

To: "Winat, Robert - DOT" <Robert.Winat@dot.wi.gov>,
Cc:
Bcc:
Subject: RE: easement at 45 & 64, etc.

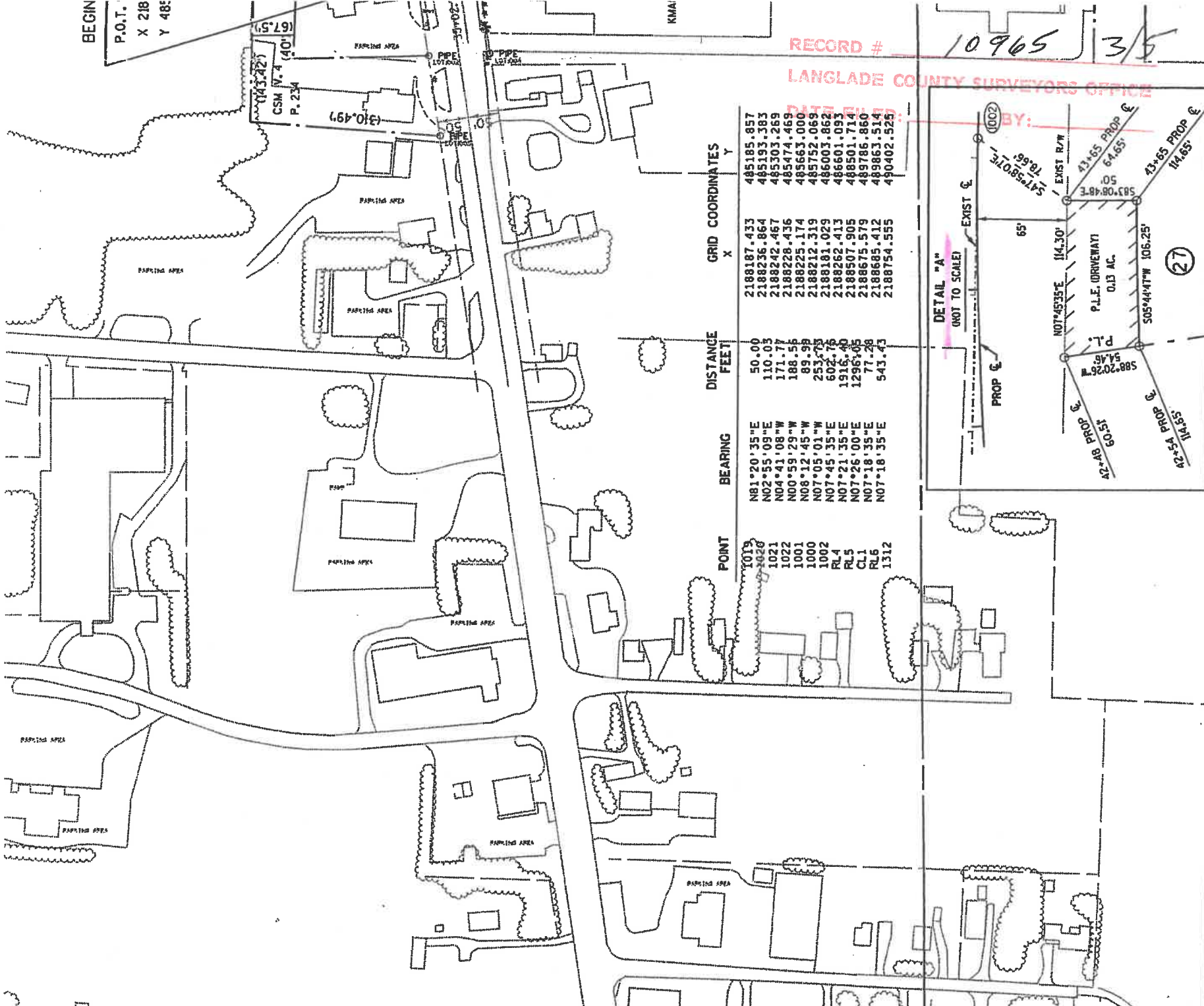
"Winat, Robert - DOT" Hi Dave - After conferring with the real estate... 11/08/2018 12:06:39 PM

From: "Winat, Robert - DOT" <Robert.Winat@dot.wi.gov>
To: "DTlusty@co.lanlade.wi.us" <DTlusty@co.lanlade.wi.us>
Cc: "Stella, Brent L - DOT" <Brent.Stella@dot.wi.gov>, "Handrick, Richard - DOT" <Richard.Handrick@dot.wi.gov>
Date: 11/08/2018 12:06 PM
Subject: RE: easement at 45 & 64, etc.

Hi Dave – After conferring with the real estate experts, here’s our take on this situation. When the intersection of STH”64”/Century Ave. and U.S.H.”45”/S.T.H.”47” was to be rebuilt in 1999,we presume that in order to keep “Cheers”- Capital M,Inc. with adequate access onto “64” & “45” (because of the raised medians at the signals) that both joint driveways would be moved away from the intersection. The one on “64” was easy to shift some 25’ easterly, but the existing entrance on”45” had to be closed & a joint driveway to serve “Cheers & the Schoen/Laird Development complex was created just north of the raised centerline median. A Permanent Limited Easement was obtained to ensure that “Cheers” had adequate assess. The P.L.E. specifically enabled traffic to ingress & egress to the “Cheers” property to keep it viable. CSM # _____, noted in Vol. 8, P.79, as Document # 333385,Lanlade County Records, has it labeled as “private limited easement” on Parcel A.

DOT got a Permanent Limited Easement to accomplish that viability and will retain the easement and it should be an appurtenance for any mapping or legal document of the “Cheers” parcel and shown & noted on any survey map thereof.

RECORD # 10965 1/5
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: 11/8/18 BY: D-TLUSTY



POINT	BEARING	DISTANCE FEET	GRID COORDINATES X	GRID COORDINATES Y
1019	N81°20'35"E	50.00	2188187.433	485185.957
1020	N02°55'09"E	110.03	2188236.864	485193.383
1021	N04°41'08"W	171.77	2188242.467	485303.289
1022	N00°59'29"W	188.55	2188228.436	485474.469
1001	N08°12'45"W	89.99	2188225.174	485663.000
1000	N07°05'01"W	253.79	2188212.319	485752.069
1002	N07°45'35"E	602.75	2188181.029	486003.852
RL4	N07°21'35"E	1916.40	2188262.413	486601.093
RL5	N07°26'00"E	1295.05	2188507.905	486501.714
CL1	N07°18'35"E	77.26	2188675.579	489786.860
RL6	N07°18'35"E	543.43	2188685.412	489863.514
1312	N07°18'35"E		2188754.555	490402.525



RECORD # 10965 3/5

LANGLADE COUNTY SURVEYORS OFFICE

BEGIN
P.O.T.
X 218
Y 48

331705

Document Number

PERMANENT LIMITED EASEMENT

Exempt from fee: s.77.25(27) Wis. Stats.
RE3043 1096 Ch. 84 Wis. Stats.

THIS EASEMENT, made by Schoen/Laird Development, LLC, a Wisconsin limited liability company

GRANTOR, conveys a permanent limited easement as described below to the State of Wisconsin Department of Transportation, GRANTEE, for the sum of Fifteen Thousand One Hundred Fifty and 00/100 Dollars (\$ 15,150.00) for the purpose of access

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

LANGLADE COUNTY, WI
RECEIVED FOR RECORD

'98 JUL 14 AM 11 20

REGISTER OF DEEDS

Sandra Fischer

Transfer Fee _____
Recording Fee _____
Grantor _____ Grantee _____ Tract _____ Micro _____

This space is reserved for recording data

Return to

TRANSPORTATION DISTRICT 7
P.O. Box 777
500 Hanson Lake Road
Rhinelander, WI 54501-0777

Parcel Identification Number / Tax Key Number
201-2863.03; 201-2863.12

SCHOEN/LAIRD DEVELOPMENT, LLC

BY: *[Signature]* (Signature)
Benjamin W. Laird, Managing Member

(Signature)

(Signature)

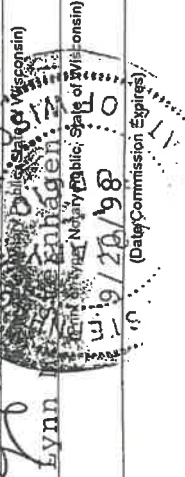
(Signature)

June 12, 1998
(Date)

State of Wisconsin)
Brown) ss.
County)

On the above date, this instrument was acknowledged before me by the named person(s).

[Signature]



RECORD # 10965 4/5
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: BY:

SCANNED
FEBRUARY 2014

33175

LEGAL DESCRIPTION

A PERMANENT LIMITED EASEMENT in and to the following tract of land in Langlade County, State of Wisconsin, more particularly described as a parcel of land in Section 20, T.31N., R.11E., part of the NE-NW thereof.

Said parcel contains all lands of the owner contained within the following described traverse.

Commencing at a monument marking the north quarter corner of Section 17, T.31N., R.11E.;

Thence S.24°16'39"W. 103.48 feet to a point of curvature, radius 8,594.37 feet, from said point the long chord bears S.04°54'09"W. 721.90 feet;

Thence southerly along the arc of said curve to the right 722.12 feet;

Thence S.07°18'35"W. 749.17 feet;

Thence S.07°26'00"W. 1,296.05 feet;

Thence S.07°21'35"W. 1,916.40 feet;

Thence S.07°45'35"W. 602.75 feet;

Thence S.47°58'07"E. 78.66 feet, to the Point of Beginning.

Thence S.83°08'48"E. 50.00 feet;

Thence S.05°44'47"W. 106.25 feet;

Thence S.88°20'26"W. 54.46 feet;

Thence N.07°45'35"E. 114.30 feet to the Point of Beginning.

Said Parcel 27 contains 0.13 acres, more or less.

SCANNED
FEBRUARY 2014

RECORD # 10965 5/5
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: _____ BY: _____

Project I.D. 1602-03-21

2/24/98

Parcel 27