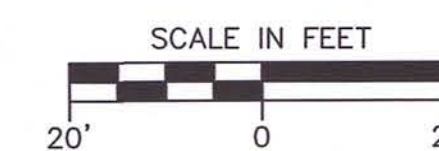


EXISTING CONDITIONS SURVEY

LOT 3 OF ONEIDA COUNTY CERTIFIED SURVEY MAP NUMBER 3834, RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 3834, AS DOCUMENT NUMBER 691616, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 09 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE



LEGEND	
○	3/4" x 24" REBAR SET (1.50 LBS/LF)
●	1" IRON PIPE FOUND
●	3/4" REBAR FOUND
●	BENCHMARK
○	SIGN
○	SANITARY MANHOLE
○	WATER MANHOLE
○	HYDRANT
○	WATER VALVE
○	CURB INLET
○	ELECTRIC MANHOLE
○	LIGHT POLE
○	POWER POLE
○	POWER POLE W/GUY
○	CENTERLINE
○	RIGHT-OF-WAY LINE
○	PARCEL BOUNDARY
○	PROPERTY LINE
○	EASEMENT LINE
○	FENCE LINE
○	EDGE OF PAVEMENT
○	CONCRETE CURB & GUTTER
○	SANITARY SEWER
○	WATER LINE
○	STORM SEWER
○	FORCE MAIN
○	NATURAL GAS
○	OVERHEAD LINE
○	OVERHEAD ELECTRIC DISTRIBUTION
○	EDGE OF WOODS OR BRUSH
○	BUILDING
○	INDEX CONTOUR
○	INTERMEDIATE CONTOUR
○	EDGE OF WATER
○	DITCH LINE
○	SPOT ELEVATION
○	BITUMINOUS PAVEMENT
○	CONCRETE PAVEMENT
○	EDGE OF BITUMINOUS
○	DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 13, 2023.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, ONEIDA COUNTY ZONE, THE EASTERLY LINE OF LOT 3, CSM NO. 3834, RECORDED AS S03°41'06"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20231507163, 20231507164, 20231509386, AND 20231509387, WITH A CLEAR DATE OF APRIL 14, 2023.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
RHINELANDER WATER & WASTEWATER UTILITY
FRONTIER COMMUNICATIONS - NORTHERN
CHARTER COMMUNICATIONS
NET LEC
WISCONSIN PUBLIC SERVICE CORP
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED. A TITLE REPORT WAS NOT SUPPLIED.

LEGAL DESCRIPTION

LOT 3 OF ONEIDA COUNTY CERTIFIED SURVEY MAP NUMBER 3834, RECORDED IN VOLUME 17 OF ONEIDA COUNTY CERTIFIED SURVEY MAPS ON PAGES 3834 AS DOCUMENT NUMBER 691616, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 09 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN.

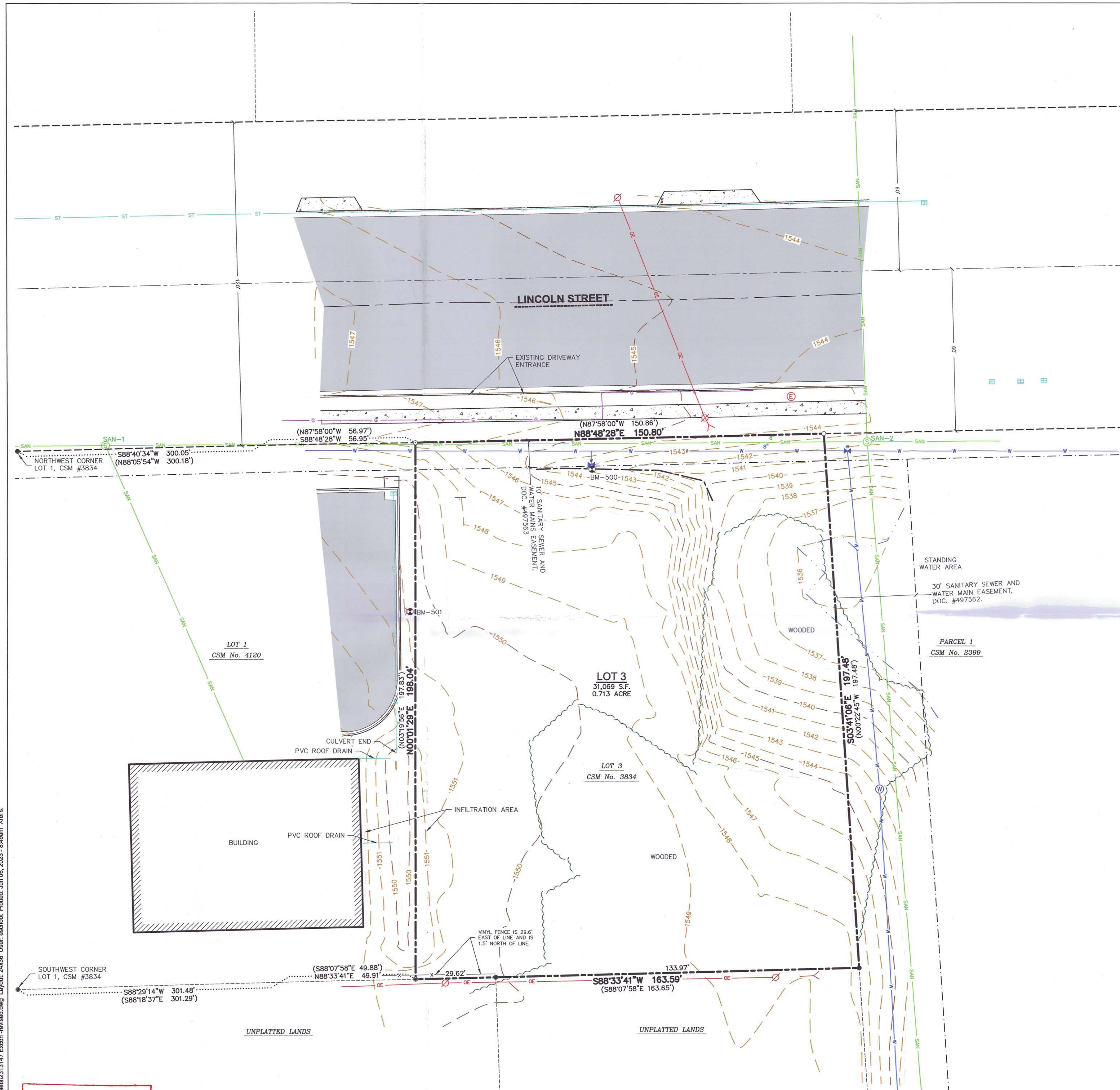
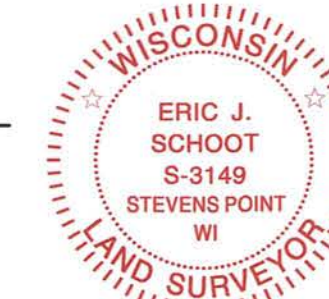
TAX KEY NO: RH-9105-1606

SURVEYOR'S CERTIFICATE

I, ERIC J. SCHOOT, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3149, HEREBY CERTIFY THAT UNDER THE DIRECTION OF MELODY HAMLIN, REPRESENTATIVE OF FUNKTION DESIGN STUDIO, LLC, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

Eric J. Schoot
ERIC J. SCHOOT, S-3149
PROFESSIONAL LAND SURVEYOR

6/6/23
DATE



SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1549.73	E	1539.14	8"	PVC
		SE	1543.84	4"	PVC
		W	1539.14	8"	PVC
		W	1520.85	12"	PVC
		W	1525.55	8"	PVC
SAN-2	1541.10	W	1521.25	8"	PVC
		N	1521.00	8"	PVC
		E	1525.57	12"	PVC
		E	1521.01	8"	PVC
		E	1521.01	8"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-500	1544.03	BURY BOLT ON HYDRANT IN FRONT OF 1310 LINCOLN STREET.
BM-500	1553.53	CUT "X" ON LIGHT POLE CONCRETE BASE.

JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

MAP #C3074
DATE 9-13-2023
BY CH
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE



CREATE THE VISION TELL THE STORY

jsdinc.com

WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54476
P. 715.298.6330

CLIENT:

FUNKTION DESIGN
STUDIO LLC

CLIENT ADDRESS:

207 WINDTREE DRIVE
WAUSAU, WI 54403

PROJECT:

RAIN AUTO WASH
DEVELOPMENT

PROJECT LOCATION:

1310 LINCOLN STREET
RHINELANDER, ONEIDA COUNTY
WISCONSIN 54501

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
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10		
11		
12		
13		
14		
15		

Designed By: INIT 000000
Reviewed By: INIT 000000
Approved By: INIT 000000

SHEET TITLE:

EXISTING CONDITIONS
SURVEY

SHEET NUMBER:

C1.0

PROJECT NO:

23-13147