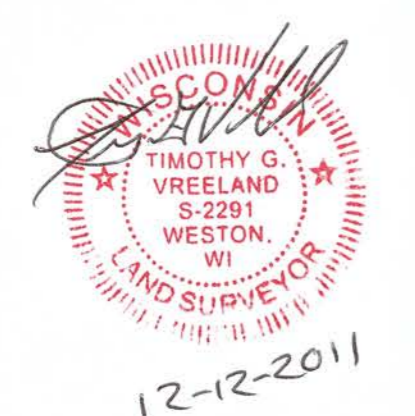
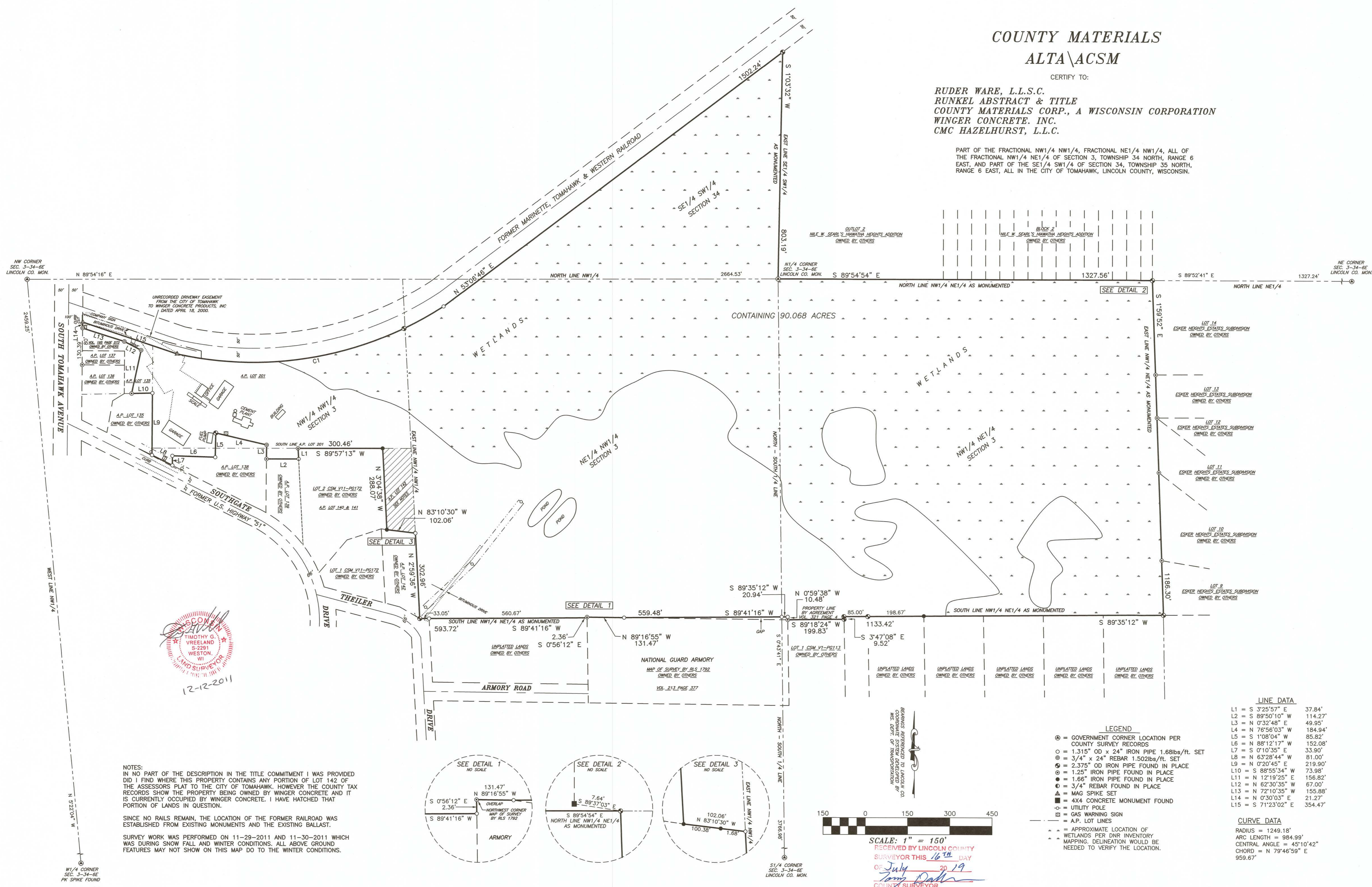


COUNTY MATERIALS ALTA \ ACSM

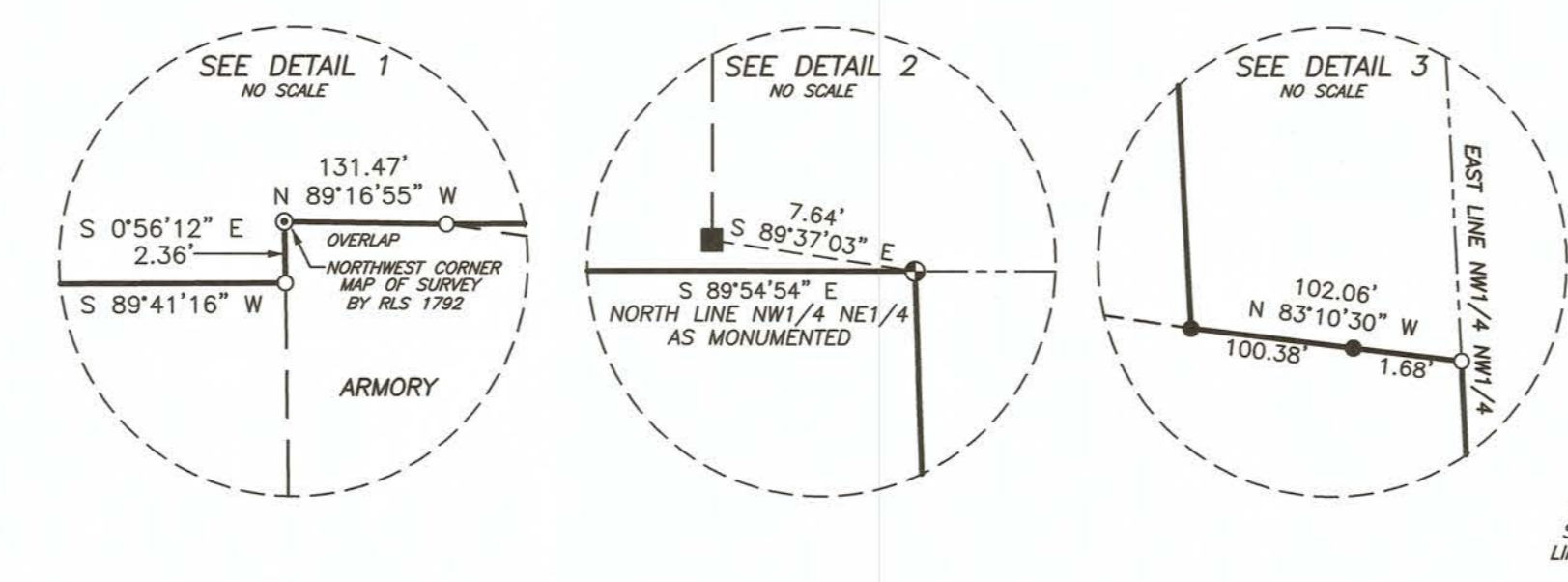
CERTIFY TO:

RUDER WARE, L.L.S.C.
RUNKEL ABSTRACT & TITLE
COUNTY MATERIALS CORP., A WISCONSIN CORPORATION
WINGER CONCRETE, INC.
CMC HAZELHURST, L.L.C.

PART OF THE FRACTIONAL NW1/4 NW1/4, FRACTIONAL NE1/4 NW1/4, ALL OF THE FRACTIONAL NW1/4 NE1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 6 EAST, AND PART OF THE SE1/4 SW1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 6 EAST, ALL IN THE CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN.



NOTES:
IN NO PART OF THE DESCRIPTION IN THE TITLE COMMITMENT I WAS PROVIDED DID I FIND WHERE THIS PROPERTY CONTAINS ANY PORTION OF LOT 142 OF THE ASSESSORS PLAT TO THE CITY OF TOMAHAWK, HOWEVER THE COUNTY TAX RECORDS SHOW THE PROPERTY BEING OWNED BY WINGER CONCRETE AND IT IS CURRENTLY OCCUPIED BY WINGER CONCRETE. I HAVE HATCHED THAT PORTION OF LANDS IN QUESTION.
SINCE NO RAILS REMAIN, THE LOCATION OF THE FORMER RAILROAD WAS ESTABLISHED FROM EXISTING MONUMENTS AND THE EXISTING BALLAST.
SURVEY WORK WAS PERFORMED ON 11-29-2011 AND 11-30-2011 WHICH WAS DURING SNOW FALL AND WINTER CONDITIONS. ALL ABOVE GROUND FEATURES MAY NOT SHOW ON THIS MAP DO TO THE WINTER CONDITIONS.



- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 1.315" OD x 24" IRON PIPE 1.68lbs/ft. SET
 - ⊗ = 3/4" x 24" REBAR 1.502lbs/ft. SET
 - ⊕ = 2.375" OD IRON PIPE FOUND IN PLACE
 - ⊖ = 1.25" IRON PIPE FOUND IN PLACE
 - = 1.66" IRON PIPE FOUND IN PLACE
 - ⊙ = 3/4" REBAR FOUND IN PLACE
 - ⊙ = MAG SPIKE SET
 - ⊙ = 4X4 CONCRETE MONUMENT FOUND
 - ⊙ = UTILITY POLE
 - ⊙ = GAS WARNING SIGN
 - ⊙ = A.P. LOT LINES
 - ⊙ = APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY
 - ⊙ = MAPPING DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.
- CURVE DATA**
- L1 = S 3°25'57" E 37.84'
 - L2 = S 89°50'10" W 114.27'
 - L3 = N 0°32'48" E 49.95'
 - L4 = N 78°58'03" W 184.94'
 - L5 = S 1°08'04" W 85.82'
 - L6 = N 88°12'17" W 152.08'
 - L7 = S 0°10'35" E 33.90'
 - L8 = N 63°28'44" W 81.00'
 - L9 = N 0°20'45" E 219.90'
 - L10 = S 88°55'34" W 73.98'
 - L11 = N 12°19'25" E 156.82'
 - L12 = N 62°30'35" W 67.00'
 - L13 = N 72°10'35" W 155.88'
 - L14 = N 0°30'03" E 21.27'
 - L15 = S 71°23'02" E 354.47'

SCALE: 1" = 150'
RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 16th DAY OF July 20 19
Tom Dahl
COUNTY SURVEYOR

DRAWN BY: JP & TV	APPROVED BY: TV & JP	REVISIONS: 12-22-2011	PREPARED BY: VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 vreeland@dwave.net	PROJECT: TOMAHAWK PLANT	PREPARED FOR: COUNTY MATERIALS 205 NORTH STREET MARATHON, WI 54448 PH (715) 443-2434	SHT. NO.: 1 OF 2
DATE: 12-12-2011	FILE NO. C-13	5pm 12-22-2011				
DWG. NO.: C-13 COUNTY MATERIALS	DWG. C-13 COUNTY MATERIALS					

L 533 A

COUNTY MATERIALS

ALTA\ACSM

CERTIFY TO:

RUDER WARE, L.L.S.C.
RUNKEL ABSTRACT & TITLE
COUNTY MATERIALS CORP., A WISCONSIN CORPORATION
WINGER CONCRETE, INC.
CMC HAZELHURST, L.L.C.

PART OF THE FRACTIONAL NW1/4 NW1/4, FRACTIONAL NE1/4 NW1/4, ALL OF THE FRACTIONAL NW1/4 NE1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 6 EAST, AND PART OF THE SE1/4 SW1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 6 EAST, ALL IN THE CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN.

DESCRIPTIONS

PARCEL 5: ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), SECTION THREE (3), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIX (6) EAST, CONTAINING PARTS OF ASSESSOR'S PLAT LOTS NUMBER 135, 138 AND 201 OF THE ASSESSOR'S PLAT OF THE CITY OF TOMAHAWK LYING SOUTH OF THE RIGHT-OF-WAY OF THE MARINETTE, TOMAHAWK AND WESTERN RAILROAD AND NORTH AND EAST OF THE FOLLOWING DESCRIBED REFERENCE LINE: COMMENCING AT A POINT ON THE EAST BOUNDARY LINE OF SOUTH TOMAHAWK AVENUE 80 FEET NORTH OF THE NORTHWEST CORNER OF A.P. LOT 137 OF THE ASSESSOR'S PLAT OF THE CITY OF TOMAHAWK; (ALSO BEING THE NORTHWEST CORNER OF PARCEL DESCRIBED IN VOLUME 195 OF DEEDS, PAGE 573) WHICH IS THE PLACE OF BEGINNING OF THE ABOVE MENTIONED REFERENCE LINE; THENCE S 72 DEGREES E, 157.72 FEET TO A POINT (BEING THE NE CORNER OF PARCEL DESCRIBED IN 195 D 573); THENCE S. 72 DEGREES 20' E, 67.00 FEET TO AN IRON PIPE; THENCE S. 12 DEGREES 30'00" W, 156.82 FEET ALONG THE EAST LINE OF PARCEL DESCRIBED IN 257 D 418 TO AN IRON PIPE; THENCE N. 89 DEGREES 06'09" E., 73.98 FEET TO AN IRON PIPE; THENCE S. 00 DEGREES 31'20" W, ALONG THE WEST LINE OF A.P. LOT 135 A DISTANCE OF 219.90 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 51 TO AN IRON PIPE; THENCE S. 63 DEGREES 18'09" E, ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY 51 TO AN IRON STAKE; THENCE NORTH PARALLEL TO THE EAST LINE OF A.P. LOT 138, 33.90 FEET TO AN IRON STAKE; THENCE S. 89 DEGREES 01'42" E, 152.08 FEET TO AN IRON PIPE; THENCE N. 01 DEGREES 17'36" E, 86.00 FEET TO AN IRON PIPE; THENCE S. 76 DEGREES 42'19" E, 185.00 FEET TO AN IRON PIPE; THENCE S. 00 DEGREES 40'51" W, 49.68 FEET TO AN IRON PIPE AND THE SOUTH LINE OF A.P. LOT 201; THENCE S. 89 DEGREES 51'04" E, ALONG THE SOUTH LINE OF A.P. LOT 201, 397.34 FEET TO AN IRON PIPE AND THE NW CORNER OF A.P. LOT 142; THENCE CONTINUING ALONG SAID NORTH LINE OF A.P. LOT 142 TO THE EAST LINE OF SAID A.P. LOT 201 AND THE EAST LINE OF THE NW1/4 NW1/4, 3-34-6E, AND THE TERMINATION OF THE REFERENCE LINE USED HEREIN AS THE SOUTHERLY BOUNDARY LINE OF THE PARCEL BEING DESCRIBED.

TAX KEY #36.0061.002.040 PIN #286-3406-031-0018

PARCEL 6: ASSESSOR'S PLAT NO. 168 OF THE ASSESSOR'S PLAT OF THE CITY OF TOMAHAWK, EXCEPT THE WEST 200 FEET THEREOF AND FURTHER EXCEPTING LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED DECEMBER 9, 2002 AS DOCUMENT NO. 413485.

TAX KEY #36.0061.002.095.02 PIN #286-3406-031-0191

PARCEL 8: ALL OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) AND ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4), LYING SOUTH AND EAST OF THE MARINETTE, TOMAHAWK, WESTERN RAILROAD, ALL IN SECTION THREE (3), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIX (6) EAST, CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN.

TAX KEY #36.0061.002.036 PIN #286-3406-031-0002
#36.0061.002.039 PIN #286-3406-031-0017

PARCEL 9: ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SIX (6) EAST, LYING SOUTH AND EAST OF THE MARINETTE, TOMAHAWK, WESTERN RAILROAD, CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN.

TAX KEY #36.0054.001.980 PIN #286-3506-341-0117

SCHEDULE B-II ITEMS

- 6.) ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATIONS, VARIATIONS OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PROPERTY.
7.) EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
8.) ANY CLAIMS OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT. (NOTE: EXCEPTIONS 6, 7, AND 8 WILL BE REMOVED ONLY IF THE COMPANY RECEIVES AN ORIGINAL SURVEY WHICH <1> HAS A CURRENT DATE, <2> IS SATISFACTORY TO THE COMPANY, AND <3> COMPLIED WITH CURRENT ALTA/ACSM MINIMUM SURVEY STANDARDS OR WISCONSIN ADMINISTRATIVE CODE AE-7. IF THE SURVEY SHOWS MATTERS WHICH AFFLICT THE TITLE TO THE PROPERTY, EXCEPTIONS 6, 7, AND 8 WILL BE REPLACED BY EXCEPTIONS DESCRIBING THOSE MATTERS.
19.) PIPE LINE EASEMENT DATED DECEMBER 27, 1962, RECORDED FEBRUARY 4, 1963, IN VOLUME 228 OF MISC., PAGE 394, AS DOCUMENT NO. 191674. (DESCRIBES LANDS IN SECTION 1, T 34 N, R 6 E, AND DOES NOT AFFECT SUBJECT PROPERTY.)
20.) EASEMENT FROM TOMAHAWK LAND COMPANY TO CITY OF TOMAHAWK, DATED MAY 12, 1939, RECORDED MAY 31, 1939, IN VOLUME 131 OF DEEDS, PAGE 541. (AFFECTS A.P. LOT 201 AND IS NOT PLOTTED HEREON.)
21.) TRANSMISSION LINE EASEMENT FROM JOSEPH DURAND AND EMANLINE DURAND, TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, DATED MAY 3, 1954, RECORDED MAY 10, 1954 IN VOLUME 182 OF MISC., PAGE 428. (DESCRIBES LANDS IN SECTION 10, T 34 N, R 6 E, AND DOES NOT AFFECT SUBJECT PROPERTY.)
22.) EASEMENT FROM CHAS. SORENTIO, WIDOWER, TO WISCONSIN TELEPHONE COMPANY, DATED JUNE 4, 1930, RECORDED AUGUST 5, 1930, IN VOLUME 109 OF MISC., PAGE 392. (DESCRIBES LANDS IN SECTION 24, T 34 N, R 6 E, AND DOES NOT AFFECT SUBJECT PROPERTY.)
23.) EASEMENT FROM C.J. SORENTIO, TO WISCONSIN TELEPHONE COMPANY, DATED JUNE 14, 1940, RECORDED AUGUST 3, 1940, IN VOLUME 136 OF DEEDS, PAGE 384. (DESCRIBES LANDS IN SECTION 24, T 34 N, R 6 E, AND DOES NOT AFFECT SUBJECT PROPERTY.)

DRIVEWAY EASEMENT

THE FOLLOWING DESCRIPTION IS FOR AN UNRECORDED DRIVEWAY EASEMENT DATED APRIL 18, 2000, FROM THE CITY OF TOMAHAWK (GRANTOR) TO WINGER CONCRETE PRODUCTS, INC. (GRANTEE). THIS EASEMENT IS PLOTTED ON THE MAP.

AN EASEMENT FOR ROADWAY PURPOSES BEING IN THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, SECTION 3, TOWNSHIP 34 NORTH, RANGE 6 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN, SAID EASEMENT BEING A PART OF THE ABANDONED TOMAHAWK RAILWAY LTD. RAILROAD RIGHT-OF-WAY LYING EASTERLY OF SOUTH TOMAHAWK AVENUE AND SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A BERTSEN MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°54'28" E ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 203.31' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH TOMAHAWK AVENUE, THENCE S 00°18'05" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 123.78' TO AN IRON PIPE AND THE PLACE OF BEGINNING, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE ON A BEARING OF S 71°20'13" E A DISTANCE OF 288.20' TO AN IRON PIPE; THENCE S 75°12'10" E A DISTANCE OF 147.94 FEET TO AN IRON PIPE, THENCE S 00°18'05" W A DISTANCE OF 28' MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED TOMAHAWK RAILWAY LTD. RAILROAD AND THE TERMINUS.

ZONING

SUBJECT PROPERTY IS ZONED (M1) MANUFACTURING. YOU CAN CONTACT CITY HALL AT 715-453-4040.
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 15'
SIDE YARD SETBACK AGAINST RESIDENTIAL 25'
REAR YARD SETBACK 20'
MAXIMUM HEIGHT IS 40'

ACCESS NOTE

SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM THEILER DRIVE AND SOUTH TOMAHAWK AVENUE A DEDICATED, ACCEPTED AND TRAVELED PUBLIC ROAD WAY. IT ALSO HAS ACCESS TO SOUTHGATE DRIVE, HOWEVER DO TO ELEVATION CHANGES, IT CURRENTLY HAS NO VEHICULAR ACCESS.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55069C0228D, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.

UTILITY NOTE

ONLY THE ABOVE GROUND AND VISIBLE UTILITIES AND IMPROVEMENTS APPARENT AT THE TIME OF SURVEY HAVE BEEN SHOWN. DIGGERS HOTLINE (A UTILITY LOCATE COMPANY) SHOULD BE NOTIFIED AT PH. 1-800-242-8511, BEFORE EXCAVATION IS PERFORMED ON SITE.

ENCROACHMENT NOTE

THE COMPANY SIGN AND A GOOD PORTION OF THE MAIN ENTRANCE, ENCLOSED ONTO THE FORMER MARINETTE, TOMAHAWK AND NORTHWEST RAILROAD. ALSO LANDS DESCRIBED IN VOLUME 195 OF DEEDS, PAGE 573, DOES USE THE MAIN ENTRANCE AND DOES CROSS THE SUBJECT PROPERTY.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2007, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B.(1), 8, 9, 10, 11(A), 13 OF TABLE "A" THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALT AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATE) OF AN URBAN SURVEY.



TIMOTHY G. VREELAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. S-2291
DATED THIS 12TH DAY OF DECEMBER, 2011

SURVEYORS DESCRIPTION

PART OF THE FRACTIONAL NW1/4 NW1/4, FRACTIONAL NE1/4 NW1/4, ALL OF THE FRACTIONAL NW1/4 NE1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 6 EAST, AND THAT PART OF THE SE1/4 SW1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 6 EAST, CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE S 89°54'54" E 1327.56 FEET; THENCE S 1°59'52" E 1186.30 FEET; THENCE S 89°35'12" W 1133.42 FEET; THENCE S 3°47'08" E 9.52 FEET; THENCE S 89°18'24" W 199.83 FEET; THENCE N 0°59'38" W 10.48 FEET; THENCE S 89°35'12" W 20.94 FEET; THENCE S 89°41'16" W 559.48 FEET; THENCE N 89°16'55" W 131.47 FEET; THENCE S 0°56'12" E 2.36 FEET; THENCE S 89°41'16" W 593.72 FEET; THENCE N 2°59'36" W 302.96 FEET; THENCE N 83°10'30" W 102.06 FEET; THENCE N 3°04'38" W 288.07 FEET; THENCE S 89°57'13" W 300.46 FEET; THENCE S 3°25'57" E 37.84 FEET; THENCE S 89°50'10" W 114.27 FEET; THENCE N 0°32'48" E 49.95 FEET; THENCE N 78°56'03" W 184.94 FEET; THENCE S 1°08'04" W 85.82 FEET; THENCE N 88°12'17" W 152.08 FEET; THENCE S 0°10'35" E 33.90 FEET; THENCE N 63°28'44" W 81.00 FEET; THENCE N 0°20'45" E 219.90 FEET; THENCE S 88°55'34" W 73.98 FEET; THENCE N 12°19'25" E 156.82 FEET; THENCE N 62°30'35" W 67.00 FEET; THENCE N 72°10'35" W 155.88 FEET; THENCE N 0°30'03" E 21.27 FEET; THENCE S 71°23'02" E 354.47 FEET; THENCE 984.99 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, WHOSE RADIUS IS 1249.18 FEET, WHOSE CENTRAL ANGLE IS 45°10'42" AND WHOSE CHORD BEARS N 79°46'59" E 959.67 FEET; THENCE N 53°06'46" E 1502.24 FEET; THENCE S 1°03'32" W 803.19 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 16th DAY
of July 20 19
Timothy G. Vreeland
COUNTY SURVEYOR

Table with 6 columns: DRAWN BY, APPROVED BY, REVISIONS, PREPARED BY, PROJECT, and SHIT. NO. Includes details for VREELAND ASSOCIATES, INC. and TOMAHAWK PLANT.

L 533 B