° 16' 45" W. A DISTANCE OF 430.69 FEET TO THE POINT OF BEGINNING.

BEING IN ONEIDA COUNTY, WISCONSIN. FOR INFORMATIONAL PURPOSES ONLY: TAX ID NO.: RH 9010-0401 (PART OF)

DESCRIPTION FOR MAPPING PURPOSES ONLY:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11 MARKED BY A FOUND 3/4" DIAMETER IRON ROD (TO BE REPLACED BY THE ONEIDA COUNTY LAND INFORMATION DIRECTOR WITH AN ONEIDA COUNTY ALUMINUM MONUMENT); THENCE N. 66° 30' 23" W., A DISTANCE OF 367.48 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4349 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE N. 05° 36' 24" W., ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 650.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

N. 69° 31' 12" E., A DISTANCE OF 300.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1860.08, A CHORD BEARING OF N. 85° 47' 42" E. AND A CHORD DISTANCE OF 1042.57 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1056.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S. 77° 55' 48" E., A DISTANCE OF 305.95 FEET TO THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 1511 AS RECORDED IN VOLUME 6 CSM ON PAGE 1511 OF THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE; THENCE S. 06° 22' 38" E., ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 591.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RED ARROW DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S. 83° 41' 25" W., A DISTANCE OF 1202.08 FEET; THENCE S. 05° 11' 40" E., A DISTANCE OF 10.01 FEET TO THE NORTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 2653 AS RECORDED IN VOLUME 11 CSM ON PAGE 2653 OF THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE; THENCE S. 85° 14' 54" W., ALONG THE NORTH LINE OF SAID OUTLOT 1 A DISTANCE OF 430.26 FEET TO THE POINT OF BEGINNING, CONTAINING 27.08 ACRES OF LAND.

NOTES CORRESPONDING TO SCHEDULE "B"

SECTION ONE REQUIREMENTS ARE NOT A SURVEY MATTER.

SECTION TWO EXCEPTIONS

- NONE
- NONE
- DOES AFFECT - AS SHOWN AS [3]**
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- NONE
- NONE
- UTILITY EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY RECORDED 09/07/1901, VOLUME 31 OF DEEDS, PAGE 595 AS DOCUMENT NO. 16873
CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE.
- DRAINAGE DITCH AND UNDERGROUND UTILITIES AS DISCLOSED ON GENISOT AND ASSOCIATES, INC., DWG NO. 9385 DATED SEPTEMBER 30, 1997.
DOES AFFECT - AS SHOWN AS [12]
- AGREEMENT WITH THE CITY OF RHINELANDER AS STATED IN WARRANTY DEED RECORDED OCTOBER 24, 1994 AT 11:10 AM IN VOLUME 749 RECORDS, PAGE 535 AS DOCUMENT NO. 437180
AGREEMENT WAS NOT INCLUDED IN TITLE COMMITMENT - NOT SHOWN.
- ACCESS AND HIGHWAY SETBACK RESTRICTIONS AS STATED ON CERTIFIED SURVEY MAP RECORDED APRIL 15, 2002, VOLUME 11 OF CERTIFIED SURVEY MAPS, PAGE 2653, AS DOCUMENT NO. 550819.
DOES AFFECT - AS SHOWN AS [14]
- AGREEMENT WITH THE CITY OF RHINELANDER AS STATED IN QUIT CLAIM DEED RECORDED JULY 23, 2002 AS DOCUMENT NO. 555871. **NOT A SURVEY MATTER.**
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.

SURVEYOR'S REPORT:

VOLUME 862, PAGE 052 - 054 AS DOCUMENT NO. 479016, ADDENDUM Z REFERS TO THE FOLLOWING:

- IT IS THE SURVEYORS OPINION THAT THIS DOES NOT AFFECT THE SUBJECT PROPERTY.**
- NOT A SURVEY MATTER

- VOLUME 168, PAGE 590, AS DOCUMENT NO. 135694 - A UTILITY EASEMENT TO RHINELANDER TELEPHONE COMPANY TO ERECT AND MAINTAIN ITS POLES, WIRES, CABLES, ANCHORS AND OTHER APPLIANCES TO BE LOCATED '90' FROM THE CENTERLINE ON THE NORTHERLY SIDE OF PRESENT U.S. HWY 8'.

IT IS THE SURVEYOR'S OPINION THAT THIS EASMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

VOLUME 274, PAGE 205-209, AS DOCUMENT NO. 206338 - REFERS TO THE ABOVE MENTIONED EASEMENT.

VOLUME 274, PAGE 205-209, AS DOCUMENT NO. 206338 ALSO REFERS TO THE FOLLOWING PARCELS WHICH RHINELANDER TELEPHONE COMPANY HAS LIMITED ITS EASEMENT RIGHTS:

PARCEL NO. 5 - **IT IS THE SURVEYORS OPINION THAT THIS PARCEL DESCRIPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**

PARCEL NO. 6 - **IT IS THE SURVEYORS OPINION THAT THIS PARCEL DESCRIPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**

PARCEL NO. 8 - **IT IS THE SURVEYORS OPINION THAT THIS PARCEL DESCRIPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**

PARCEL NO. 9 - **IT IS THE SURVEYORS OPINION THAT THIS PARCEL DESCRIPTION DOES NOT AFFECT THE SUBJECT PROPERTY.**

- VOLUME 31, PAGE 616, AS DOCUMENT NO. 16893 - A UTILITY EASEMENT TO WISCONSIN TELEPHONE COMPANY TO CONSTRUCT, MAINTAIN AND OPERATE ITS TELEPHONE AND TELEGRAPH LINES.

IT IS THE SURVEYORS OPINION THAT THIS EASMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

- REFER TO NOTES CORRESPONDING TO SCHEDULE "B".

PROJECT NO.	12348001	SCALE:	AS SHOWN	NO.		DATE		REVISION		BY	
PROJECT DATE:	11/23/2015	DRAWN BY:	CAR	1.		12/01/15		UPDATES.		JLD.	
F.B.:	ONEIDA CO #162	CHECKED BY:	JLD								
PLOT DATE:	12/3/15	P-123006v123406v12348v12348001v1CADDv12348001	Alta dwg								

"ALTA/ACSM LAND TITLE SURVEY"

LANDS BEING LOT 1 OF CERTIFIED SURVEY MAP #4348, LOCATED IN PART OF GOVERNMENT LOT 3 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 11, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 36 NORTH, RANGE 8 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-755762-7-CH12, DATED OCTOBER 02, 2015 AT 7:30 A.M., REVISED NOVEMBER 24, 2015 AT 7:30 A.M..

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-755762-7-CH12, DATED OCTOBER 02, 2015 AT 7:30 A.M., REVISED NOVEMBER 24, 2015 AT 7:30 A.M..

MAP #	C 2 8 7 7
DATE FILED	12-28-15
BY	JLD
DESCRIPTION FILED	
ONEIDA CO. SURVEYOR'S OFFICE	

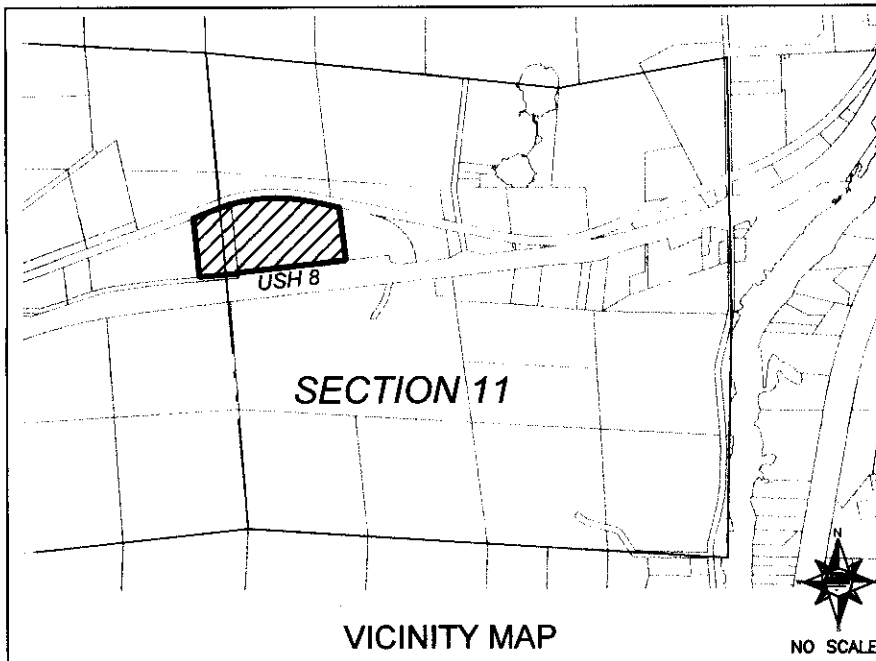


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BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NORTHWEST 1/4, SECTION 11, TOWN 36 NORTH, RANGE 8 EAST, MEASURED TO BEAR N 05°29'39" W

PREVIOUS BEARINGS REFERENCE EAST LINE LOT 1 CSM #4340 ASSUMED TO BEAR S 06°22'14" E. I MEASURED THIS LINE AS S 06°22'38" E; A DIFFERENCE OF 00°00'14".

**ALTA LEGEND**

	DECIDUOUS TREE		MONUMENT FOUND AS NOTED
	HYDRANT		FOUND 1" IRON PIPE
	LIGHT POLE		FOUND 3/4" IRON ROD
	FLAG POLE		COMPUTED POSITION
	PINE TREE		DISABLED PARKING STALL
	SANITARY MANHOLE		WET AREA
	WATER VALVE		() RECORD INFORMATION
	PEDESTAL		N - NORTH
	CONCRETE AREA		S - SOUTH
	RW - RIGHT OF WAY		E - EAST
	P.L. - PROPERTY LINE		W - WEST
	(TYP) - TYPICAL		VOL. - VOLUME
			PG. - PAGE
			P.O.B. - POINT OF BEGINNING
			P.O.C. - COMMENCEMENT
			CSM - CERTIFIED SURVEY MAP
			P.C. - POINT OF CURVATURE
			P.T. - POINT OF TANGENCY

BOUNDARY LINE

_____ CENTERLINE

_____ SECTION LINE

_____ RIGHT-OF-WAY LINE

_____ WETLAND BOUNDARY DETERMINED BY FIELD SURVEYOR

_____ WETLAND BOUNDARY PER <http://dnrmaps.wi.gov/SLViewer>

_____ SETBACK LINE

_____ CHORD OF AN ARC

_____ UNDERGROUND TELEPHONE

_____ UNDERGROUND ELECTRIC

_____ SANITARY SEWER

_____ WATER LINE

_____ GAS LINE

_____ FENCE LINE

_____ RAILROAD TRACKS

_____ TREE/BRUSH LINE

_____ PARKING STRIPE

_____ NO ACCESS PER

US 8 R/W MAP

SURVEYOR'S NOTES:

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES COMPLETED, AND AVAILABLE FROM CONTROLLING JURISDICTIONS AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- PROPERTY HAS PHYSICAL ACCESS TO RED ARROW DRIVE, A PUBLIC ACCESS ROAD.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

FLOOD INFORMATION:

- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0802C WHICH BEARS AN EFFECTIVE DATE OF 5/16/2013 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.

CEMETERY:

- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

STATEMENT OF ENCROACHMENTS:

- ENCROACHES ONTO RAILROAD RIGHT-OF-WAY.

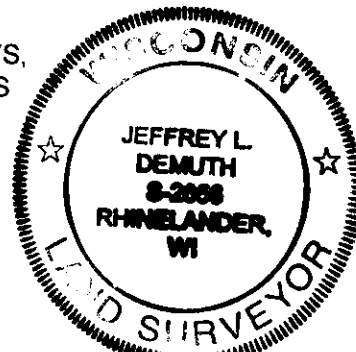
I, JEFFREY L. DEMUTH, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN DO HERBY CERTIFY:

TO KERRY INC., (INSURED), AND FIRST AMERICAN TITLE INSURANCE COMPANY (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 INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11(A) & (B), 16, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 11/18/2015

JEFFREY L. DEMUTH - LAND SURVEYOR NO. 2656
DATE OF PLAT: 12/03/2015



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ALTA/ACSM LAND TITLE SURVEY
4000 RED ARROW DRIVE
RHINELANDER, WISCONSIN

CLIENT
KERRY INC. C/O BRYAN CAVE, LLP
161 NORTH CLARK ST.
CHICAGO, IL 60601

FILE NO.

12348001

SHEET

1 OF 1