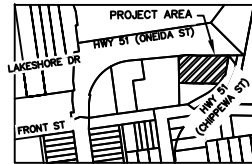


ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	250060.20	188344.80	1602.91	CP MAGNAIL
2	250317.48	188481.53	1600.30	CP SPIKE
3	250263.98	188210.02	1599.27	CP MAGNAIL
A	250207.53	188284.97	1602.53	BM CHS SQ. LIGHTPOLE BASE
B	250169.17	188373.35	1602.29	BM CHS SQ. CURB

#### LOCATION MAP



#### LEGEND

- = 1/2" FOUND REBAR
- = MAGNAIL FOUND
- = 2" FOUND IRON PIPE
- = BENCH MARK
- △ = CONTROL POINT
- = 1" I.D. FOUND IRON PIPE
- = 3/4" I.D. FOUND IRON PIPE
- = SECTION CORNER MON.
- = VENT
- = WELL
- (R.A.) = RECORDED AS
- = WATER VALVE
- 970.90 = SPOT ELEVATION
- ☆ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (M) = MANHOLE TYPE NOTED
- (S) = SANITARY SEWER MANHOLE
- (E) = STORM SEWER MANHOLE
- (T) = ELECTRIC MANHOLE
- ⊗ = UTILITY METER
- ⊗ = GUY WIRE POLE
- ☆ = LIGHT POLE
- ⊗ = PEDESTAL
- ⊗ = POWER POLE
- ⊗ = FLAG POLE
- ⊗ = CURB INLET
- ⊗ = GAS VALVE
- ⊗ = LIGHT POLE WITH MAST
- ⊗ = SIGN ON POST
- ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- B.H. = BUILDING HEIGHT
- F.F. = FIRST FLOOR ELEVATION
- ▬ = BUILDING OUTLINE
- ▬ = MINIMUM SETBACK
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- ▬ = ASPHALT SURFACE
- ▬ = CONCRETE SURFACE
- ▬ = GRAVEL SURFACE

# ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 3 OF VOLUME 4 OF SURVEY MAPS ON PAGE 1007, PART OF GOVERNMENT LOTS 2 AND 5, SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST, TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN

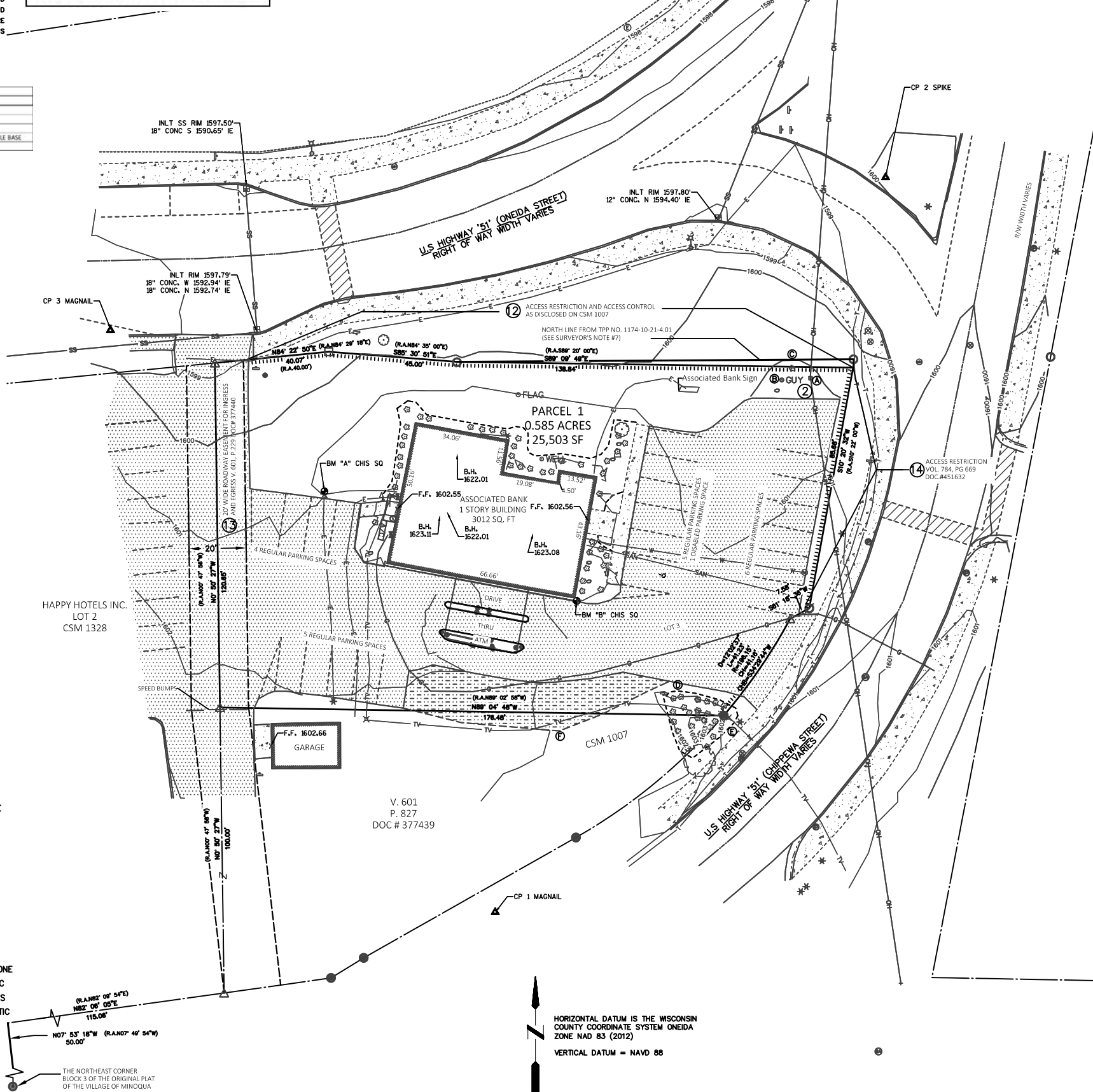
MAP # C2999

DATE FILED: 1-22-2021

BY: HP

DESCRIPTION FILED:

ONEIDA CO. SURVEYOR'S OFFICE



- TABLE "A" ITEMS**
- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER, (AS SHOWN)
  - ADDRESSES (OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK, (AS SHOWN)
  - FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT), (SEE SURVEYOR'S NOTE #1)
  - GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY CLIENT) (AS SHOWN)
  - (b) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER, (SEE SURVEYOR'S NOTE #2)
  - (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, (AS SHOWN)
  - (b) SQUARE FOOTAGE OF:
    - (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL, (AS SHOWN)
    - (2) MEASURED HEIGHT OF ALL THE BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED, (AS SHOWN)
  - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE, (AS SHOWN))
  - NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREA, LOTS AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS, (AS SHOWN)
  - LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY ENCROACHMENT, THE DIMENSIONS OF ALL ENCROACHING UTILITY POLE CROSSMEMBERS OR OVERHANGS AND OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION, AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST, (AS SHOWN)) REPRESENTATIVE EXAMPLES OF SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO:
    - MANHOLES CATCH BASINS, VALVE VAULTS AND OTHER SURFACE INDICATIONS OF SUBTERRANEAN USES;
    - WIRES AND CABLES (INCLUDING THEIR FUNCTION, IF READILY IDENTIFIABLE) CROSSING THE SURVEYED PROPERTY WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE DIMENSIONS OF ALL ENCROACHING UTILITY POLE CROSS MEMBERS OR OVERHANGS; AND
    - UTILITY COMPANY INSTALLATIONS ON THE SURVEYED PROPERTY.
  - NOTE TO THE CLIENT, INSURER, AND LENDER WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM UTILITY LOCATE REQUESTS MAY BE IGNORED OR A RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
  - NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL," (AS SHOWN)
  - EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, (SEE SURVEYOR'S NOTE #3)
  - PROPOSED CHANGES IN STREET RIGHT OF LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, (SEE SURVEYOR'S NOTE #5)
  - IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP, IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE, (SEE SURVEYOR'S NOTE #6)
  - INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS), (AS SHOWN, IF ANY)

#### SCHEDULE B-II EXCEPTIONS

✚ CORRESPONDS WITH LOCATION ON MAP

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND, (AS SHOWN OF THE MAP IF ANY.)
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS, (AS SHOWN)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADJOINING CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS, (AS SHOWN)
- PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHAT SO EVER, FOR ROAD OR HIGHWAY PURPOSES, INCLUDING HWY 51 AND CHIPPEWA STREET.
- RIGHTS (INCLUDING MINERAL RIGHTS) AS RESERVED IN QUIT CLAIM DEED DATED DECEMBER 19, 1973 AND RECORDED FEBRUARY 22, 1974 IN VOL. 351 OF DEEDS, PAGE 87, DOCUMENT NO. 255533.
- EASEMENT AND RIGHTS INCIDENTAL THERETO IN CONNECTION WITH THE CONTINUED USE AND RIGHT OF ENTRANCE MAINTENANCE, CONSTRUCTION AND REPAIR OF MUNICIPAL OR UTILITY FACILITIES AS MAY EXIST UNDERGROUND OR OVER GROUND OR ON THAT PORTION OF THE ABOVE DESCRIBED PREMISES, FOR SEWER, WATER, TELEPHONE AND ELECTRIC SERVICES.
- ACCESS RESTRICTION AND ACCESS CONTROL AS DISCLOSED ON CERTIFIED SURVEY MAP RECORDED JULY 15, 1983 IN VOLUME 4 OF SURVEY MAPS, PAGE 1007
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF PARTY ROADWAY EASEMENT AGREEMENT ADJOINING LAND OWNERS DATED MARCH 18, 1984 AND RECORDED MARCH 21, 1984 VOL. 508 OF RECORDS, PAGE 801, DOCUMENT NO. 332263 AND AMENDED BY AMENDMENT TO PARTY ROADWAY EASEMENT AGREEMENT DATED JULY 7, 1989 AND RECORDED JULY 17, 1989 VOL. 601 OF RECORDS, PAGE 829, DOCUMENT NO. 377440
- ACCESS RESTRICTION AS SET FORTH IN DEED RECORDED DECEMBER 29, 1995, IN VOLUME 784 OF RECORDS, PAGE 669, AS DOCUMENT NO. 451632.
- TRANSPORTATION PROJECT PLAT NO. 1174-10-21-4.01 RECORDED OCTOBER 11, 2011 IN VOLUME 1, PAGE 11 AS DOCUMENTED NO. 707313.
- TRANSPORTATION PROJECT PLAT NO. 1174-10-21-4.05 RECORDED JUNE 08, 2012 IN VOLUME 1 OF T.P.P., PAGE 28 AS DOCUMENT NO. 715420.
- ITEMS 6-8, 17-18 (NOT SURVEY RELATED)

#### ENCROACHMENT LIST

- OVERHEAD UTILITY LINE AND POWER POLE EXTENDS 14.14' WEST OF LOT LINE, WITH NO KNOWN EASEMENT.
- GUY WIRE ANCHOR SUPPORTING OVERHEAD UTILITY AND POWER POLE EXTENDS 4.89' INTO LOT LINE, NO KNOWN EASEMENT.
- EDGE OF LANDSCAPING EXTENDS 2.34' NORTH OF LOT LINE.
- EDGE OF LANDSCAPING EXTENDS 8.39' NORTH OF LOT LINE.
- EDGE OF LANDSCAPING EXTENDS 4.48' EAST OF LOT LINE.
- EDGE OF GRAVEL EXTENDS 6.31' SOUTH OF LOT LINE.

#### SURVEYOR'S NOTES

- TABLE A ITEM 3: FLOOD ZONE CLASSIFICATION IS BASED ON FLOOD INSURANCE RATE MAP 5508C0305C, EFFECTIVE DATE 05/16/2013, THE AREA INCLUDED WITHIN THE BOUNDARY OF THIS ALTA/NSPS LAND TITLE SURVEY FALLS WITHIN ZONE "A", NO BASE FLOOD ELEVATION DETERMINED.
- TABLE A ITEM 6 (B) NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, ACCORDING TO ONEIDA COUNTY LAND INFORMATION OFFICE THIS PROPERTY IS ZONED, BUSINESS B-1, AND THE FOLLOWING BUILDING SETBACKS ARE 75' FROM THE OHWM, 20' FROM THE RIGHT OF WAY, 10' FROM THE SIDE LOT LINE. CONTACT THE ONEIDA COUNTY PLANNING & ZONING DEPARTMENT FOR CURRENT SETBACKS PRIOR TO ANY CONSTRUCTION.
- TABLE A ITEM 11: THE LOCATION OF UTILITIES WAS BASED ON DIGGERS' HOTLINE TICKETS 20203914020, AND 20203914023. THERE WERE NO PLANS PROVIDED OR MARKINGS IN THE FIELD FOR THE SANITARY SEWER, WATERMAIN, STORM SEWER, AND ELECTRIC THAT ARE IN THE ROAD RIGHT OF WAY, ALTHOUGH THERE WAS EVIDENCE OF THESE UTILITIES IN THE FIELD.
- TABLE A ITEM 16: AT THE TIME OF THE FIELD SURVEY, THERE WERE NO EVIDENT SIGNS OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- TABLE A ITEM 17: NO PROPOSED CHANGES ON THE STREET RIGHT OF WAY LINES WAS MADE AVAILABLE OR EVIDENT. THE ADJOINING STREETS OF USH 51 WERE RECENTLY RESURFACED WITH ASPHALT PAVEMENT AND PAVEMENT MARKINGS.
- TABLE A ITEM 18: THE SURVEYOR WAS NOT MADE AWARE OF ANY FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SUBJECT PARCEL.
- THE NORTHEAST CORNER AS DESCRIBED IN LOT 3 OF CSM 1007, VOL. 784, PG. 669, AND VOL. 351, PG. 87 DIFFER COMPARED TO THE NORTHEAST CORNER AS SET IN T.P.P. NO. 1174-10-21-4.01. THE DISCREPANCY IS AS NOTED ON THE MAP, THE 1 INCH IRON PIPE SET FROM T.P.P. #1174-10-21-4.01 IS 2.90 FEET NORTH AND 0.11 FEET EAST OF ACTUAL CORNER.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1030192-MKE, COMMITMENT DATE: September 20, 2020

LOT 3 OF THE CERTIFIED SURVEY MAP PREPARED BY MINAHOLTZ AND ASSOCIATES, INC. OF PART GOVERNMENT LOTS 2 AND 5, SECTION 14, TOWNSHIP 39 NORTH, RANGE 6 EAST, RECORDED ON JULY 15, 1983 IN INSTRUMENTS RECORDED IN VOLUME 4 OF SURVEY MAPS ON PAGE 1007, EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENTS RECORDED IN VOL. 801 OF RECORDS, PAGE 827, DOCUMENT NO. 377439 AND IN VOL. 784 OF RECORDS, PAGE 669, DOCUMENT NO. 451632, SAID LAND BEING IN THE TOWN OF MINOCQUA, ONEIDA COUNTY, WISCONSIN

#### SURVEYORS CERTIFICATE:

- FIRST AMERICAN TITLE INSURANCE
- ASSOCIATED BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON

OCTOBER 6TH, 2020, 2020.

DATED THIS 13TH DAY OF OCTOBER, 2020.

Robert J. Clark III  
ROBERT J. CLARK III S-2710

PROJECT:  
**ASSOCIATED BANK-MINOCQUA ALTA**

LOCATION:  
**625 CHIPPEWA ST  
MINOCQUA, WI  
54548**

CLIENT:  
**ASSOCIATED BANK**

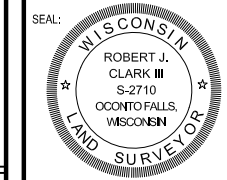
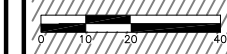
RELEASE:  
**FINAL**

#	DATE	DESCRIPTION
1	10/13/20	FINAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

NORTH ARROW:



SCALE: 1" = 20'



all in

SHEET:  
**ALTA/NSPS LAND TITLE SURVEY**

PROJECT MANAGER: T.R.P.  
PROJECT NUMBER: 20.0633  
DATE: 10/12/2020

SHEET NUMBER:  
**1 OF 1**