

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE BEEMER PLAT. ASSUMED TO BEAR S 88°42'24" E.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
6. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS.
8. AREA OF SUBJECT PROPERTY: 227,638 Square Feet (5.226 Acres).
9. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 550376 0165 B, EFFECTIVE DATE OF SEPTEMBER 28, 1990.
10. ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 2109 AND 2039 CHARLOTTE STREET, ANTIGO, WI.
11. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO OBSERVED WETLAND AREAS DELINEATED.
12. AT THE TIME OF THE ALTA SURVEY, THERE WERE 70 STANDARD PARKING STALLS AND 12 HANDI-CAP PARKING STALLS OBSERVED, FOR A TOTAL OF 82 PARKING STALLS.
13. ALL SITE WATER LINES AS WELL AS SITE SANITARY LATERALS TO THE BUILDINGS ARE PRIVATE UTILITIES AND ARE SHOWN PER THE ORIGINAL CONSTRUCTION DOCUMENT PLANS.

RECORD DESCRIPTION

Part of the Owner's Plat of the North Half (N $\frac{1}{2}$) of Section 20, Township Thirty-one (31) North, Range Eleven (11) East, described as follows:
 Commencing at the intersection of the East line of Charlotte Street and the North line of Lot Two (2) of Beemer Plat; thence East along the North line of Lots One (1) and Two (2) of Beemer Plat, Four Hundred Sixty-nine (469) feet; thence North along the West line of Certified Survey Map Volume 7, page 127, of Langlade County Records, Four Hundred Ninety-seven (497) feet to the South line of Steinfest Road; thence West along said South line, Four Hundred Sixty-nine (469) feet to the East line of Charlotte Street; thence South along the East line of Charlotte Street, Four Hundred Ninety-seven (497) feet to the point of beginning.

AS-SURVEYED DESCRIPTION

A parcel of land containing 227,638 square feet (5.226 acres), being part of Lot 16 of the Owner's Plat, located in the North $\frac{1}{2}$ of Section 20, Township 31 North, Range 11 East, City of Antigo, Langlade County, Wisconsin, the exterior boundary of said parcel of land is described as follows:
 Commencing at the intersection of the East line of Charlotte Street and the North line of Lot 2 of Beemer Plat; thence N 02°51'58" E along the East line of Charlotte Street, 490.46 feet to the South line of Steinfest Road; thence S 88°43'04" E along said South line, 464.93 feet to the West line of Certified Survey Map Volume 7, page 127; thence S 03°01'19" W along said West line, 490.59 feet to the North line of Lot 1 of Beemer Plat; thence N 88°42'24" W along the North line of Lots 1 and 2 of Beemer Plat, 463.59 feet to the Point of Beginning and there terminating.

SCHEDULE B-2 EXCEPTIONS

FROM TITLE COMMITMENT NUMBER 585659-1, REVISION NO. 5 (03-08-2016), COMMITMENT DATE OF FEBRUARY 20, 2016 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, SECTION TWO:
 UTILITY EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION RECORDED ON NOVEMBER 6, 2014 AS DOCUMENT NO. 429440. - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, BUT THE DESCRIPTION IN THE DOCUMENT IS AMBIGUOUS AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
 SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS. LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS.
 FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.
 UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #2015301122)

SURVEYOR'S CERTIFICATE

TO: PEBBLE RIDGE APARTMENTS, LP, HERMAN & KITTLE PROPERTIES, INC., JPMORGAN CHASE NA, ISAQA, AIMA, NEF ASSIGNMENT CORPORATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS NOMINEE, ITS SUCCESSOR AND ASSIGNS, IF, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7b1, 7b2, 7c, 8, 9, 11b, 13, 14, 16, 17, 18, 19, 20a AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 23-27, 2015.
 DONALD J. BUZA 3/16/16 DATE
 DONALD J. BUZA
 PROFESSIONAL LAND SURVEYOR #2338



POTENTIAL ENCROACHMENTS

- A CHAIN FENCE FALLS OVER THE SOUTH PROPERTY LINE BY APPROXIMATELY 1.2 FEET.
- B LANDSCAPE AREAS FALLS INTO STEINFEST ROAD RIGHT OF WAY BY APPROXIMATELY 2.0 FEET.

SURVEYOR

DONALD J. BUZA
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ZONING INFORMATION

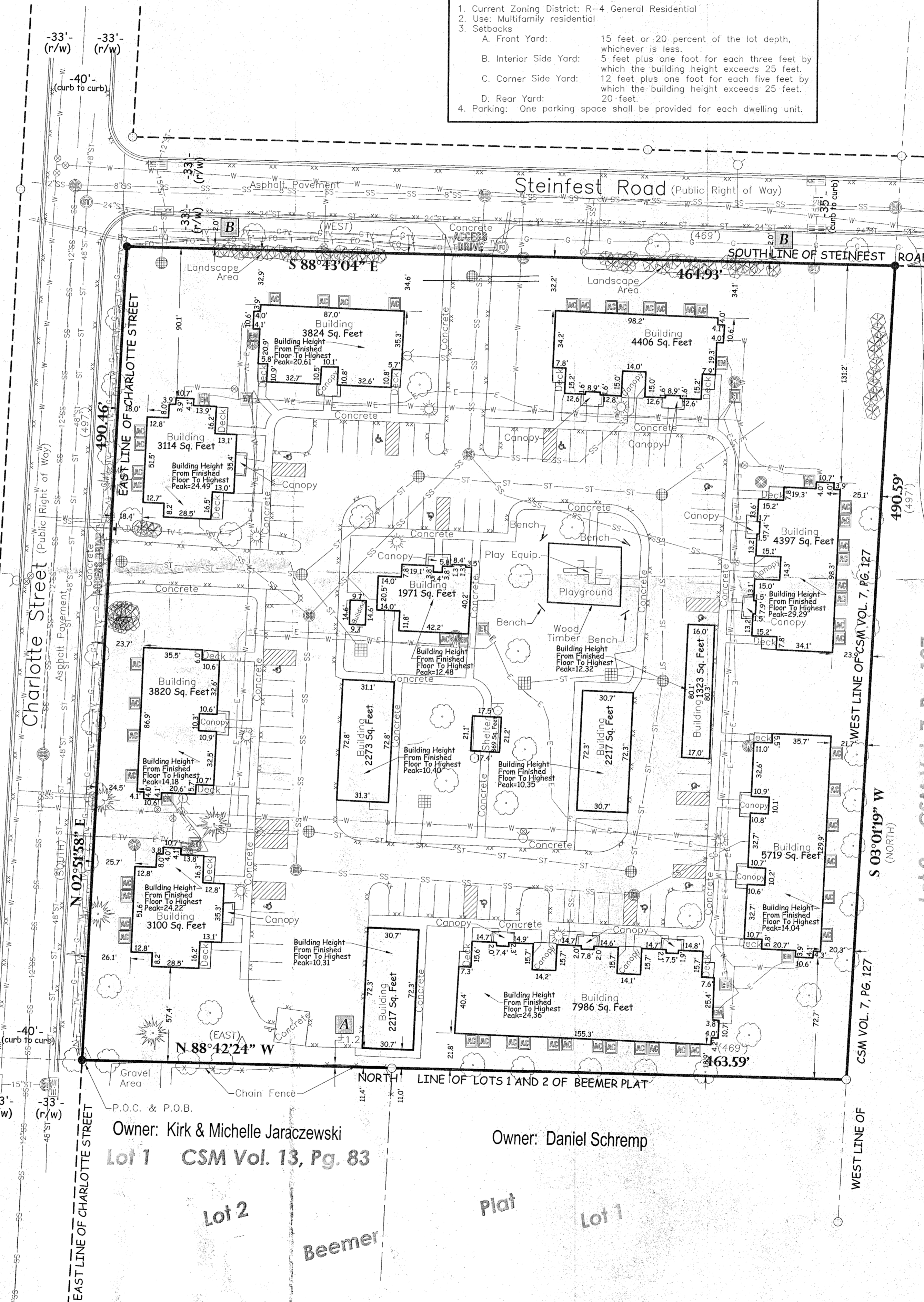
Information listed below was obtained from the insurer.
 1. Current Zoning District: R-4 General Residential
 2. Use: Multifamily residential
 3. Setbacks
 A. Front Yard: 15 feet or 20 percent of the lot depth, whichever is less.
 B. Interior Side Yard: 5 feet plus one foot for each three feet by which the building height exceeds 25 feet.
 C. Corner Side Yard: 12 feet plus one foot for each five feet by which the building height exceeds 25 feet.
 D. Rear Yard: 20 feet.
 4. Parking: One parking space shall be provided for each dwelling unit.

VICINITY MAP



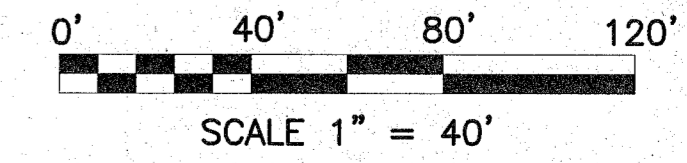
REVISIONS	
T.P.	9-10-15
T.P.	12-8-15
T.P.	12-8-15
T.P.	2-23-16
T.P.	3-8-16

CHECKED: DONALD J. BUZA
 DRAWN: TRAVIS PLANTICO
 DATE: 8-31-15
 PROJECT NO. 14.631



LEGEND

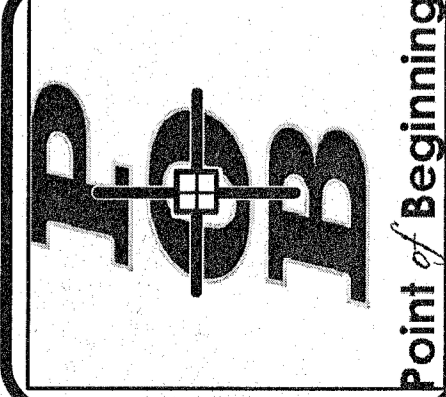
- These standard symbols will be found in the drawing.
- SANITARY SEWER
 - STORM SEWER
 - OVERHEAD UTILITIES
 - BURIED ELECTRIC
 - BURIED GAS
 - BURIED TELEPHONE
 - BURIED TELEVISION
 - WATERMAIN
 - FIBER OPTICS
 - FENCE LINE
 - EDGE OF BITUMINOUS
 - RECTANGULAR CATCH BASIN
 - CIRCULAR CATCH BASIN
 - SQUARE CATCH BASIN
 - SANITARY MANHOLE
 - STORM MANHOLE
 - UTILITY MANHOLE
 - FIBER OPTIC MANHOLE
 - WATER VALVE
 - HYDRANT
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - LIGHTPOLE
 - TELEPHONE PEDESTAL
 - CLEAN OUT
 - AIR CONDITIONING UNIT
 - SIGN
 - GRILL
 - SATELLITE DISH
 - BUSH/SHRUB
 - TREE
 - PINE TREE
 - 3/4" O.D. IRON BAR FOUND
 - 1-1/4" O.D. IRON PIPE FOUND
 - RECORDED AS



ALTA/ACSM

HERMAN & KITTLE PROPERTIES, INC
 PEBBLE RIDGE APARTMENTS
 CITY OF ANTIGO
 LANGLADE COUNTY, WISCONSIN

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ALTA

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