

LOCATION SKETCH

NOT TO SCALE

Scale 1"=50'

BASIS FOR BEARINGS:
THE EAST LINE OF THE NEW SECTION 20,
T31N, R11E, ASSUMED TO BEAR N03°39'00"E.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X
OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS.
555541A, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 31, 1975
AND 55057801B58, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER
28, 1990 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION:

ZONED: (B-3) GENERAL COMMERCIAL DISTRICT
PRINCIPAL BUILDING
FRONT / SIDE / REAR YARD SETBACK: 0'
ACCESSORY BUILDING
FRONT / SIDE / REAR YARD SETBACK: 0'
MINIMUM LOT AREA: 2,000 SQUARE FEET
MINIMUM LOT WIDTH: NONE
FLOOR AREA RATIO: NOT EXCEED 2.40
MAXIMUM BUILDING HEIGHT: NONE
PARKING: 1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR
AREA IN EXCESS OF 2,000 SQUARE FEET

ZONING AUTHORITY:

CITY OF ANTIGO
ROGER J. MUSOLFF
BUILDING INSPECTOR / ZONING ADMINISTRATOR
700 EDSON STREET
ANTIGO, WI 54409
TELEPHONE: (715) 623-3633 EXT. 134

PARKING SPACES:

250 PARKING STALLS
8 HANDICAPPED PARKING STALLS
2 SEMI TRAILER STALLS
260 TOTAL PARKING STALLS

LEGEND:

- 3/4"x24" REBAR SET-1.502 LB/FT.
- 3/4" ROD FOUND
- 1" O.D. PIPE FOUND
- CROSS CUT FOUND
- DRILL HOLE SET
- × P.K. NAIL SET
- POWER POLE
- POWER POLE EASE
- LIGHT STANDARD
- TRAFFIC SIGNAL
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC PANEL
- ELECTRIC SIGNAL BOX
- IRRIGATION CONTROL BOX
- ELECTRICAL MANHOLE
- SPOT LIGHT
- VAULT
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- LIFT STATION
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- STORM SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- WATER MAIN VALVE
- P.W. VALVE
- FIRE CONNECTION
- GAS METER
- MAILBOX
- SIGN
- AERIAL ELECTRIC LINE
- FENCE
- PREVIOUSLY RECORDED AS (000)

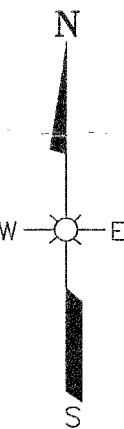


Table A:
ITEM 16: AT THE TIME FIELD WORK WAS PERFORMED, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
ITEM 17: NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES FOUND. THERE WERE NO STREET OR SIDEWALK CONSTRUCTION/REPAIRS OBSERVED AT THE TIME OF THE SURVEY.
ITEM 18: PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES SURFACE WATER DATA VIEWER THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY. A WETLAND DELINEATION WAS NOT PERFORMED TO VERIFY THE PRESENCE OF WETLANDS OR LACK THEREOF. WETLANDS
ITEM 20: LAMPERT-LEE & ASSOCIATES MAINTAINS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE MINIMUM AMOUNT REQUIRED FOR THIS PROJECT.

Significant Observations:

☐ THERE ARE NO SIGNIFICANT OBSERVATIONS AFFECTING SUBJECT PROPERTY.

Miscellaneous Notes:

- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE FIELD OR INFORMATION REGARDING CEMETERIES OR REGARDING CEMETERIES OR BURIAL GROUNDS FOUND IN THE RECORDED DOCUMENTS PROVIDED.
- THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NUMBER 1099934 WITH AN EFFECTIVE DATE OF DECEMBER 21, 2020 AT 8:00 A.M.
- FLOOD NOTE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ADDRESS OF THE PROPERTY WAS OBSERVED IN THE FIELD AS NOTED ON EACH BUILDING.
- UTILITIES WERE LOCATED BY OBSERVED ABOVE GROUND EVIDENCE ONLY.
- THE SUBJECT PROPERTY HAS THREE (3) DRIVEWAYS WITH DIRECT ACCESS TO U.S. HIGHWAY "45" & STATE ROAD "64", BOTH DULY DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THE SUBJECT PROPERTY CONTAINS 305,771 SQUARE FEET OR 7.020 ACRES TOTAL.

-CURVE TABLE-

CURVE NO.	PARCEL NO.	RADIUS LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT ANGLE	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1-2	A	25.32'	S65°57'04"W	N88°43'45"W	N40°37'53"E	50°38'22"	22.30'	21.66'

Record Legal Description:

PARCEL A:
LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANGLADE COUNTY, WISCONSIN, ON JUNE 17, 2011, IN VOLUME 16 OF CERTIFIED SURVEY MAPS, AT PAGE 80, AS DOCUMENT NO. 413665, BEING A DIVISION OF ALL OF LOT 2 OF CSM RECORDED IN VOL. 14, PAGE 153, AS DOCUMENT NO. 397495, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 11 EAST, SAID LAND BEING IN THE CITY OF ANTIGO, COUNTY OF LANGLADE, STATE OF WISCONSIN.
TAX KEY NUMBER: 201-2863.088
THIS DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1099934 WITH AN EFFECTIVE DATE OF DECEMBER 21, 2020 AT 8:00 A.M.

Items Corresponding to Schedule B-II:

- EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 3, 1984 AS DOCUMENT NO. 267953. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 26, 1988 AS DOCUMENT NO. 282761. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- ACCESS COVENANT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED DECEMBER 8, 1988 AS DOCUMENT NO. 283976. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- EASEMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 18, 1989 AS DOCUMENT NO. 285523. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- AUTHORIZATION FOR ACCESS TO OR ACROSS A CONTROLLED ACCESS HIGHWAY AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 8, 1992 AS DOCUMENT NO. 299405. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- UTILITY EASEMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 23, 2004 AS DOCUMENT NO. 378054. (NOT PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
- DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 2, 2007 AS DOCUMENT NO. 395107, FIRST AMENDMENT TO DECLARATION AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 2, 2007 AS DOCUMENT NO. 398682, SECOND AMENDMENT TO DECLARATION AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 5, 2009 AS DOCUMENT NO. 402605, THIRD AMENDMENT TO DECLARATION AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JULY 26, 2011 AS DOCUMENT NO. 414073. (PLOTTED) (AFFECTS SUBJECT PROPERTY).

Items Corresponding to Schedule B-II: (Continued)

- EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 2, 2007 AS DOCUMENT NO. 395108. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- EASEMENT, RESTRICTIONS AND OTHER MATTERS CONTAINED IN CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANGLADE COUNTY, WISCONSIN, ON DECEMBER 28, 2007, IN VOLUME 14 OF CERTIFIED SURVEY MAPS, AT PAGE 153, AS DOCUMENT NO. 397495. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- PART WALL AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 5, 2009 AS DOCUMENT NO. 402607. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- EASEMENT, RESTRICTIONS AND OTHER MATTERS CONTAINED IN CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANGLADE COUNTY, WISCONSIN, ON JUNE 17, 2011, IN VOLUME 16 OF CERTIFIED SURVEY MAPS AT PAGE 80, AS DOCUMENT NO. 413665. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- ENCROACHMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JULY 26, 2011 AS DOCUMENT NO. 414075. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
- EASEMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 13, 2012 AS DOCUMENT NO. 416264. (PLOTTED) (AFFECTS SUBJECT PROPERTY).

Surveyors Certificate:

TO: LORMAX STERN DEVELOPMENT COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; ANTIGO RETAIL, LLC, A WISCONSIN LIMITED LIABILITY COMPANY; KNIGHT BARRY TITLE GROUP; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

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(A), 7(A), 7(B)(1), 7(C), 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 20, 2020.

DATE: OCTOBER 23, 2020
REVISED: JANUARY 11, 2021

Thomas J. Trzinski
PROFESSIONAL NO. 2636

RECORD # 40200

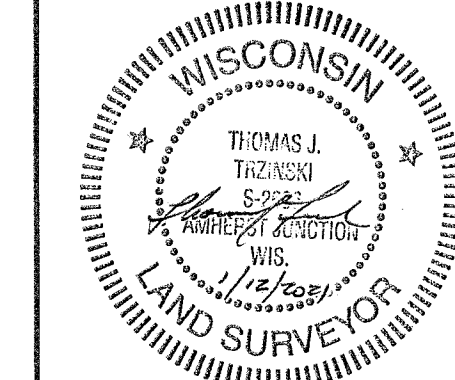
LANGLADE COUNTY SURVEYORS OFFICE

DATE FILED: 10/20/21 BY: J. Trzinski

SCALE NOTE:

IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE LEGEND BAR.

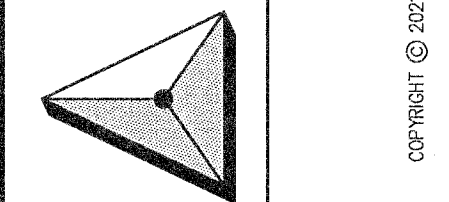
SEAL:



ORIGINAL DOCUMENT BEARS AN EMBOSSED SEAL OR A SEAL STAMPED IN RED WITH AN ORIGINAL SIGNATURE AND DATE.

BY	DATE	DESCRIPTION

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10688 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774
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ANTIGO RETAIL, LLC

SHOPPING CENTER - ANTIGO, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

CLIENT:

PROJECT:

TITLE:

RECORD #

DATE

BY

FOR BIDDING ONLY

DATE

BY

FOR CONSTRUCTION

DATE

BY

DRAWING OF RECORD

DATE

BY

DATE

BY

DESIGNER:

DRAWN BY:

DATE:

CHECKED BY:

DATE:

DWG. DATE:

DWG. NO.:

PROJECT NO.:

PLAN SHEET

SHEET

OF

SHEET(S)