

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1 OF CERTIFIED SURVEY MAP VOLUME 9 PAGE 150, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 7 PAGE 022 AND PART OF LOTS 32-21, 32-22 AND 32-35 OF THE ASSESSOR'S PLAT OF THE TOWN OF ANTIGO, LOCATED IN THE SW1/4 OF SECTION 32, T31N-R11E, CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN

PROPERTY ADDRESS:
915 SOUTH SUPERIOR ST
ANTIGO, WI 54409

CURRENT OWNER:
JTK DEVELOPMENTS LLC
PO BOX 706
ANTIGO, WI 54409

S 88°16'25" E 609.78' (609.79)

S 04°52'52" W 11.75' (11.71)

S 86°22'22" E 4.35' (4.50)

S 05°12'51" W 148.37' (148.49)

S 85°28'16" W 2.13' (2.50)

S 04°30'22" W 51.96' (52.04)

N 89°19'16" W 610.41' (610.15)

TOTAL LOT AREA
3.06 ACRES
(133,220 SQ FT)

7,916 SQ FT

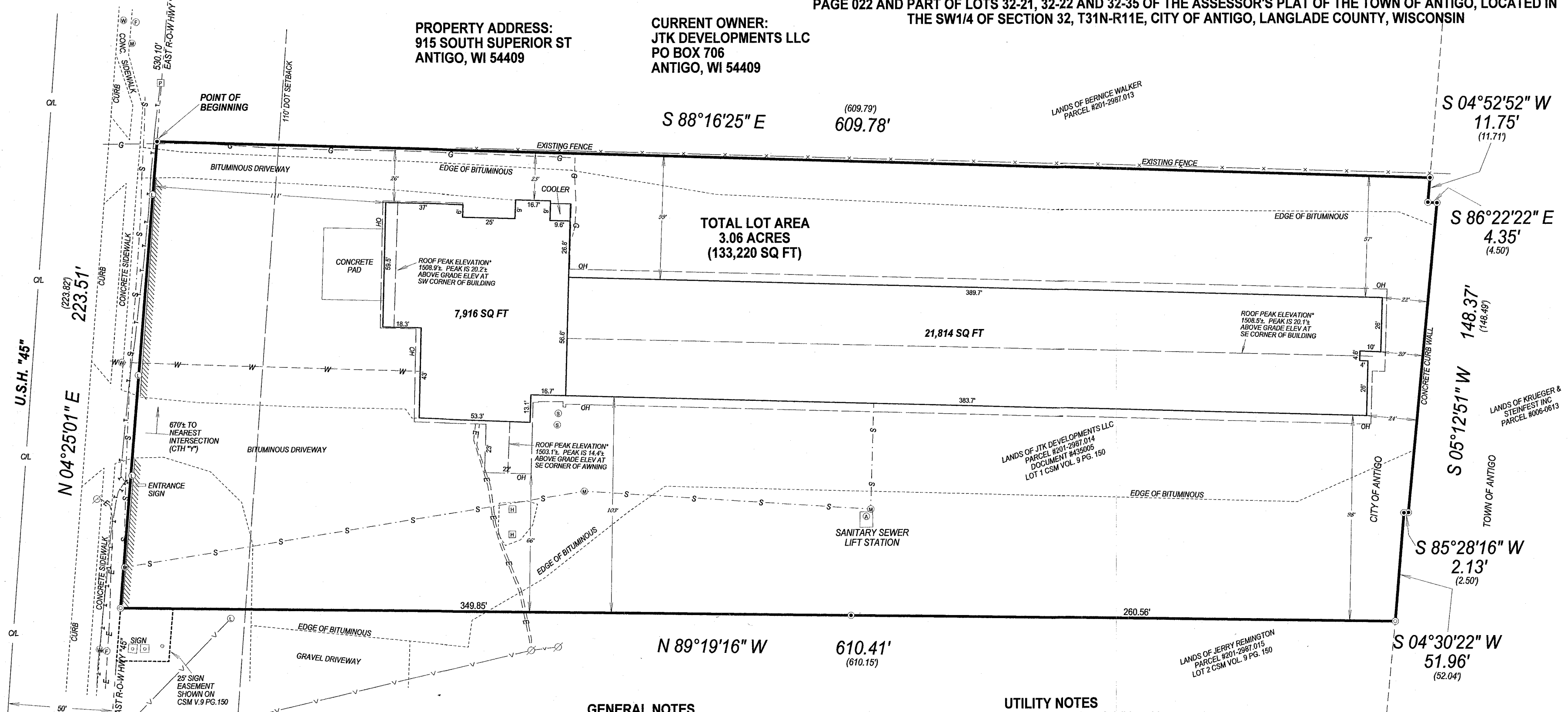
21,814 SQ FT

WEST 1/4 CORNER SECTION 32 FOUND BERTNSEN NAIL

CENTER 1/4 CORNER SECTION 32 FOUND BERTNSEN NAIL

NORTH LINE SW1/4 SECTION 32 S 89°17'18" E 2710.16' CL C.T.H. "Y"

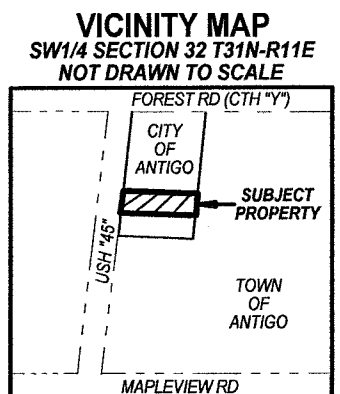
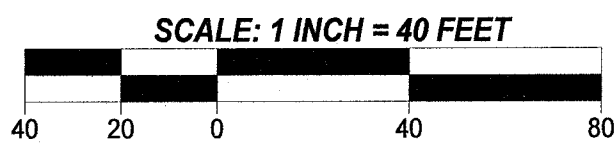
BEARINGS REFERENCED TO THE LANGLADE COUNTY COORDINATE SYSTEM GRID. THE NORTH LINE OF THE SW1/4 OF SECTION 32 BEARS S89°17'18"E



- LEGEND**
- () RECORDED DISTANCE
 - △ COMPUTED POINT
 - ⊕ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ MAN HOLE
 - ⊠ TELECOMMUNICATIONS PEDESTAL
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - ⊠ HANDICAPPED PARKING SIGN
 - ⊙ ABANDONED SEPTIC TANKS
 - ⊙ LIFT STATION PUMP ALARM
 - ⊙ FOUND 1" IRON PIPE
 - ⊙ SET 1.05" O.D. X 18" LONG IRON PIPE WEIGHING 1.13LBS/LF
 - BURIED TELECOMMUNICATIONS LINE
 - BURIED GAS LINE
 - BURIED SANITARY SEWER LINE
 - BURIED WATER LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD POWER LINE
 - /// RESTRICTED ACCESS

*GRADE ELEVATIONS REFERENCED TO NAVD 1988

SURVEYED BY:
RUSCH ENGINEERING & SURVEYING LLC
400 RUSCH ROAD
ANTIGO, WI 54409
(715)623-5044
PROJECT # 16-5522
ruschengandsurv@frontiernet.net



GENERAL NOTES

- No Zoning Report or Letter was provided to the surveyor. Based on public information as provided by City of Antigo Zoning Administrator, the zoning classification for this property was changed to R-4 General Residence District by City Council action March 9, 2016 per Amendment Ordinance 1267B.
- Two parking spaces designated as handicapped parking are located south of the former main entrance. No other parking area striping or designation were observed.
- An existing sign, which appears to be associated with this property, is located south of this property near the southwest corner, as depicted hereon. Certified Survey Map Volume 9 Page 150 indicates a "25' Sign Easement." No documentation of an easement was provided to surveyor.
- Recent and current building renovation was observed on the site March 7-8, 2016.
- Based on review of existing FEMA floodplain map, no floodplain zones lie within subject property. The referenced map is FEMA FIRM community panel number 550576 0165 B, effective September 28, 1990.

UTILITY NOTES

- Utility information obtained from observation of visible evidence, and as located as identified by State of Wisconsin DIGGER'S HOTLINE per ticket #20161003469.

SURVEYOR'S DESCRIPTION

Commencing at the West 1/4 Corner of Section 32; Thence S89°17'18"E, along the North line of the SW1/4 of said Section, 1005.28 feet; Thence S04°25'01"W, 530.10 feet to the Point of Beginning; Thence S88°16'25"E, 609.78 feet; Thence S04°52'52"W, 11.75 feet; Thence S86°22'22"E, 4.35 feet; Thence S05°12'51"W, 148.37 feet; Thence S85°28'16"W, 2.13 feet; Thence S04°30'22"W, 51.96 feet; Thence N89°19'16"W, 610.41 feet; Thence N04°25'01"E, 223.51 feet to the Point of Beginning. Said parcel contains 3.06 acres.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF TITLE COMMITMENT

ITEM #12 - Encroachment of adjoining land owner's parking area. The parking areas of this property and the adjoining property to the south abut to form a continuous area as depicted hereon. No agreement addressing any shared utilization was provided to surveyor.

ITEM #13 - Subject to Access Restriction as shown on Certified Survey Map recorded on December 28, 2000 at 2:29 P.M., in Volume 9 page 150, as Document No. 347667 of Langlade County Records. This item is depicted hereon.

ITEM #14 - Subject to Parking Restriction as shown on Certified Survey Map recorded on December 28, 2000 at 2:29 P.M., in Volume 9 page 150, as Document No. 347667 of Langlade County Records. No information was provided to surveyor as to whether this restriction is applicable.

ITEM #15 - Subject to DOT Setback as shown on Certified Survey Map recorded on December 28, 2000 at 2:29 P.M., in Volume 9 page 150, as Document No. 347667 of Langlade County Records. This item is depicted hereon.

TITLE COMMITMENT LEGAL DESCRIPTION

As detailed in Exhibit "A" of File Number A1500173 amended 02/11/2016, Effective Date December 21, 2015, 7:00 a.m. by Quality Title Inc., the Legal Description for this property is:

Parcel One (1) of the CERTIFIED SURVEY MAP recorded on December 28, 2000 in the office of the Register of Deeds for Langlade County, Wisconsin, in Volume 9 of Certified Surveys at page 150 as Document No. 347667 and being of all of Volume 7 of Certified Survey Maps page 22, located in Lots 32-21, 32-22, and 32-35 of the Assessor's Plat of the Town of Antigo, in Section Thirty-two (32), Township Thirty-one (31) North, Range Eleven (11) East. (City of Antigo, Langlade County, Wisconsin)

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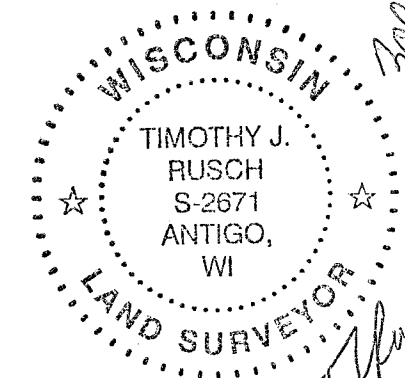
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SURVEYOR'S CERTIFICATE

To JTK Developments LLC, Signature Bank, and Quality Title, Inc:

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, 6, 7, 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on March 8th, 2016.

T. Rusch
Timothy J. Rusch PLS No. 2671
Date 03/11/2016



RECORD # 20059
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED 3/16/16 BY: D. THISTLE