

# ALTA/NSPS LAND TITLE SURVEY

OF ALL OF LOT 3 OF VOLUME 19 CERTIFIED SURVEY MAPS PAGE 143 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 11 EAST, TOWN OF ANTIGO, LANGLADE COUNTY WISCONSIN

## ALTA/NSPS LAND TITLE CERTIFICATION

TO: STEWART TITLE COMPANY  
CLIENT: GROWMARK INC d/b/a INSIGHT FS

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 1,2,3,4,5,6b,7a,7b1,7c,8,9,10a,11,13,16,17,18,19,20,21a-i OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON JAN 15, 2021

## LEGAL DESCRIPTION

LOT 3 OF CERTIFIED SURVEY MAPS TOGETHER WITH 33 FEET EASEMENT AS SHOWN ON SAID SURVEY DATED NOV 11,2020 IN THE OFFICE OF REGISTER OF DEEDS FOR LANGLADE COUNTY IN VOL 19 OF CERTIFIED SURVEY MAPS AT PAGE 143 DOCUMENT NO 456250 BEING PART OF THE NW 1/4 - NE 1/4 AND PART OF THE NE 1/4 - NW 1/4 OF SECTION 17, T31N R11E TOWN OF ANTIGO, LANGLADE CO WISCONSIN

I, CHARLEY G BRINKMEIER, PROFESSIONAL LAND SURVEYOR S-2517, DO HEREBY CERTIFY THAT BY THE DIRECTION OF RUSS ORRILL I SURVEYED AND MAPPED LOT 3 OF VOL 19 CSM PG 143 AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALSO THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF AE-7 OF THE WISCONSIN STATUTES.

*Charley G Brinkmeier*  
CHARLEY G BRINKMEIER S-2517  
FEBRUARY 22 2021

CURRENT ZONING IS GENERAL COMMERCIAL

LOT AREA IS 43,560 SF OR 1.00 ACRES

CURRENT ADDRESS IS N4005 USH 45

○ 1.3" X 18" IRON PIPE WEIGHING 1.68 LBS/LINEAL FOOT SET(OD)

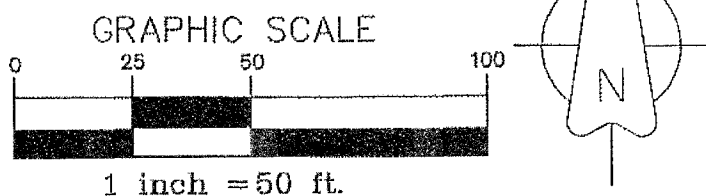
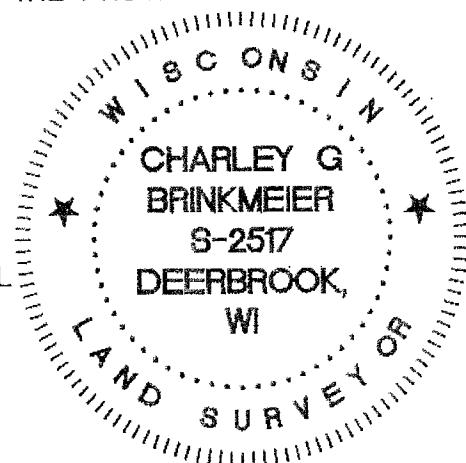
● FOUND 1" I. PIPE

▲ SET MAG NAIL

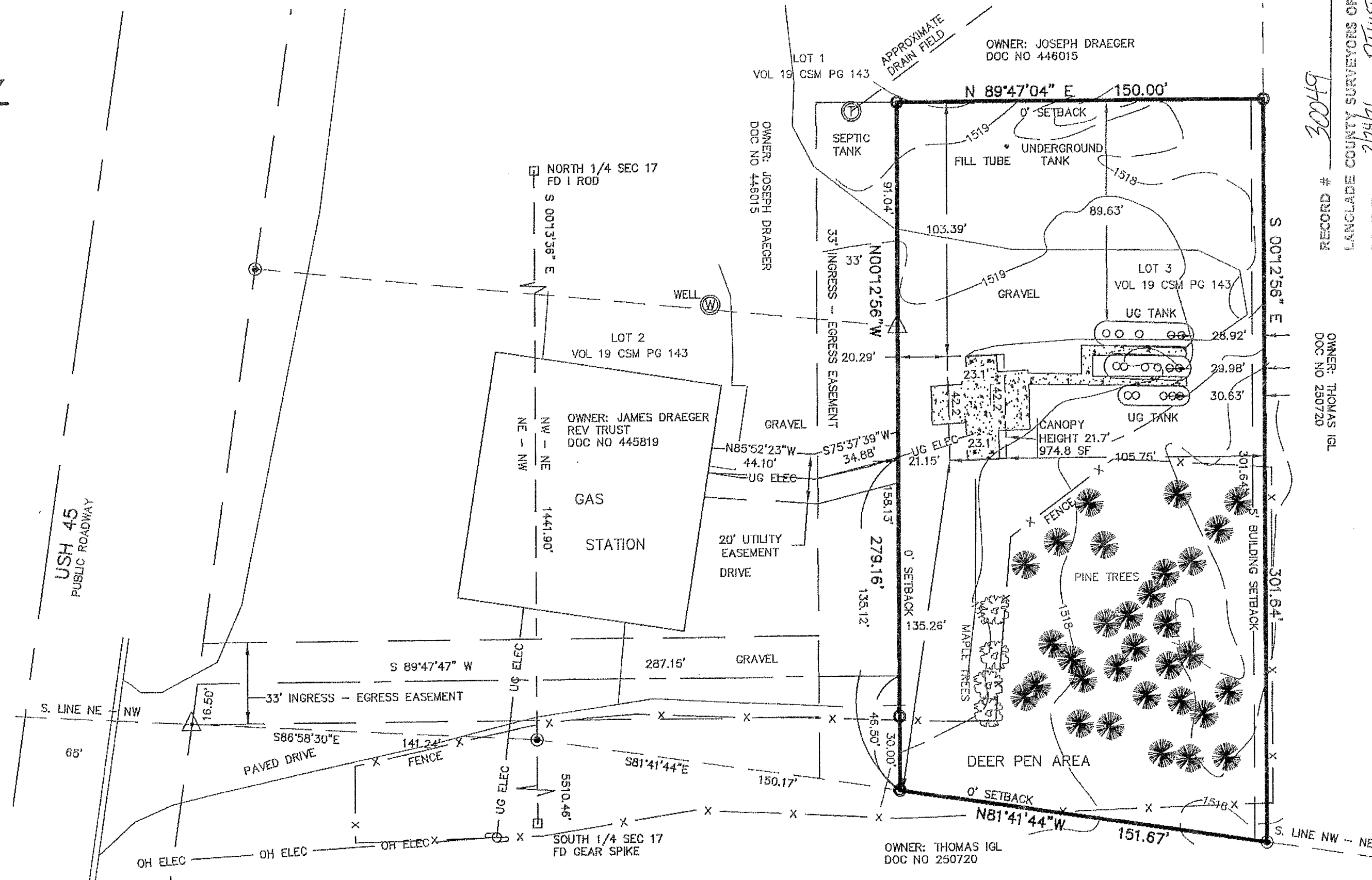
□ FOUND GOV'T CORNER

( ) RECORD DATA

SHEET 1 OF 1



SURVEY PROVIDED BY: CORNERSTONE SURVEYING W12890 HWY 1 DEERBROOK WI 54424 715-216-3234	SURVEYED FOR: RUSS ORRILL FS GROWMARK 1701 TOWANDA AVE BLOOMINGTON IL 61701	BEARING REFERENCE: TO THE LANGLADE COUNTY COORDINATE SYSTEM
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**33' INGRESS - EGRESS EASEMENT DESCRIPTION**  
COMMENCING AT THE NORTH 1/4 OF SECTION 17; THENCE S0°13'36"E, 1441.90' ALONG THE NORTH - SOUTH 1/4 LINE; THENCE S81°41'44"E, 150.17' TO THE SW CORNER OF LOT 3 VOL 19 CSM PG 143; THENCE N0°12'56"W, 46.50' ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING OF A CENTERLINE OF A 33' INGRESS EGRESS EASEMENT; THENCE S89°47'47"W, 287.13' TO THE EASTERLY RIGHT OF WAY LINE OF USH 45 AND THE POINT OF TERMINUS OF SAID CENTERLINE. ALSO INCLUDING A 33 FOOT INGRESS EGRESS EASEMENT PARALLEL AND ADJACENT TO THE WEST LINE OF SAID LOT 3.

**20' UTILITY EASEMENT DESCRIPTION**  
COMMENCING AT THE NORTH 1/4 OF SECTION 17; THENCE S0°13'36"E, 1441.90' ALONG THE NORTH - SOUTH 1/4 LINE; THENCE S81°41'44"E, 150.17' TO THE SW CORNER OF LOT 3 VOL 19 CSM PG 143; THENCE N0°12'56"W, 135.12' ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING OF A CENTERLINE OF A 20' UTILITY EASEMENT; THENCE S75°37'39"W, 34.88'; THENCE N85°52'23"W, 44.10' MORE OR LESS THE THE EDGE OF THE GAS STATION AND THE POINT OF TERMINUS SAID CENTERLINE.

- NOTES:
1. THERE WAS NO EVIDENCE OF WETLANDS ON THE PROPERTY
  2. UNDERGROUND TANKS ARE SCALED OFF OF WATS PETROLEUM SERVICES MAP THAT WAS PROVIDED AND NOT FIELD VERIFIED
  3. SOME ITEMS MAY HAVE BEEN OMITTED DO TO THE AMOUNT OF SNOW COVERAGE
  4. DOC NO 299563 & 299564 PROVIDES ACCESS TO USH 45
  5. DOC NO 335156 1 ROD WIDE EASEMENT EAST OF USH 45, DOES NOT AFFECT LOT 3
  6. 357434 HOLDING TANK AGREEMENT, HAS BEEN REPLACE WITH A STANDARD SEPTIC TANK AND DRAIN FIELD, AS SHOWN.

RECORD # 30049  
LANGLADE COUNTY SURVEYORS OFFICE  
DATE FILED: 2/24/21 BY: DJL/STY

OWNER: THOMAS IGL  
DOC NO 250720

OWNER: JOSEPH DRAEGER  
DOC NO 446015

OWNER: JAMES DRAEGER  
REV TRUST  
DOC NO 445819