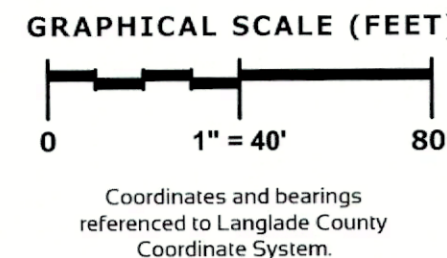


THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



LEGAL DESCRIPTION:

AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT file NUMBER ORTE749651 DATED JANUARY 3, 2024.

Lot Four (4), Lot Five (5), EXCEPT One acre parcel commencing at the Southwest Quarter (SW 1/4) corner of Lot Five (5) of the BEEMER PLAT, Town of Antigo, thence running East along highway Ten (10) rods, thence North parallel to North and South line of said lot Sixteen (16) rods, thence West parallel with South line of said Lot Ten (10) rods, thence South along West line of said lot to place of beginning; and Lot Six (6);

All in the BEEMER PLAT being a subdivision of part of the West One-half (W1/2) of the Northeast Quarter (NE 1/4) and a part of the East One-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Thirty-one (31) North, Range Eleven (11) East, (City of Antigo, Langlede County, Wisconsin)

LEGAL DESCRIPTION OF SURVEYED PARCEL

That part of Lot 6, Beemer Plat, as recorded in the Register of Deeds office for Langlede County in Volume B of Plats on Page 5, in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 20, Township 31 North, Range 11 East, City of Antigo, Langlede County, Wisconsin, EXCEPTING THEREFROM lands conveyed for highway purposes recorded as Document No. 171953.

NOTES CORRESPONDING TO SCHEDULE B - II

- 1 - 3, 5 - 6 VISIBLE EVIDENCE SHOWN IF ANY
- 4, 7 - 8 NOT SURVEY RELATED
- 9. Subject to the Transmission Line Easement in favor of Wisconsin Public Service Corporation, a Wisconsin corporation dated May 1, 1951 and filed May 3, 1951 as Document No. 172359. Easement Assignment from Wisconsin Public Service Corporation, a Wisconsin corporation to American Transmission Company, LLC, a Wisconsin LLC dated January 1, 2001 and filed January 3, 2001 as Document No. 347735. 50' Transmission Line Easement - AFFECTS LOT 4 AND LOT 5 - parcels not surveyed.
- 10. Subject to the Conveyance of Lands to County for Highway Purposes granted to Langlede County, Wisconsin dated February 22, 1951 and filed March 14, 1951 as Document No. 171953. AFFECTS LOT 6 - Land conveyed for highway shown.

GENERAL NOTES

- 1. Right of Way widths and locations are based on surveys on record.
- 2. The property depicted on the survey has direct physical ingress and egress via Neva Street - United States Highway "45", a publicly dedicated right of way.
- 3. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20235010569 with a clear date of DECEMBER 25, 2023. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

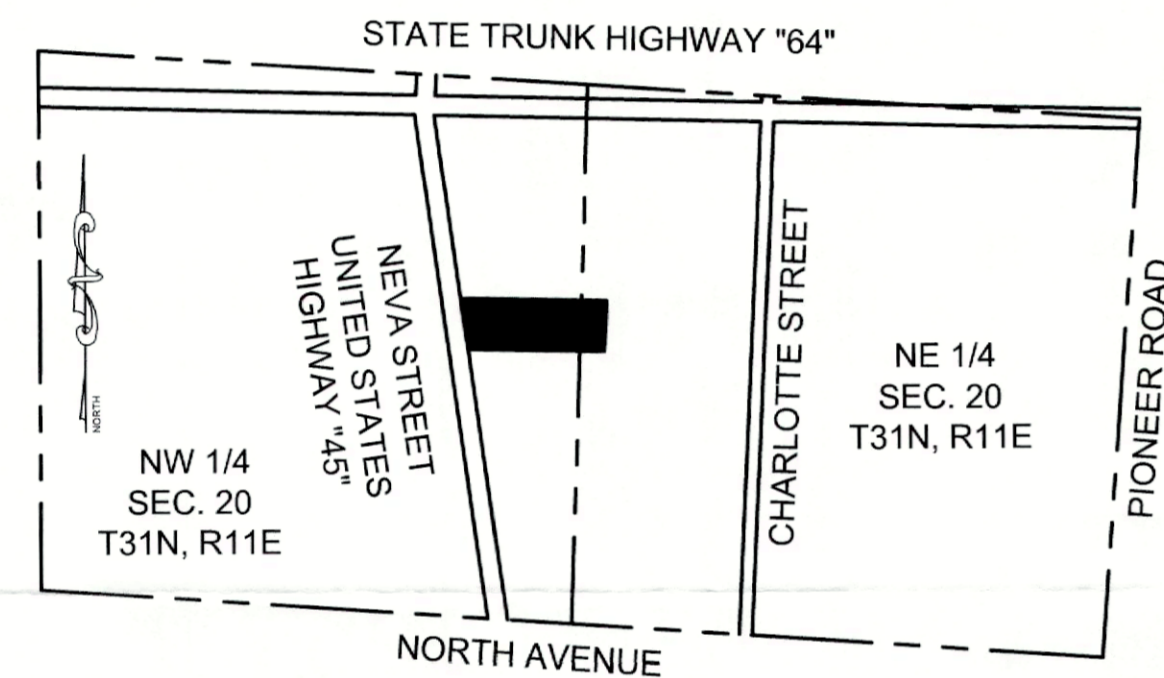
TABLE A

- Monuments found and shall be placed at all corners of the surveyed property boundary.
- Address (as disclosed in title commitment): 2019 Neva Road, Antigo, WI 54409
- Flood Zone Classification: The property lies within the Flood Insurance Rate Map Community Panel No. 5505760165B with an effective date of SEPTEMBER 28, 1990. No Digital Data Available.
- Gross Land Area: 193,503 Square Feet (4.4422 Acres).
- Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Bronze Wisconsin Department of Transportation Geodetic Survey Control Station Disk PID: DP1748, Stamped 6V28 2012, Elevation = 1511.82.
- Letter / Zoning Report not supplied by client at time of survey.
- The subject property is vacant - No Buildings Observed.
- Substantial features observed in the process of conducting the survey graphically shown on survey.
- There are no designated parking spaces on the subject property.
- Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
- Names of adjoining owners according to current public records: Shown on Survey.
- The surveyed property is located 66 feet northeast of the intersection of Neva Street and Ackley Street.
- No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Offsite easements, if any, shown on Survey.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

STATEMENT OF POTENTIAL ENCROACHMENTS

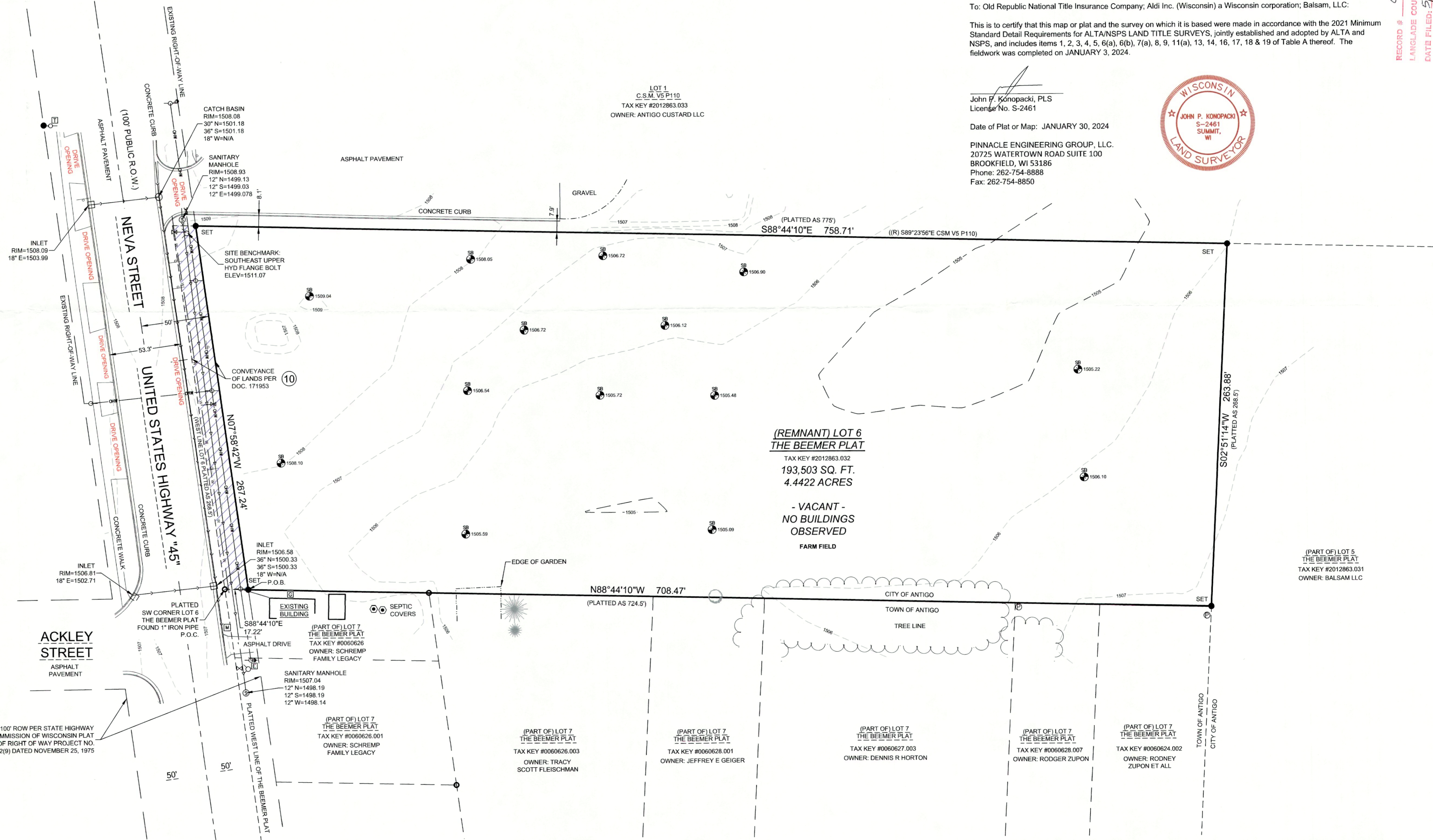
AA - Existing garden north of property line.

VICINITY MAP
SCALE 1"=1000'



LEGEND OF SYMBOLS & ABBREVIATIONS

SM	SANITARY MANHOLE	FM	FIBER OPTIC MARKER	S	SIGN
SMV	STORM MANHOLE	FMV	FIBER OPTIC MANHOLE/VAULT	M	MAIL BOX
SI	STORM INLET	TP	TELEPHONE PEDESTAL	FP	FLAG POLE
CB	CATCH BASIN	TMV	TELEPHONE MANHOLE/VAULT	BH	BASKETBALL HOOP
L	LATERAL	B	BOLLARD	CC	CROSS CUT
UM	UNKNOWN MANHOLE	FMPE	ELECTRIC METER/PEDESTAL	FI	FOUND 1" IRON PIPE
W	WELL	EMV	ELECTRIC MANHOLE/VAULT	FO	FOUND OR SET 3/4" IRON ROD
H	HYDRANT	CT	CABLE TV RISER/BOX CABLE	MN	MAG NAIL
WV	WATER VALVE	TMV	TV MANHOLE/VAULT	SM	SECTION MONUMENT
DS	DOWN SPOUT	GV	GAS VALVE	SB	SOIL BORING
SV	SPRINKLER VALVE	GM	GAS METER	CT	CONIFER TREE
WS	WATER SHUT OFF	GMK	GAS MARKER	DT	DECIDUOUS TREE
SP	STANDPIPE	ACU	AIR CONDITIONING UNIT	B	BUSH
WM	WATER MANHOLE	V	VENT	WS	WETLAND SYMBOL
FL	FLOOD LIGHT	DA	DIRECTIONAL ARROW	CL	CL - CENTERLINE
LP	LIGHT POLE	D	DUMPSTER	CONC.	CONCRETE
TSP	TRAFFIC SIGNAL POLE	HS	HANDICAP STALL	EL.	ELEVATION
UP	UTILITY POLE	EXT.	EXISTING	EXT.	EXISTING
GW	GUY WIRE	INV.	INVERT	INV.	INVERT
SS	SANITARY SEWER	MON.	MONUMENT	MON.	MONUMENT
SW	STORM SEWER	P.O.B.	POINT OF BEGINNING	P.O.B.	POINT OF BEGINNING
WM	WATER MAIN	P.O.C.	POINT OF COMMENCEMENT	P.O.C.	POINT OF COMMENCEMENT
FO	FIBER OPTIC LINE	R.O.W.	RIGHT OF WAY	R.O.W.	RIGHT OF WAY
TL	TELEPHONE LINE	SEC.	SECTION	SEC.	SECTION
E	ELECTRIC LINE	SQ. FT.	SQUARE FEET	SQ. FT.	SQUARE FEET
OHW	OVERHEAD WIRES	W	WITH	W	WITH
CATV	CABLE TELEVISION	(R)	RECORDED AS	(R)	RECORDED AS
G	GAS MAIN	(D)	DEEDED AS	(D)	DEEDED AS
WET	WETLANDS				
TL	TREE LINE				
NO ACCESS	NO ACCESS				



CERTIFICATION

To: Old Republic National Title Insurance Company; Aldi Inc. (Wisconsin) a Wisconsin corporation; Balsam, LLC.

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, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on JANUARY 3, 2024.

John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: JANUARY 30, 2024

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850



RECORD # 40042
LANGLADE COUNTY SURVEYS OFFICE
DATE FILED: 5/24 BY: DT

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

2019 NEVA ROAD

PART OF LOT 6 IN BEEMER PLAT, IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SEC. 20, T31N, R11E, CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

REG JOB No. 306100
REG PH
DATE 01-30-2024
SCALE 1"=40'
DRAWN BY: ST

SHEET
1
1
1

© COPYRIGHT 2023 SURVEY