

Known as 1207 Mason Street, in the City of Rhine **ALTANSPS** ida County, State of Wisconsin LAND TITLE SURVEY

nder, On

Block One, Assessor's Replant of Oleson & Fry's addition to Rhinelander, Oneida County, Wisconsin, as follows: Lots 4, 7, 8, 9, 10 and that part of Lots 5 and 6 as follows:

That part lying Westerly of a line is parallel to and 8 1/2 feet Westerly of the center line of the soo line railroad spur across said Lots, Said line intersecting the south line of Lot 5 ata point 133.7 feet West of these corner of said Lot 5, and intersecting the North line of Lot 6, 86.2 feet West of NE corner of Lot 6.

Block Two, Assessor's Replat of Oleson & Fry's Addition to Rhinelander, Oneida County, Wisconsin, as follows

Lots 2, 3, 4, 5, 6, 7 and that part of Lot 1 lying Northerly of the Northerly Right of way line of Monico Street; that part of Lots 8 and 9 lying East of the Easterly right of way line of Thayer street extended Northerly; that part of Lot 10 lying Northerly of the Northerly right of way line of Monico Street and Easterly of the Easterly Right of way line of Thayer street extended northerly; All According to the recorded plat thereof.

Survey No. 167931-RMK A. Basis of Bearings
Bearings are based on the North line of West Monico Street, which is assumed to bear South 88°36'15" West.

B. <u>Title Commitment</u> This survey was prepared based on First American Title Insurance Company title commitment number NCS-967825-MAD, effective date of August 14, 2019, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5, 9. Visible evidence shown, if any. 4, 6-8, 17-18. Not survey related.

10. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. Does not affect site by location - there are no railroad tracks abutting this property.

11. betv whi

10 foot Utility Easement as shown on the Plat of Highland Estates. Does not affect site by location - affects Parcel 1 which is not a part of this survey.

Right of Way Easement dated July 27, 1988 and recorded August 1, 1988 at 11:27 AM in Volume 584 Records, page 492 as Document No. 369358 by and ween Voss & Gerrard Housing Company and Rhinelander Telephone Co., Inc., a Wisconsin Corporation. Does not affect site by location - affects Parcel 1 ich is not a part of this survey.

13. Flowage rights contained in Warranty Deed from Edward D. Brown etal to The Pelican Boom Company, dated March 7, 1887 and recorded in the Oneida County Registry on March 7, 1887 in Volume 1 Deeds, page 20. Does not affect site by location - property does not abut the Wisconsin River.

Restriction described in Quit Claim Deed dated June 20, 1978 and recorded in the Oneida County Registry on July 6, 1978 at 1:50 PM in Volume 424 cords, page 185 as Document No. 291970, made by City of Rhinelander, a municipal corporation to Mason/Barbara Partnership, a Wisconsin Limited tnership. Use restriction - cannot be plotted.

15. Flowage Rights described in Quit Claim Deed from Cornelia S. Crofoot to Rhinelander Paper Company & Pelican Boom Company dated November 5, 1906 and recorded November 15, 1906 in Volume 53 Deeds, page 18 as Document No. 28872, Oneida County Records. Does not affect site by location - this property is not in Fractional Section 1, Township 36 North, Range 8 East. Nonexclusive Installation and Service Agreement recorded May 1, 2015 as Document No. 749084. Affects site by location - general in nature, cannot be

19-24. Does not affect site by location - affects Parcel 4 which is not a part of this survey

Asphalt encroaches into the Northeast corner of the property. Affects site by location - shown Matters set forth below, as shown on survey by R.A. Smith, Inc. dated July 18, 2019, last revised August 16, 2019, as Survey No. 167931-RMK:

Utility lines cross this property that are not in an easement. (Affects Parcels 2 and 3). Affects site by location

C. <u>Flood Note</u> According to flood insurance rate map of the City of Rhinelander, community panel number 55085C0593C, effective date of May 16, 2013, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are 35 regular and 1 handicapped parking spaces marked on this site.

E. Municipal Zoning
The zoning information listed is taken from a Zoning Letter prepared by the City of Rhinelander, dated July 26, 2019 - site is zoned R-3 Residential. Per the letter the project is in compliance with all parking requirements. Per the letter the project is in compliance with all dimensional requirements including, but not limited to, minimum lot area, height limitations, maximum floor area ration, setback requirements, and density requirements.

F. Notes
There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the proc ess of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

A Survey prepared by Genisot and Associates, Inc., dated 01/29/99 was used to establish the boundary of this property.

No as-built plans were provided that shows the sanitary sewer or waterm Genisot and Associates, Inc., dated 01/29/99 Wisconsin Housing Preservation Corp., a Wisconsin non-stock corporation is in possession of the surveyed property ain laterals. The sanitary sewer and watermain shown are per a Survey prepared by

There is no visible evidence of cemeteries or burial grounds on the property.

There are no bodies of water on the property.

There are no offsite easements.

Total area 102,267 square feet or 2.3477 acres. G. <u>Possible encroachments</u> Asphalt encroaches into the Northeast corner of this property.

Utility lines cross this property that are not in an easement.



16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000

OMEIDA CO.

10.8-2019

SHEET 1 OF 1

S:\5167931\Dwg\AS131D30.dwg\1207 MASON STREET

2973

WALK 1, SOUTH

WEST

MONIC VARIABLE MOTH PL

STREET

WALK 1.0' SOUTH 0.9' EAST