

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. 55085C0594C), 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.

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NOTRE PROVIDED TO THIS SERVER.

5E1 "SCHEDULE B - SECTION 2" ITEMS

12 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).

16 AN UNRECORDED LEASE DATED JULY 11, 2002, EXECUTED BY 421 RHINELANDER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS LESSOR AND WALGREEN CO., AN ILLINOIS CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF UNDERSTANDING DATED JULY 12, 2002 AS DOCUMENT NO. 835409 OF OFFICIAL RECORDS.

SAID LEASE, AMONG OTHER THINGS, PROVIDES FOR RIGHTS OF FIRST REFUSAL TO PURCHASE.

OTHER PROPERTY

(AFFECTS, NO PLOTTABLE EASEMENTS)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
2	"TABLE A" PROPERTY ADDRESS	6Bviii	CONTIGUITY STATEMENT
3	"TABLE A" FLOOD INFORMATION	6Bxiii	TITLE COMMITMENT INFORMATION
4	"TABLE A" LAND AREA	6Cviii	RECORDED SERVICED RESTRICTIONS PROVIDED BY INSURED
5Biii	ACCESS TO PROPERTY	6Dii	NORTH ARROW & SCALE
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diii	LEGEND & ABBREVIATIONS
5Ei	"SCHEDULE B – SECTION 2" ITEMS	6Diii	VICINITY MAP
5F	CEMENTARY NOTE	6Diiie	SURVEYOR'S NOTES
6	"TABLE A" ZONING INFORMATION	6Dik	TYPE OF SURVEY
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE
		7b	"TABLE A" BUILDING AREA
6Bvi	BEARING BASIS	7c	"TABLE A" BUILDING HEIGHT
		8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
		9	"TABLE A" PARKING SPACES
		10	"TABLE A" DIVISION/PARTY WALLS
		11	"TABLE A" UTILITY INFORMATION
		13	"TABLE A" ADJOINING OWNERS
		14	"TABLE A" INTERSECTING STREET
		16	"TABLE A" EARTH MOVING NOTE
		17	"TABLE A" RIGHT OF WAY CHANGES
		18	"TABLE A" OFFSITE EASEMENTS OR SERVICED

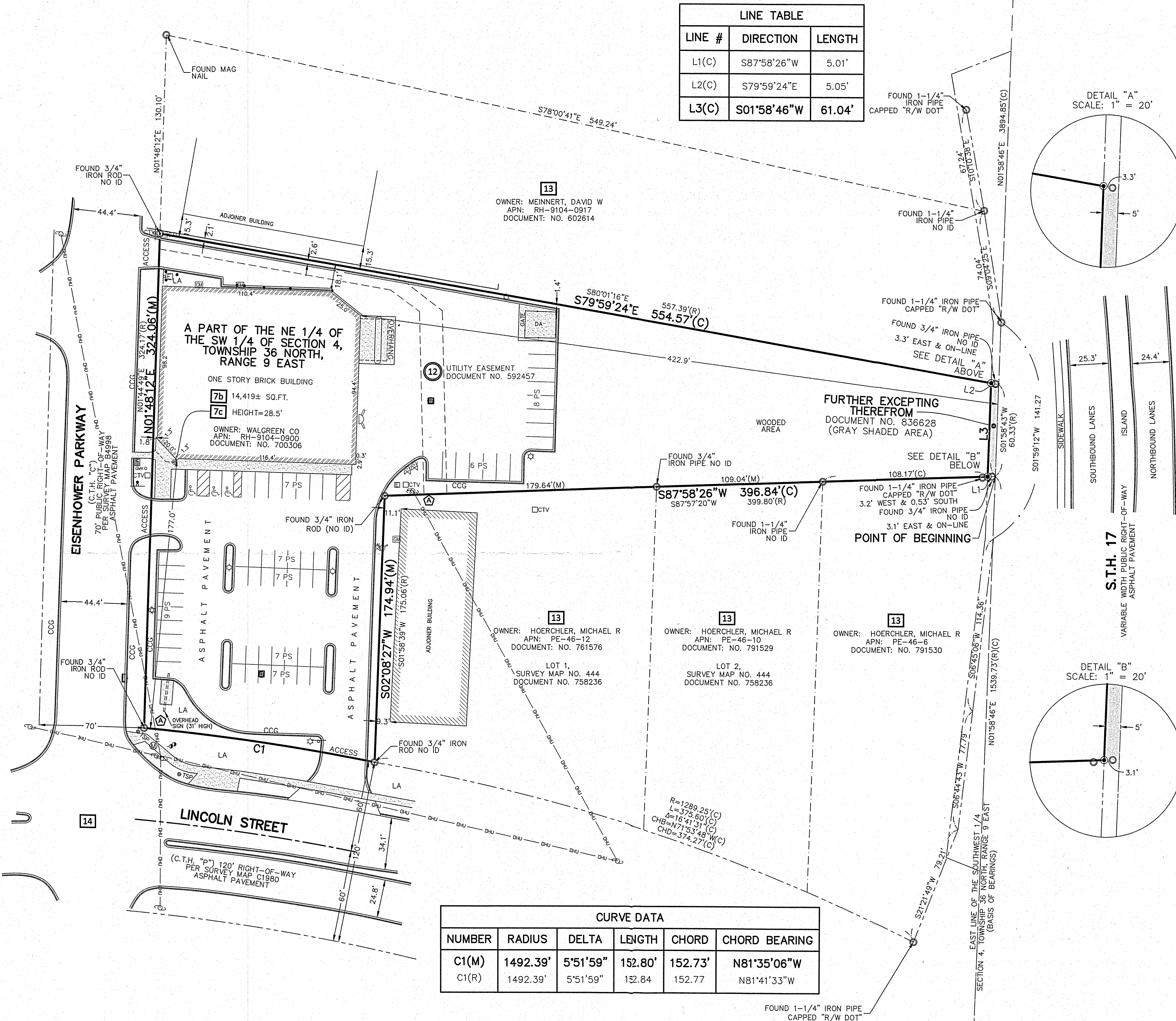
TABLE OF REFERENCES	
WARRANTY DEED DOC.	700306
SURVEY MAP	20-444
WARRANTY DEED DOC.	602614
WARRANTY DEED DOC.	761576
WARRANTY DEED DOC.	791529
WARRANTY DEED DOC.	791530
SURVEY MAP	B4998
SURVEY MAP	7034

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLAYERS, 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.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(C)	S87°58'26"W	5.01'
L2(C)	S79°59'24"E	5.05'
L3(C)	S01°58'46"W	61.04'

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(M)	1492.39'	5°51'59"	152.80'	152.73'	N81°35'06"W
C1(R)	1492.39'	5°51'59"	152.84	152.77	N81°41'33"W



Derek
Klinkenborg

Digitally signed by Derek Klinkenborg
DN: cn=Derek Klinkenborg, o=American Surveying &
Mapping, Inc., ou=American Surveying & Mapping,
Inc., c=US, email=derekklinkenborg@americansurveying.com, cn=US
Reason: I am the author of this document
Location: Quabert
Date: 2022.12.07 09:42:12-0500
File: PDF Version: 1.1.5.0

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JG	DRAWING SCALE	1"= 40'
.	.	.	12/07/22	COMMENTS	LDE	DRAWN BY	DLK	QC BY	DWK (12/06/22)
.	.	.	12/06/22	ADDED NEW FIELD	LDE	DRAWING NAME	2217587-43589	RHINELANDER	WI.DWG
.	.	.	11/15/22	UPDATE TITLE/CERTS	SLN				

<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> 6B(1) TITLE COMMITMENT INFORMATION </div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1154012-CH12, HAVING AN EFFECTIVE DATE OF OCTOBER 21, 2022. </div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> 6B(1) TITLE DESCRIPTION </div> <div style="border: 1px solid black; padding: 5px;"> <p>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:</p> <p>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. 517645, VOLUME 376, 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 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 0°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°01'16" EAST, 557.39 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, FURTHER EXCEPTING THEREFROM THAT LAND CONVEYED IN WARRANTY DEED RECORDED AUGUST 22, 2022 AS DOCUMENT NO. 836628 AND AS SHOWN ON THE PLAT RECORDED DECEMBER 7, 2021 AS DOCUMENT NO. 828581.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.</p> </div>	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> SHEET 1 OF 1 </div>
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60liig SURVEYOR'S NOTES		
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. 2. 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. 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS. 4. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE -- MINIMUM STANDARDS FOR PROPERTY SURVEYS AS FORTH IN CHAPTER A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.		
4	LAND AREA	89,619± SQUARE FEET · 2.057± ACRES
6Biv BEARING BASIS		
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH QUARTER LINE OF SECTION 4, TOWNSHIP 36, 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 = 58	HANDICAP = 3	TOTAL = 61
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.		
6Dviii CONTIGUITY STATEMENT		

05/01/ CONTINGUITY STATEMENT	
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTINGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.	
7 SURVEYOR'S CERTIFICATE	
TO: MA2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR ITS PERMITTED ASSIGNEE; 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 CERIFICATE AUTHORIZATION # A070556	
FROM: RHNELANDER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; RHNELANDER MK LLC, A WISCONSIN LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY.	
THIS IS TO CERTIFY THAT THIS MAP OR FLAT 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	12-07-2022 DATE
PROFESSIONAL LAND SURVEYOR NO:LS 3040-8 STATE OF WISCONSIN PROJECT NO: 2214983-37463	
SURVEY PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 CERIFICATE AUTHORIZATION # A070556 PHONE: (407) 426-7979 FAX: (407) 426-7978 INFO@ASCMCORPORATE.COM	
	
12/07/22	
THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.	

ASCM

AMERICAN
SURVEYING & MAPPING, INC.

NDOS

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