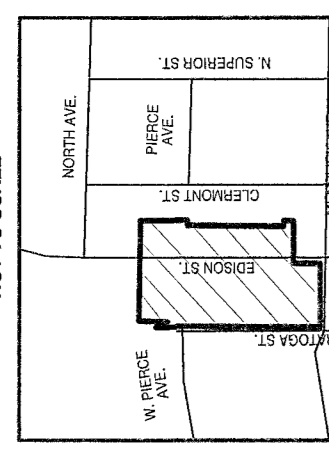


BEARINGS REFERENCED TO THE LANGLADE COUNTY COORDINATE SYSTEM

VICINITY MAP NOT TO SCALE



C1
A=60°10'29"
P=620.11'
L=45.18'
LC=63.17'
LOB=S 21°50'58" E

LANDS OF ANTIGO
PLAT PAGE INC.
DEED #167940

WEST
PIERCE AVENUE
100' WIDE RIGHT-OF-WAY

LEGEND

- WATER VALVE
FIBER OPTIC RISER
TELEPHONE PEDESTAL
MANHOLE
FIRE HYDRANT
COMPUTED POINT
LIGHT POLE
ELECTRIC TRANSFORMER
HANDICAPPED PARKING SIGN
PIPE BOLLARD
ELECTRIC METER
GAS METER
FIXED LADDER W/ GAGE
WOOD POST
FOUND 1.5" IRON PIPE SET 1.05' O.D. X 18" LBS/LF PIPE WEIGHING 11.3 LBS/LF
EXISTING FENCE
CENTERLINE
RIGHT-OF-WAY
SECTION LINE
ROOF OVERHANG
OVERHEAD UTILITY LINE

TOTAL AREA OF ALL PARCELS
10.12 ACRES
(440,896 SQ FT)

NOTES CORRESPONDING TO
SCHEDULE B - SECTION II OF
TITLE COMMITMENT

ITEM D - Subject to terms and conditions of Easement Agreement dated August 4, 1969 and recorded on January 21, 1972 in Volume 362, page 131-38; Document No. 224377 (Part of Parcel 3B). This item is depicted hereon.
ITEM E - Subject to terms and conditions of Situation Agreement dated by the Department of Commerce, Division of Safety & Inspection on January 20, 1935 as Document No. 312792 (Parcel 1). No information was provided to surveyor.
ITEM F - Subject to Utility Easement as shown on Certified Survey Map No. 290543 (Parcel 4). This item is depicted hereon.

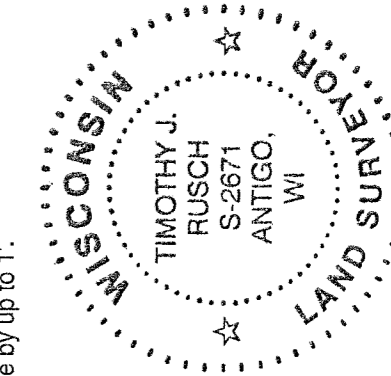
GENERAL NOTES

- All five parcels surveyed about public road right-of-way.
There is no observed evidence of any recent earth moving work, building construction or building additions.
Boundary concerns identified in this survey:
Parcel 2 North line - An existing wood fence line over the boundary line.
Parcel 2 East line - An existing concrete wall, which appears to be associated with Lots 4 & 5 of Block 1 of Pierce's Subdivision, lies approximately 9' west of the boundary line. There is also an existing rubble pile at the north end and at the base of said wall.
Parcel 3 - There is an existing compost pile, which appears to be associated with Lot 2 of Block 1 of Pierce's Subdivision, which appears to be associated with Lot 2 of Block 1 of Pierce's Subdivision, which appears to be associated with Lot 2 of Block 1 of Pierce's Subdivision.
Parcel 3 South line - The existing 10,130 sq ft and 13,360 sq ft structures extend beyond the boundary line onto the street right-of-way by up to 3.2'.
Parcel 5 South line - An existing wood fence line north of the boundary line by up to 1'.
Parcel 5 North line - An existing wood fence line north of the boundary line by up to 1'.

RECORD # 40511
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: BY: DWISHY

SURVEYED BY:
RUSCH ENGINEERING & SURVEYING LLC
400 RUSCH ROAD
ANTIGO, WI 54409
(715) 823-5044
PROJECT # 17-5688
EMAIL: RUSCHENGANDSUR@FRONTIERNET.NET

** Revision #1 - added information in ZONING NOTES regarding building heights and stack heights



ZONING NOTES

Zoning information as provided from the City of Antigo in letter dated May 5, 2017. Consult City of Antigo Zoning Administrator for any questions or guidance.

Parcels 1 and 5 are Classified as R-2 Zoning. Neither parcel has any existing structures.

R-2 Zoning requirements table with columns for Minimum Lot Area and Lot Width, Single-family detached dwellings, etc., and Area / Width.

Parcels 2, 3, and 4 are classified as I-2 Zoning. Parcel 4 has no existing structures, while Parcels 2 and 3 have several.

Zoning requirements: minimum lot area or width requirements. I-2 zoning does not require any front yard or side yard (Section 14-504(a)(b) coincides with a side or rear lot line in an adjacent residence or business district, a yard shall be provided along such side...

SURVEYOR'S CERTIFICATE

To Valm Company, Incorporated, Valm RE Holdings, LLC, Kohner, Mann & Kallas, S.C., 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 Requirement for ALTA/NSPS Land Surveys, jointly established and adopted by ALTA and NSPS, and included items 1.4-7(e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (ab), (ac), (ad), (ae), (af), (ag), (ah), (ai), (aj), (ak), (al), (am), (an), (ao), (ap), (aq), (ar), (as), (at), (au), (av), (aw), (ax), (ay), (az), (ba), (bb), (bc), (bd), (be), (bf), (bg), (bh), (bi), (bj), (bk), (bl), (bm), (bn), (bo), (bp), (bq), (br), (bs), (bt), (bu), (bv), (bw), (bx), (by), (bz), (ca), (cb), (cc), (cd), (ce), (cf), (cg), (ch), (ci), (cj), (ck), (cl), (cm), (cn), (co), (cp), (cq), (cr), (cs), (ct), (cu), (cv), (cw), (cx), (cy), (cz), (da), (db), (dc), (dd), (de), (df), (dg), (dh), (di), (dj), (dk), (dl), (dm), (dn), (do), (dp), (dq), (dr), (ds), (dt), (du), (dv), (dw), (dx), (dy), (dz), (ea), (eb), (ec), (ed), (ee), (ef), (eg), (eh), (ei), (ej), (ek), (el), (em), (en), (eo), (ep), (eq), (er), (es), (et), (eu), (ev), (ew), (ex), (ey), (ez), (fa), (fb), (fc), (fd), (fe), (ff), (fg), (fh), (fi), (fj), (fk), (fl), (fm), (fn), (fo), (fp), (fq), (fr), (fs), (ft), (fu), (fv), (fw), (fx), (fy), (fz), (ga), (gb), (gc), (gd), (ge), (gf), (gg), (gh), (gi), (gj), (gk), (gl), (gm), (gn), (go), (gp), (gq), (gr), (gs), (gt), (gu), (gv), (gw), (gx), (gy), (gz), (ha), (hb), (hc), (hd), (he), (hf), (hg), (hh), (hi), (hj), (hk), (hl), (hm), (hn), (ho), (hp), (hq), (hr), (hs), (ht), (hu), (hv), (hw), (hx), (hy), (hz), (ia), (ib), (ic), (id), (ie), (if), (ig), (ih), (ii), (ij), (ik), (il), (im), (in), (io), (ip), (iq), (ir), (is), (it), (iu), (iv), (iw), (ix), (iy), (iz), (ja), (jb), (jc), (jd), (je), (jf), (jg), (jh), (ji), (jj), (jk), (jl), (jm), (jn), (jo), (jp), (jq), (jr), (js), (jt), (ju), (jv), (jw), (jx), (jy), (jz), (ka), (kb), (kc), (kd), (ke), (kf), (kg), (kh), (ki), (kj), (kk), (kl), (km), (kn), (ko), (kp), (kq), (kr), (ks), (kt), (ku), (kv), (kw), (kx), (ky), (kz), (la), (lb), (lc), (ld), (le), (lf), (lg), (lh), (li), (lj), (lk), (ll), (lm), (ln), (lo), (lp), (lq), (lr), (ls), (lt), (lu), (lv), (lw), (lx), (ly), (lz), (ma), (mb), (mc), (md), (me), (mf), (mg), (mh), (mi), (mj), (mk), (ml), (mm), (mn), (mo), (mp), (mq), (mr), (ms), (mt), (mu), (mv), (mw), (mx), (my), (mz), (na), (nb), (nc), (nd), (ne), (nf), (ng), (nh), (ni), (nj), (nk), (nl), (nm), (nn), (no), (np), (nq), (nr), (ns), (nt), (nu), (nv), (nw), (nx), (ny), (nz), (oa), (ob), (oc), (od), (oe), (of), (og), (oh), (oi), (oj), (ok), (ol), (om), (on), (oo), (op), (oq), (or), (os), (ot), (ou), (ov), (ow), (ox), (oy), (oz), (pa), (pb), (pc), (pd), (pe), (pf), (pg), (ph), (pi), (pj), (pk), (pl), (pm), (pn), (po), (pp), (pq), (pr), (ps), (pt), (pu), (pv), (pw), (px), (py), (pz), (qa), (qb), (qc), (qd), (qe), (qf), (qg), (qh), (qi), (qj), (qk), (ql), (qm), (qn), (qo), (qp), (qq), (qr), (qs), (qt), (qu), (qv), (qw), (qx), (qy), (qz), (ra), (rb), (rc), (rd), (re), (rf), (rg), (rh), (ri), (rj), (rk), (rl), (rm), (rn), (ro), (rp), (rq), (rr), (rs), (rt), (ru), (rv), (rw), (rx), (ry), (rz), (sa), (sb), (sc), (sd), (se), (sf), (sg), (sh), (si), (sj), (sk), (sl), (sm), (sn), (so), (sp), (sq), (sr), (ss), (st), (su), (sv), (sw), (sx), (sy), (sz), (ta), (tb), (tc), (td), (te), (tf), (tg), (th), (ti), (tj), (tk), (tl), (tm), (tn), (to), (tp), (tq), (tr), (ts), (tt), (tu), (tv), (tw), (tx), (ty), (tz), (ua), (ub), (uc), (ud), (ue), (uf), (ug), (uh), (ui), (uj), (uk), (ul), (um), (un), (uo), (up), (uq), (ur), (us), (ut), (uu), (uv), (uw), (ux), (uy), (uz), (va), (vb), (vc), (vd), (ve), (vf), (vg), (vh), (vi), (vj), (vk), (vl), (vm), (vn), (vo), (vp), (vq), (vr), (vs), (vt), (vu), (vv), (vw), (vx), (vy), (vz), (wa), (wb), (wc), (wd), (we), (wf), (wg), (wh), (wi), (wj), (wk), (wl), (wm), (wn), (wo), (wp), (wq), (wr), (ws), (wt), (wu), (wv), (ww), (wx), (wy), (wz), (xa), (xb), (xc), (xd), (xe), (xf), (xg), (xh), (xi), (xj), (xk), (xl), (xm), (xn), (xo), (xp), (xq), (xr), (xs), (xt), (xu), (xv), (xw), (xx), (xy), (xz), (ya), (yb), (yc), (yd), (ye), (yf), (yg), (yh), (yi), (yj), (yk), (yl), (ym), (yn), (yo), (yp), (yq), (yr), (ys), (yt), (yu), (yv), (yw), (yx), (yz), (za), (zb), (zc), (zd), (ze), (zf), (zg), (zh), (zi), (zj), (zk), (zl), (zm), (zn), (zo), (zp), (zq), (zr), (zs), (zt), (zu), (zv), (zw), (zx), (zy), (zz).

Timothy J. Rusch
PLS-2671
05-19-2017

ALT/ANSPS LAND TITLE SURVEY

LOTS 7,8,9,10,11, AND 12 OF BLOCK 1 AND LOTS 1,2,3,4,5 AND 6 OF FRICK'S SUBDIVISION OF THE CITY OF ANTIGO, AND THAT PORTION OF THE WEST 1/2 OF THE VACATED ALLEY ADJOINING LOTS 6,7,8,9 AND 10 OF BLOCK 1 OF PIERCE'S SUBDIVISION, AND VACATED PIERCE AVENUE LYING BETWEEN LOTS 6 AND 10 OF BLOCK 1 OF PIERCE'S SUBDIVISION, PART OF LOTS 17,18,19,20,21 AND 22 OF BLOCK 3 OF DASKAM'S SECOND ADDITION TO THE CITY OF ANTIGO, LOT 2 OF CERTIFIED SURVEY MAP VOLUME 4 PAGE 290, ALL LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 19, AND THE NE1/4 OF THE SE1/4 OF SECTION 20, T31N-R11E, CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN

SCALE: 1 INCH = 50 FEET



TITLE COMMITMENT LEGAL DESCRIPTION

Parcel 1: The West 200 feet of that part of Lot Twenty (20) in Block Three (3) of Daskam's Second Addition to the City of Antigo, as platted by Edward Daskam and of record in said county, lying East of Minola (now Edison) Street in the City of Antigo, Langlade County, Wisconsin.
Parcel 2: Parcel A: Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Lot Twelve (12) of Block One (1), in Frick's Subdivision of the City of Antigo, Langlade County, Wisconsin.
Parcel 3: Parcel A: Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Lot Twelve (12) of Block One (1), in Frick's Subdivision of the City of Antigo, Langlade County, Wisconsin.
Parcel 4: Parcel A: Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Lot Twelve (12) of Block One (1), in Frick's Subdivision of the City of Antigo, Langlade County, Wisconsin.
Parcel 5: Lot One (1), Two (2) and Three (3) of Block Two (2) of Pierce's Subdivision of the City of Antigo, Langlade County, Wisconsin.