

ALTA/ACSM Land Title Survey

Prepared For
RidgeStone Bank

N9184 & N9192 Hwy. 55, Pickeral, WI
Tax Key No.: 012-1206 and 012-1207

TITLE INSURANCE COMPANY: First American Title Insurance Company
COMMITMENT NO. NCS-760662-MKE

Parcel I:
Lot 2 of the Assessor's Plat No. 1, being a part of Government Lot 1 of Section 7, in Township 33 North, Range 13 East in the Town of Langlade, Langlade County, Wisconsin.

Parcel II:
Lots 3 and 5 of the Assessor's Plat No. 1, being a part of Government Lot 1 of Section 7, in Township 33 North, Range 13 East in the Town of Langlade, Langlade County, Wisconsin.

Surveyors Description:

More particularly described as follows:

Lots Two (2), Three (3) and Five (5) of Assessor's Plat No. 1, being part of Government Lot 1 in Section 7, Township 33 North, Range 13 East, Town of Langlade, Langlade County, Wisconsin, which is bounded and described as follows:
Beginning at a 1.3 inch od iron pipe found marking the southeasterly corner of said Lot 2; thence N 53°11'00" W, along the monumented southwesterly line of said Lot 2, 175.19 feet, to a 1.3 inch od iron pipe found; thence N 38°35'31" E, along the monumented northwesterly line of said Lot 2, 27.14 feet, to a 1.3 inch od iron pipe found; thence N 53°19'50" W, along the monumented southwesterly line of said Lot 5, 116.92 feet, to a 1.3 inch od iron pipe found; thence N 29°25'53" E, along the monumented northwesterly line of said Lot 5, 100.88 feet, to a 1.3 inch od iron pipe found; thence N 30°23'13" E, along the monumented northwesterly line of said Lot 3, 100.95 feet, to a point in the southwesterly right-of-way line of S.T.H. "55"; thence S 53°11'00" E, along said right-of-way line, 145.56 feet; thence southeasterly continuing along said southwesterly right-of-way line along the arc of a curve to the right 170.57 feet, radius 604.27 feet, delta 16°10'22", chord S 45°05'49" E 170.00 feet, to the intersection of the southeasterly line of said Lot 2; thence S 50°36'17" W, along said southeasterly line of Lot 2, 142.33 feet, to a 2 inch id iron pipe found; thence S 28°45'10" E, along the monumented line of said Lot 2, 33.75 feet, to a 2 inch id iron pipe found; thence S 31°23'00" W, along the monumented easterly line of said Lot 2, 51.32 feet to the point of beginning.
Containing 1.405 acres (61,195 square feet) more or less.

SCHEDULE B - II - EXCEPTIONS, Survey Related, Title Commitment No. NCS-760662-MKE Effective dated November 05, 2015.

- Restriction contained in Warranty Deed recorded on November 13, 1963 in Volume 314, page 325 as Document No. 202276. (relates to the use, not to be used, for religious worship except should it revert to Saint Mary's Congregation in the Town of Langlade: (can not show on map)
- Walking easement and restrictions contained in Warranty Deed recorded on March 7, 1993 as Document No. 262550. (The described of the 10' wide walking easement has only one bearing and a distance to the water's edge of Big Twin Lake. Not sure of the location.)

SYMBOL LEGEND

- (r.a.) - means "recorded as"
(meas.) - means "measured as"
- P.O.B. - indicates Point/Place of beginning.
- - indicates a 2" iron pipe found.
 - - indicates a 1" od iron pipe found. (unless noted)
 - - indicates 1.3" od iron pipe weighing 1.68lbs./ft. set
 - △ - indicates a masonry nail (mag) set in asphalt.
 - ⊙ - indicates existing street light.
 - ← - indicates existing guy wire.
 - ⊕ - indicates possible monitoring well.
 - ⊞ - indicates existing electric box
 - ⊞ - indicates existing utility pedestal
 - ⊕ - indicates existing utility MH as noted

Miscellaneous Notes:

Digger's Hotline was not contacted to mark utilities.

Bearing Base:

Bearings are referenced to monuments found marking the southwesterly line of Lot 2, Assessor's Plat No. 1, which has a recorded bearing of S 53°11' E.

To RidgeStone Bank, its successors and/or assigns:
First American Title Insurance Company;
Lotter, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This survey includes items 1, 2, 4, 7(a), 8 and 11(a) of Table "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION.


Date: November 30, 2015

(signed) *Donald J. Thoma* (seal)
Registration No. S-2470



Scale in feet
1" = 30'

RECORD # 30463
LANGLAD COUNTY SURVEYORS OFFICE
DATE FILED: 7/21/16 BY: D. TUSTY

Accurate 
Surveying & Engineering LLP

Land Surveying, Consulting, Developing
2911 Wildlife Lane
Richfield, WI 53076
262 677-2120

