

ALTA/ACSM LAND TITLE SURVEY
LOT 1 OF CERTIFIED SURVEY MAP VOLUME 5 PAGE 110,
BEING PART OF LOT 16 OF THE OWNER'S SUBDIVISION,
LOCATED IN THE NORTHWEST 1/4 NORTHEAST 1/4 AND
NORTHEAST 1/4 NORTHWEST 1/4, SECTION 20,
T31N-R11E, CITY OF ANTIGO,
LANGLADE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

To Antigo Custard LLC, Kahler Law Office, and Langlade Abstract and Title Company, Inc.:

This is to certify that this map 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 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1)&(2), 8, 10, 11(a)&(b), 17, and 18 of table A thereof. 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 licensed in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Timothy J. Rusch
Timothy J. Rusch RLS No. 2671
10-27-2008
Date

TITLE COMMITMENT LEGAL DESCRIPTION

As detailed in Exhibit "A" of File Number LA-23646 by Langlade Abstract and Title Company, Inc., the Legal Description for this property is:

Lot One(1) of the CERTIFIED SURVEY MAP recorded on March 22, 1993 at 9:06 A.M., in the Office of the Register of Deeds for Langlade County, Wisconsin in Volume 5 of Certified Surveys at Page 110 as Document No. 302531 being part of Lot Sixteen (16) of the Owner's Subdivision of the North Half (N1/2) of Section Twenty (20), Township Thirty-one (31) North, Range Number Eleven (11) East, (City of Antigo, Langlade County, Wisconsin)

Tax Key 201-2863.033

SURVEYOR'S DESCRIPTION

Commencing at the North 1/4 corner of Section 20 T31N-R11E: Thence S86°06'52"E, along the North line of the Northeast 1/4 of said Section, 1435.78 feet; Thence S03°05'17"W, 825.25 feet; Thence N88°43'35"W, 741.26 feet to the the Point of Beginning. Thence continuing N88°43'35"W, 1346.02 feet; Thence S07°58'20"E, along Easterly Right-of-way of Hwy 45, 211.09 feet; Thence S88°43'48"E along the North line of the Beemer Plat, 1268.71 feet; Thence N13°02'30"E, 212.74 feet to the Point of Beginning, containing 6.25 acres.

UTILITY NOTES

UTILITY INFORMATION OBTAINED FROM:

-Observation of visible evidence

-Information provided by Attorney Kahler, being a portion of the Site Plan for the Proposed Restaurant Project, Prepared by Southwest Design Associates, Inc., as Project Number 0328 and dated 08/27/2003.

-Utility providers as identified by State of Wisconsin DIGGER'S HOTLINE.

Per Ticket #20084216633 and #20084216616, DIGGER'S HOTLINE referenced Charter Communications, Wisconsin Public Service, City Gas Co., City of Antigo Water & Sewer, Verizon North, Inc., and Antigo Broadband Utility as utilities in the vicinity.

Markings provided by said utilities indicate City Gas(gas), Wisconsin Public Service (electricity), City of Antigo(water and sanitary sewer), and Verizon North(telephone) enter the subject property as depicted hereon.

NOTES CORRESPONDING COMMITMENT FOR TITLE INSURANCE
SCHEDULE B -SECTION II EXCEPTIONS

ITEM #13- Authorization for Access to or Across a Controlled Access Highway from State of Wisconsin. This item refers to a Document # 296406, which refers to access from State Highway 64 to Lot 16 of the Owner's Subdivision. This item does not affect subject property.

ITEM #17- Utility Easement To the City of Antigo. This item refers to Document # 386327. This item does affect subject property and is plotted hereon.

GENERAL NOTES

There is no observed evidence of any recent earthwork or building construction on the subject site.

There is no observed evidence of the site being used as a solid waste dump, sump, or sanitary landfill.

Based on field observations and input from the City of Antigo Public Works Department, there are no observed or proposed changes to the street right-of-way or sidewalks.

The basis of bearing for this map is different from that used on CSM Vol 5 Pg 110. This survey and map are referenced to the Langlade County Coordinate System Grid, while the basis for the CSM was not stated. The difference in bearings is approximately 0°40'. This difference does not change the boundary or title.

Property Owner:
Adams Antigo Properties, LLC
P. O. Box 430
Platteville, WI 53818

Subject property address:
2105 Neva Road
Antigo, WI 54409

ZONING

Zoning Information as obtained from the City of Antigo:

Property is Zoned "B-3" General Commercial District
No Minimum Lot Area
No Minimum Lot Width- 50'
No Minimum Front, Side or Rear Setback to Principal Building:

FLOOD ZONE INFORMATION

Based on review of FEMA Maps, this property is located in Zone X (Areas determined to be outside 500-year flood plain). The referenced map is FEMA FIRM (Flood Insurance Rate Map), Community Panel No. 550576 0165 B, which bears an effective date of 09/28/1990.

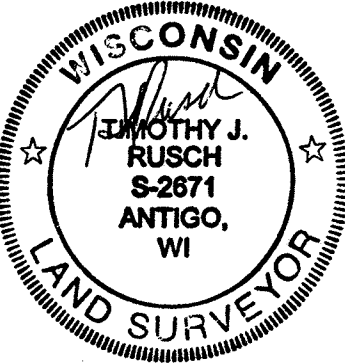
STATEMENT OF ENCROACHMENTS

No observed encroachments.

LEGEND

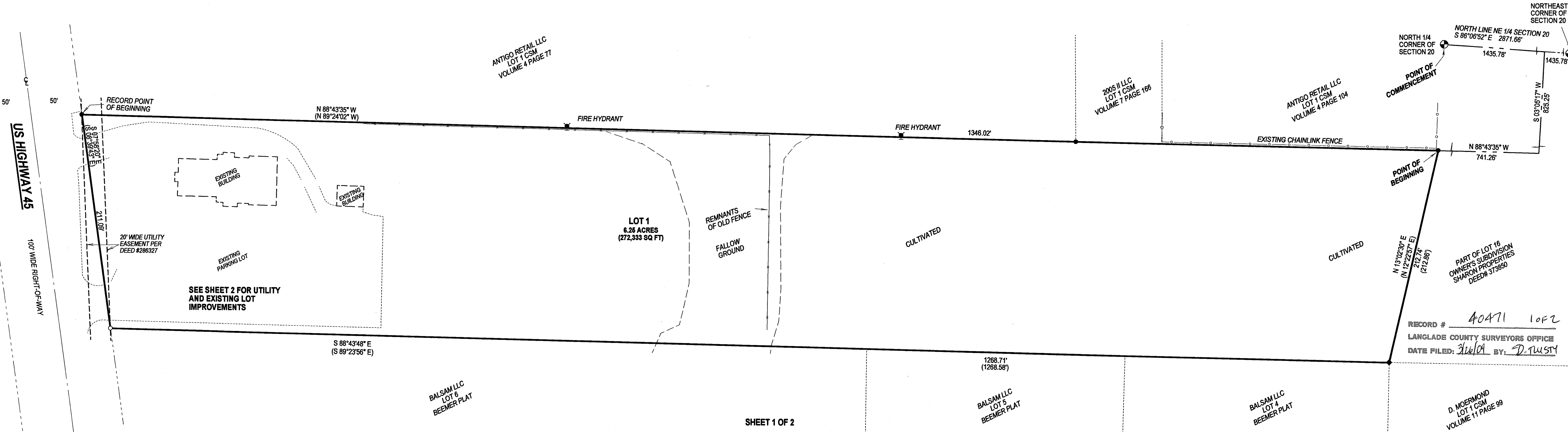
- SET 1.32" OD X 24" LONG IRON PIPE WEIGHING 1.68 LB/LF
- FOUND IRON PIPE
- ◆ FOUND IRON ROD
- (XX) RECORD BEARINGS AND DISTANCES

SCALE 1 INCH = 50 FEET



SURVEY COMPLETED 10/27/2008

SURVEYED BY:
RUSCH ENGINEERING & SURVEYING LLC
400 RUSCH ROAD
ANTIGO, WI 54409
(715)623-5044
PROJECT #08-4788



ALTA/ACSM LAND TITLE SURVEY

LOT 1 OF CERTIFIED SURVEY MAP VOLUME 5 PAGE 110,
BEING PART OF LOT 16 OF THE OWNER'S SUBDIVISION,
LOCATED IN THE NORTHWEST 1/4 NORTHEAST 1/4 AND NORTHEAST 1/4 NORTHWEST 1/4,
SECTION 20, T31N-R11E, CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN



SURVEY COMPLETED 10/27/2008

- LEGEND**
- SS SS SANITARY SEWER LINE
 - W W UNDERGROUND WATER LINE
 - GAS GAS UNDERGROUND GAS LINE
 - T T UNDERGROUND TELEPHONE LINE
 - E E UNDERGROUND ELECTRIC LINE
 - TP TP OVERHEAD TELEPHONE LINE
 - CONCRETE SURFACE
 - BITUMINUS SURFACE
 - BUILDING OVERHANG
 - PROPERTY BOUNDARY
 - CURBING
 - FENCE REMNANT
 - 20' WIDE UTILITY EASEMENT
 - TREE LINE

SURVEYED BY:
RUSCH ENGINEERING & SURVEYING LLC
400 RUSCH ROAD
ANTIGO, WI 54409
(715)623-5044
PROJECT # 08-4788

SCALE 1 INCH = 15 FEET

SHEET 2 OF 2

RECORD # 40471 2012
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: 2/16/12 BY: D. Rusch

