EXISTING CONDITIONS SURVEY

GENERAL NOTES

1 - BEARINGS AND COORDINATES ARE BASED ON THE LANGLADE COUNTY COORDINATE SYSTEM NAD 83 ('91) AND ARE REFERENCED TO THE EAST-WEST LINE OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 11 EAST, MEASURED TO BEAR S88°02'38"E.

2 - PART OF THE SUBJECT PROPERTY LIES IN ZONE C, AN AREA OF MINIMUM FLOOD HAZARDS AND PART OF THE SUBJECT PROPERTY DOES LIE IN A FEMA FLOOD ZONE A2 RISK DESIGNATION AREA AS PER FIRM "CITY OF ANTIGO, WI" COMMUNITY-PANEL NUMBER 555541A, EFFECTIVE DATE NOVEMBER 30, 1973 AND MAP REVISION DATE OF OCTOBER 31, 1975.

3 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKS ON THE GROUND, VERBAL INPUT FROM OWNERS REPRESENTATION (TOM BOERS), AND MAPPING BY OTHERS. SAID LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. FIELD VERIFY PRIOR TO CONSTRUCTION.

4 - THE SUBJECT PROPERTY IS ZONED R2 (EXISTING HOSPITAL) AND VALLEY PLAIN (POOL PROPERTY) AND IS SUBJECT TO THE CITY OF ANTIGO MUNICIPAL CODE.
THE SETBACKS FOR R2 ARE: FRONT YARD= 30 FEET OR 20% OF LOT DEPTH, WHICH EVER IS LESS, REAR YARD= 40 FEET, SIDE YARD= 10 FEET PLUS 1 FOOT FOR EACH 2 FEET BY WHICH THE BUILDING HEIGHT EXCEEDS IS FEET, HEIGHT RESTRICTION OF 35 FEET OR 2 1/2 STORIES AND PARKING REQUIREMENT OF 1 STALL PER 2 EMPLOYEES. REFER TO "THE CITY OF ANTIGO" MUNICIPAL CODE AND ORDINANCES FOR ZONING REGULATIONS.
THE SETBACKS FOR VALLEY PLAIN ARE: FRONT YARD= 50 FEET, REAR YARD= 50 FEET, SIDE YARDS= 50 FEET, HEIGHT RESTRICTION NONE. VALLEY PLAIN ZONING IS A NO BUILD ZONE. IF PROPERTY IS GOING TO BE BUILT UPON A REZONE MUST BE DONE. REFER TO "THE CITY OF ANTIGO" MUNICIPAL CODE AND ORDINANCES FOR ZONING REGULATIONS.
THE SETBACK FOR ASSESSORS PLAT LOTS 112-115 ARE: FRONT YARD 20 FEET, SIDE YARD 5 FEET, AND REAR YARD 25 FEET.
THE CURRENT ZONING AND SETBACKS LISTED ARE FOR THE EXISTING BUILDINGS AND PARCELS. THE ZONING WILL NEED TO BE VERIFIED PRIOR TO THE BUILDING IMPROVEMENTS TO THE PROPERTY.

5 - TOTAL PARCEL AREA = 537,546 SQ. FT., OR 12.34 ACRES, MORE OR LESS.

6 - TOTAL DELINEATED REGULAR PARKING STALLS = 313. TOTAL DELINEATED HANDICAP STALL = 12. THE NUMBER OF STALLS IS THE TOTAL OF ALL STALLS AS SHOWN ON MAP.

7- THE FIELD DATE OF THIS SURVEY IS NOVEMBER 17, 2009.

8 - THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITH RECENT MONTHS.

9 - THERE HAS BEEN NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION. ALSO THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

10 - THIS IS NO OBSERVABLE EVIDENCE ON SITE OF BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11 - THE EXTERIOR FOOTAGE OF THE EXISTING BUILDING IS 70,390 SQ. FT. AS SURVEYED INCLUDING HOSPITAL AND CLINIC.

12. THE PARCEL OF LAND CURRENTLY OWNED BY LANGLADE COUNTY HOSPITAL IS MADE OF OF 5 SEPARATE PARCELS. THE CURRENT ZONING FOR THESE PARCEL CREATE SETBACKS FOR EACH INDIVIDUAL PARCEL. THE SETBACKS FOR THESE SMALLER PARCELS COULD BE REMOVED BY THE CREATION OF A CERTIFIED SURVEY MAP USE TO COMBINE ALL THE PARCELS INTO ONE LOT.

13. THIS SURVEY IS INTENDED TO SHOW THE EXTERIOR BOUNDARY OF THE PROPERTIES CURRENTLY OWNED BY THE CLIENT AND THE PROPERTY OF THE PROPOSED LOT 1 OF THE PROPOSED CERTIFIED SURVEY MAP. THIS MAP IS NOT INTENDED TO COMBINE THIS PROPERTIES IN ANY WAY.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN REGISTERED LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED AND MAPPED ALL OF CERTIFIED SURVEY MAP NUMBER DOCUMENT NUMBER 296175, IN VOLUME 5, PAGE 36, ASSESSORS PLAT 112, ASSESSORS PLAT 113, ASSESSORS PLAT 114, ASSESSORS PLAT 115, PART OF THE VACATED AURORA STREET, AND LOTS 12 AND 13 AND PART OF LOT 9, LOT 10 AND LOT 11 LYING EAST OF THE EAST LINE OF LOT 14 OF BLOCK 30 OF THE ORIGINAL PLAT OF ANTIGO, AND LOT 1 OF THE PROPOSED CERTIFIED SURVEY MAP, ALL BEING LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 29, TOWNSHIP 31 NORTH, RANGE 11 EAST, CITY OF ANTIGO, LANGLADE COUNT, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE NORTH 88°02'38" WEST, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 29, 992.62 FEET; THENCE NORTH 01°57'22" EAST, 71.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°49'33" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 212.39 FEET TO THE EAST RIGHT-OF-WAY LINE OF AURORA STREET; THENCE NORTH 01°22'27" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 207.53 FEET; THENCE NORTH 48°56'57" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 28.36 FEET; THENCE NORTH 89°22'07" WEST, 184.62 FEET; THENCE NORTH 01°11'46" EAST, 241.24 FEET TO THE BEGINNING OF A MEANDER LINE OF ANTIGO LAKE; THENCE NORTH 52°34'15" EAST, ALONG SAID MEANDER LINE, 407.51 FEET; THENCE NORTH 34°23'55" EAST, ALONG SAID MEANDER LINE, 375.59 FEET; THENCE SOUTH 88°03'00" EAST, 356.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LANGLADE ROAD; THENCE SOUTH 21°24'58" WEST, ALONG SAID RIGHT-OF-WAY, 961.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 199.75 FEET ALONG THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS OF 221.72 FEET, AN DELTA ANGEL OF 51°37'10", AND A CHORD THAT BEARS SOUTH 47°13'47" WEST FOR 193.06 FEET TO SAID NORTH LINE OF 5TH STREET AND THE POINT OF BEGINNING. INCLUDING THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE, THE ORDINARY HIGH WATER MARK OF ANTIGO LAKE AND THE WEST AND NORTH LINES OF SAID PARCEL EXTENDED TO SAID ORDINARY HIGH WATER MARK.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 537,546 SQ. FT, 12.34 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THERE OF AT THE DIRECTION OF ASPIRUS, AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

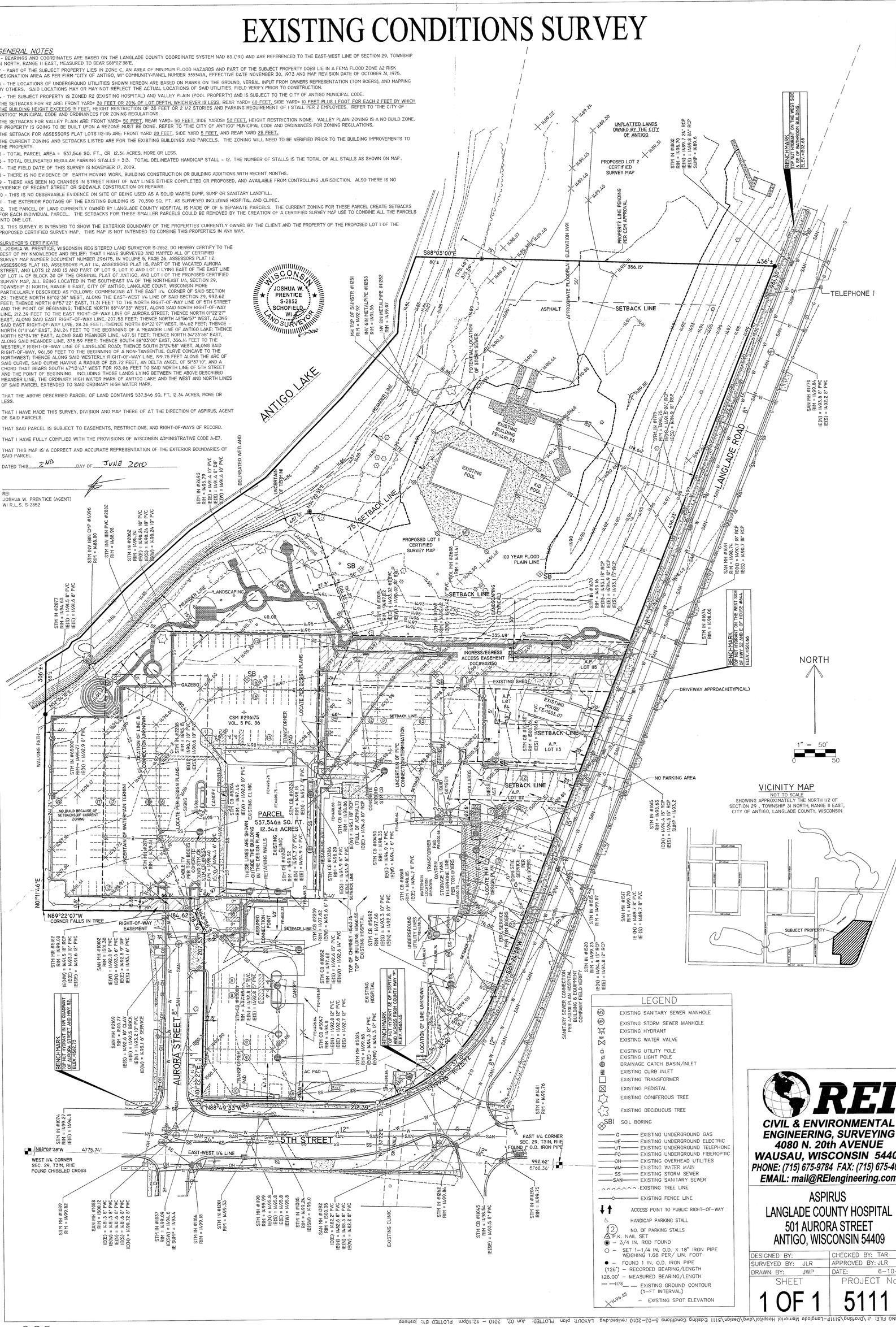
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL.

DATED THIS 2ND DAY OF JUNE 2010

REI
JOSHUA W. PRENTICE (AGENT)
WI R.L.S. S-2852

WISCONSIN — JOSHUA W. PRENTICE — S-2852 — SCHOFIELD, WI — LAND SURVEYOR



VICINITY MAP

NOT TO SCALE

SHOWING APPROXIMATELY THE NORTH 1/2 OF SECTION 29 , TOWNSHIP 31 NORTH, RANGE 11 EAST, CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- DRAINAGE CATCH BASIN/INLET
- EXISTING CURB INLET
- EXISTING TRANSFORMER
- EXISTING PEDISTAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- SBI SOIL BORING
- G EXISTING UNDERGROUND GAS
- UE EXISTING UNDERGROUND ELECTRIC
- UT EXISTING UNDERGROUND TELEPHONE
- FO EXISTING UNDERGROUND FIBEROPTIC
- OH EXISTING OVERHEAD UTILITIES
- WM EXISTING WATER MAIN
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- EXISTING TREE LINE
- EXISTING FENCE LINE
- ACCESS POINT TO PUBLIC RIGHT-OF-WAY
- HANDICAP PARKING STALL
- (2) NO. OF PARKING STALLS
- P.K. NAIL SET
- ◉ – 3/4 IN. ROD FOUND
- ○ – SET 1-1/4 IN. O.D. X 18" IRON PIPE WEIGHING 1.68 PER/ LIN. FOOT
- ● – FOUND 1 IN. O.D. IRON PIPE
- (126') – RECORDED BEARING/LENGTH
- 126.00' – MEASURED BEARING/LENGTH
- 1178 EXISTING GROUND CONTOUR (1-FT INTERVAL)
- 1496.88 – EXISTING SPOT ELEVATION

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20th AVENUE
WAUSAU, WISCONSIN 54401
PHONE: (715) 675-9784 FAX: (715) 675-4060
EMAIL: mail@REIengineering.com

ASPIRUS
LANGLADE COUNTY HOSPITAL
501 AURORA STREET
ANTIGO, WISCONSIN 54409

DESIGNED BY:	CHECKED BY: TAR
SURVEYED BY: JLR	APPROVED BY: JLR
DRAWN BY: JWP	DATE: 6-10-10
SHEET 1 OF 1	PROJECT No. 5111

RECORD # 4047
LANGLADE COUNTY, SURVEYOR'S OFFICE
DATE FILED: 6/14/2010
SIGNATURE

DRAWING FILE: J:\Drafting\5111P-Langlade Memorial Hospital\dwg\Design\5111 Existing Conditions 5-03-2010 readsd.dwg LAYOUT: plan PLOTTED: Jun 02, 2010 - 12:10pm PLOTTED BY: joshuap