



**5Ciii OBSERVED POTENTIAL ENCROACHMENTS**

POWER POLE AND OVERHEAD LINES CROSS PROPERTY WITHOUT BENEFIT OF AN EASEMENT.

**3 FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 550301 0594 C (MAP NO. 5506520594C), WHICH BEARS AN EFFECTIVE DATE OF 05/16/2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**6Diii LEGEND AND ABBREVIATIONS**

CONCRETE SURFACE	RECOVERED MONUMENT AS NOTED
NO PARKING AREA	ELECTRIC BOXES/STRUCTURES
HANDICAP PARKING	UTILITY POLE WITH TRANSFORMER
PARKING SPACE	UTILITY POLE
SQ.FT. SQUARE FEET	ELECTRIC METER
(C) CALCULATED DATA	CATCH BASIN
CONCRETE CURB & GUTTER	CURB STORM INLET
CHB CHORD BEARING	FIRE HYDRANT
CHD CHORD LENGTH	WATER VALVE
DA DUMPSTER AREA	MANHOLE (UNKNOWN)
LA LANDSCAPED AREA	CABLE TV PEDESTAL
(M) FIELD MEASURED DATA	GAS METER
(R) RECORD DESCRIPTION	GAS UTILITY MARKER
R/W RIGHT OF WAY	SIGN
	BOLLARD
	TRAFFIC SIGNAL POST
	MAILBOX
	WOOD FENCE
	OVERHEAD UTILITY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING OVERHANG

**6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES**

NONE PROVIDED TO THIS SURVEYOR.

**5Ei "SCHEDULE B - SECTION 2" ITEMS**

UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, DATED JANUARY 16, 2004, RECORDED/FILED JANUARY 23, 2004 AS DOCUMENT NO. 592457. (AFFECTS, AS SHOWN.)

MAP # C3048  
DATE FILED AS G.C. 2022  
BY M.F.  
DESCRIPTION FILED  
ONEIDA CO. SURVEYOR'S OFFICE

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
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**TABLE OF REFERENCES**

WARRANTY DEED DOC. 700306  
SURVEY MAP 70-444  
WARRANTY DEED DOC. 602614  
WARRANTY DEED DOC. 761576  
WARRANTY DEED DOC. 791529  
WARRANTY DEED DOC. 791530  
SURVEY MAP 64998  
SURVEY MAP 7034

#### 8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

#### 18 OFFSITE EASEMENTS OR SERVITUDES

THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES NOT INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES.

#### WEATHER CONDITION NOTE

SNOW, SNOW PACK AND/OR ICE CONDITIONS WERE PRESENT ON THE DAY(S) OF THE FIELD SURVEY. SOME AREAS OF THE SITE HAVE BEEN OBSTRUCTED BY THE VISIBILITY, OBSERVANCE AND/OR ACCESSIBILITY OF IMPROVEMENTS, UTILITIES AND/OR PAINT STRIPING WERE UNOBTAINABLE AT THIS TIME. THIS SURVEY IS SUBJECT TO CHANGE, ONCE SAID CONDITIONS DISSIPATE.

#### DATE REVISIONS

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH

Derek  
Klinkenborg

Derek J. Klinkenborg  
Professional Land Surveyor No. 3040-B  
STATE OF WISCONSIN  
PROJECT NO. 2214893-37463

POINT OF COMMENCEMENT  
SOUTH 1/4 CORNER SECTION 4,  
TOWNSHIP 36 NORTH, RANGE 9 EAST  
FOUND 3" ALUMINUM DISC "CPI"  
CERTIFIED LAND CORNER 3709330020

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH

**6Bxii TITLE COMMITMENT INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:  
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1119212-CHI2  
HAVING AN EFFECTIVE DATE OF MARCH 10, 2022.

**SHEET 1**  
OF 1

#### 6Bi TITLE DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION FOUR (4), IN TOWNSHIP THIRTY-SIX (36) NORTH, RANGE NINE (9) EAST, CITY OF RHINELANDER, COUNTY OF ONEIDA, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4, THENCE NORTH 01°58'46" EAST, 1539.73 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING; THENCE SOUTH 87°57'20" WEST, 399.80 FEET ALONG THE NORTH LINE OF LANDS DESCRIBED IN THE FOLLOWING WARRANTY DEEDS FILED IN THE ONEIDA COUNTY RECORDERS OFFICE, DOCUMENT NO. 527730, VOLUME 1010, PAGE 100-101, DOCUMENT NO. 577845, VOLUME 976, PAGE 792-793 AND DOCUMENT NO. 487143, VOLUME 887, PAGE 147 TO THE WEST LINE OF LANDS DESCRIBED IN WARRANTY DEED FILED IN THE ONEIDA COUNTY RECORDERS OFFICE AS DOCUMENT NO. 487143, VOLUME 887, PAGE 147; THENCE SOUTH 01°58'39" WEST, 175.06 FEET ALONG THE WEST LINE OF LANDS DESCRIBED IN WARRANTY DEED FILED IN THE ONEIDA COUNTY RECORDERS OFFICE AS DOCUMENT NO. 487143, VOLUME 887, PAGE 147 TO THE NORTHERLY RIGHT-OF-WAY LINE OF BUSINESS S.T.H. 8; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BUSINESS S.T.H. 8 NORTHWESTERLY ALONG A CURVE TO THE LEFT 152.84 FEET, SAID CURVE HAS A RADIUS OF 1492.39 FEET, A CHORD BEARING NORTH 81°41'33" WEST, A CHORD DISTANCE OF 152.77 FEET AND A DELTA ANGLE OF 05°52'04" TO THE EASTERLY RIGHT-OF-WAY LINE OF EISENHOWER PARKWAY; THENCE NORTH 01°44'49" EAST, 324.17 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EISENHOWER PARKWAY TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN WARRANTY DEED FILED IN THE ONEIDA COUNTY RECORDERS OFFICE AS DOCUMENT NO. 542608, VOLUME 1077, PAGE 260; THENCE ALONG THE SOUTH LINE OF LANDS DESCRIBED IN WARRANTY DEED FILED IN THE ONEIDA COUNTY RECORDERS OFFICE AS DOCUMENT NO. 542608, VOLUME 1077, PAGE 260; THENCE SOUTH 80°11'16" EAST, 587.39 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DEED FILED IN THE ONEIDA COUNTY RECORDERS OFFICE AS DOCUMENT NO. 542608, VOLUME 1077, PAGE 260 AND THE WESTERLY RIGHT-OF-WAY LINE OF S.T.H. 17; THENCE SOUTH 01°58'43" WEST, 60.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.T.H. 17 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORDED AUGUST 15, 2003 AS DOCUMENT NO. 582479.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

#### 6Diii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- 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.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE - MINIMUM STANDARDS FOR PROPERTY SURVEYS AS FORTH IN CHAPTER A-67 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

#### 4 LAND AREA

89,921± SQUARE FEET 2.064± ACRES

#### 6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH QUARTER LINE OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 9 WHICH BEARS NORTH 01°58'46" EAST, PER WARRANTY DEED, DOCUMENT NO. 700306.

#### 5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

#### 9 PARKING SPACES

REGULAR = 50 HANDICAP = 3 TOTAL = 53

#### 5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL VEHICULAR AND PEDESTRIAN ACCESS TO SOUTH EISENHOWER PARKWAY AND LINCOLN STREET, DEDICATED PUBLIC STREETS OR HIGHWAYS.

#### 16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

#### 6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

#### 7 SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; 421 RHINELANDER LLC; AND WINTRUST BANK N.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 04/08/2022.

DATE OF PLAT OR MAP: 04/11/2022.

Derek J. Klinkenborg  
7-06-2022  
DATE

PROFESSIONAL LAND SURVEYOR NO. 3040-B  
STATE OF WISCONSIN  
PROJECT NO. 2214893-37463

SURVEY PREPARED BY:  
AMERICAN SURVEYING & MAPPING, INC.  
3151 MAGUIRE BLVD., SUITE 200  
ORLANDO, FL 32803  
CERTIFICATE OF AUTHORIZATION # A070556  
PHONE: (407) 426-7979  
FAX: (407) 426-9741  
INFO@AMSCORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

ALTA/NSPS LAND TITLE SURVEY  
WALGREENS  
421 SOUTH EISENHOWER PARKWAY  
ONEIDA COUNTY  
RHINELANDER, WISCONSIN

AMERICAN SURVEYING & MAPPING, INC.  
NATIONAL BUREAU OF SURVEYING & MAPPING  
3151 Maguire Blvd., Suite 200, Orlando, FL 32803  
Phone: (407) 426-7979 Fax: (407) 426-9741  
www.americanmapping.com





AMERICAN SURVEYING & MAPPING INC.

County Surveyor  
Oneida County Court House  
1 South Oneida Avenue  
Rhineland, WI 54501

ALTA SURVEY  
WALGREENS  
CITY OF RHINELANDER  
(PLAT OF SURVEY)

RECEIVED

JUL 18 2022

ONEIDA COUNTY  
PLANNING & ZONING

Re: Survey Filing

Dear Sir/Madam:

Pursuant to Wisconsin Administrative Code Chapter A-E-7.05 (9) and in conformance with §59.45 (1b) attached is a survey located in Oneida County, WI recently performed by American Surveying and Mapping, Inc. This survey is being submitted for filing as required.

Please don't hesitate to contact me if you have any questions or need additional information.

Respectfully Submitted,

Derek Klinkenborg, PLS  
Vice President of Surveying  
American Surveying & Mapping, Inc.  
(913) 800-1556

