

# ALTA / NSPS LAND TITLE SURVEY

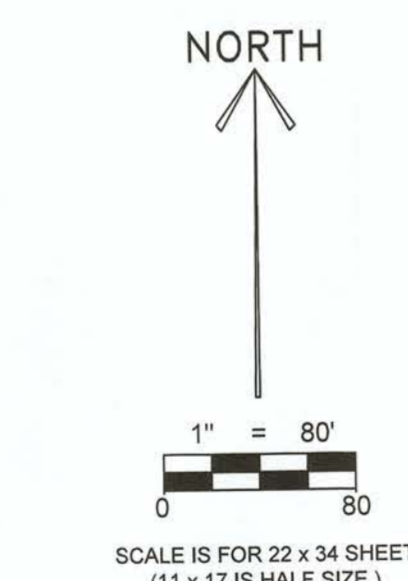
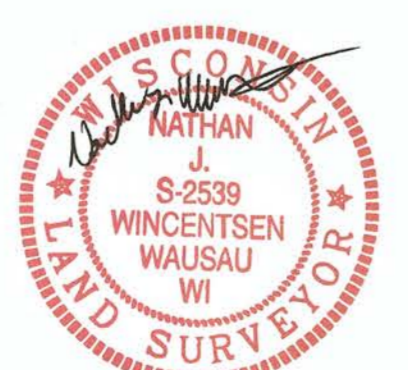
Of Lot 2 of Certified Survey Map No. 538 recorded in Volume 2 of Certified Survey Maps on Page 464 as Document No. 303483 located in part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 31 North, Range 7 East, Town of Pine River, Lincoln County, Wisconsin.

**ZONING OF SURVEYED PARCEL - B-1 (BUSINESS DISTRICT)**  
 NO SETBACKS LISTED PER TOWN OF PINE RIVER ZONING ORDINANCES AS SHOWN ON THE TOWN OF PINE RIVER WEB SITE <http://www.townofpineriver.com/>

SECTION 3.6 ZONING PERMIT FOR BUSINESS USE MAY BE GRANTED AS CONDITIONAL USES IN ACCORDANCE WITH SECTION 4. THIS PROVISION IS NOT REQUIRED FOR A HOME OCCUPATION BUSINESS. THE TOWN REAFFIRMS, IN ITS ENTIRETY, ITS NUDITY ORDINANCE, AS IF FULLY CONTAINED HEREIN.

- GENERAL NOTES:**
- 1.) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS. THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.
  - 2.) THE FIELD WORK WAS COMPLETED ON APRIL 28TH, 2022.
  - 3.) THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON TITLE COMMITMENT NO. 22-32377, DATED MARCH 3, 2022 ISSUED BY CHICAGO TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON MATCHES THE DESCRIPTION IN THE TITLE COMMITMENT.
  - 4.) THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR LINCOLN COUNTY, MAP NUMBER 59095C052D, EFFECTIVE DATE AUGUST 16, 2011. THERE ARE NO PRESENT BODIES OF WATER ON OR ADJACENT TO THE SURVEYED PROPERTY.
  - 5.) NO WETLANDS EXIST ON THE SUBJECT PROPERTY PER THE ONLINE WISCONSIN DNR WETLAND INVENTORY MAPPING AT [HTTP://DNR.WI.GOV/TOPIC/WETLANDS/MAPPING.HTML](http://dnr.wi.gov/topic/wetlands/mapping.html). A WETLAND DELINEATION WAS NOT PERFORMED ON THE SUBJECT PROPERTY.
  - 6.) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE FIELDWORK.
  - 7.) NO OFFSITE EASEMENTS WERE FOUND AS PART OF THIS SURVEY. SEE SCHEDULE B PART II, ITEM 12 FOR POSSIBLE OFFSITE EASEMENT.
  - 8.) AFTER SURVEYING THE EXISTING MONUMENTS FROM CSM 538 & CSM 660, THE LOCATION OF THE SOUTHWEST CORNER OF CSM 538 & THE NORTHWEST CORNER OF CSM 660, WHICH IS THE SAME LOCATION, LIES 41.77 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 51. NO MONUMENT WAS FOUND AT THIS LOCATION. IT IS MY OPINION THIS LOCATION PER CSM 538 AND CSM 660 IS IN ERROR. THE SOUTHWEST CORNER OF THE PROPERTY WAS SET ALONG THE INTERSECTION OF THE MONUMENTED SOUTH LINE OF THE NORTHWEST 1/4 AND THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 51 WHICH WAS DETERMINED FROM THE MONUMENTS FOUND ALONG THE EAST AND WEST RIGHT-OF-WAY LINES OF US HIGHWAY 51. THIS LOCATION LIES 1.3' EAST OF THE EXISTING RIGHT-OF-WAY FENCE AND MATCHES THE CALLED FOR DISTANCE TO THE NORTH-BOUND REFERENCE LINE OF WISDOT PROJECT 1173-2-21.

- LEGEND**
- - FOUND 3/4" REBAR
  - - FOUND 7/8" IRON BAR
  - - FOUND 1-1/4" O.D. IRON PIPE
  - - SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
  - ( ) - BEARING/LENGTH PER RECORDED SURVEYS
  - [ ] - BEARING/LENGTH PER ALTA/NSPS LAND TITLE SURVEY BY S-2934, DATED 6-7-18
  - ⊕ - SANITARY SEWER MANHOLE
  - ⊕ - STORM WATER CATCH BASIN
  - ⊕ - STORM WATER CURB INLET
  - ⊕ - COMMUNICATIONS VAULT
  - ⊕ - TELEPHONE PEDESTAL
  - ⊕ - CONCRETE BOLLARD
  - ⊕ - UTILITY METER
  - ⊕ - ELECTRIC TRANSFORMER
  - ⊕ - WATER VALVE
  - ⊕ - LIGHT POLE W/ CONC BASE
  - ⊕ - HYDRANT
  - ⊕ - WELL
  - ⊕ - SEPTIC VENT
  - ⊕ - VENT - VENT PIPE ON SIDE OF BUILDING
  - ⊕ - LANDSCAPING LIGHT
  - ⊕ - ELECTRICAL BOX ON WOOD POST
  - ⊕ - DECIDUOUS TREE
  - ⊕ - CONIFEROUS TREE
  - - TREE LINE
  - - WOVEN WIRE RIGHT-OF-WAY FENCE
  - - UNDERGROUND ELECTRIC
  - - UNDERGROUND FIBER OPTIC
  - - UNDERGROUND GAS LINE
  - - STORM SEWER
  - - SANITARY SEWER
  - - CONCRETE
  - - LANDSCAPING
  - - NO ACCESS PER WISDOT PROJ. 1173-2-21



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, LINCOLN COUNTY NAD 83 (2011) AND REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°13'09" EAST.

UNPLATTED LANDS  
 ALTA/NSPS LAND TITLE SURVEY BY S-2934 DATED 6-7-18

SHEET  
**1 OF 2**

ALTA/NSPS LAND TITLE SURVEY FOR  
 ELITE CARRIERS  
 N1545 COUNTY ROAD W, MERRILL WI 54452

REVISIONS:  
 SURVEYED BY: SMH & JGG  
 DRAWN BY: SMH  
 CHECKED BY: NJW  
 APPROVED BY:  
 DATE: APRIL 28, 2022



**RIVERSIDE LAND SURVEYING LLC**  
 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894  
 email - [mail@riversidelandsurveying.com](mailto:mail@riversidelandsurveying.com)

PROJECT No.  
**3819**

L 543A



**ALTA / NSPS LAND TITLE SURVEY**

Of Lot 2 of Certified Survey Map No. 538 recorded in Volume 2 of Certified Survey Maps on Page 464 as Document No. 303483 located in part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 31 North, Range 7 East, Town of Pine River, Lincoln County, Wisconsin.

CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: 22-32377, DATED MARCH 3, 2022  
 SCHEDULE B - PART II  
 EXCEPTIONS

**LEGAL DESCRIPTION per Exhibit "A", Commitment No. 22-32377 Dated March 3, 2022**

Lot Two (2) of Certified Survey Map No. 538, recorded July 12, 1989, in Volume 2 of Certified Surveys, page 464, as Document No. 303483, in the Office of the Register of Deeds, Lincoln County, Wisconsin, being part of the E 1/2 of the NW 1/4, Section 17, Township 31 North, Range 7 East, Town Pine River, Lincoln County, Wisconsin.

**More particularly described as follows per ALTA / NSPS Land Title Survey:**

Of Lot 2 of Certified Survey Map No. 538 recorded in Volume 2 of Certified Survey Maps on Page 464 as Document No. 303483 located in part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 31 North, Range 7 East, Town of Pine River, Lincoln County, Wisconsin described as follows:

Commencing at the North 1/4 corner of said Section 17; Thence South 00°13'09" East along the East line of said Northwest 1/4, 2647.70 feet to the Center 1/4 corner of said Section 17; Thence South 88°31'24" West along the monumented South line of said Northwest 1/4, 39.90 feet to the West right-of-way line of County Highway W and the point of beginning; Thence North 89°56'22" West along said monumented South line, 749.02 feet to the East right-of-way line of US Highway 51; Thence North 12°23'51" West along said East right-of-way line, 1011.97 feet to the North line of said Lot 2 of Certified Survey Map No. 538; Thence North 88°53'28" East along said North line, 956.86 feet to said West right-of-way line of County Highway W; Thence South 00°32'45" East along said West right-of-way line, 1007.72 feet to the point of beginning.

That the above described parcel of land contains 852,171 square feet or 19.563 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record, including a 12' wide utility easement per Document No. 505738 and access restrictions per WISDOT Project No. 1173-2-21

**SURVEYOR'S CERTIFICATION**

To: Chicago Title Insurance Company  
 BMO Harris Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 8, 11b 13, 16 and 18 of Table A thereof. The field work was completed on April 28th, 2022.


Dated this 2nd day of May, 2022

*Nathan J. Wincentsen*  
 Nathan J. Wincentsen  
 Riverside Land Surveying, LLC  
 WI P.L.S. S-2539



1. Any defect, lien, encumbrance, adverse claim or other matter that appear for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. **(NOT SURVEY RELATED)**  
 NOTE: Exception 1 of Schedule B-II will be removed only if a gap endorsement is attached to this commitment and the requirements for the issuance of gap coverage as described in the endorsement are met, including the payment of the premium.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. **(NOT SURVEY RELATED)**  
 NOTE: Exception 2 of Schedule B-II will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the Land, or that all such items have been paid in full.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. **(NOT SURVEY RELATED)**  
 The Company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.  
 NOTE: Exception 3 of Schedule B-II will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hook-up fees, or other fees or charges attaching to the property; (2) evidence that the Land contains a completed building; and (3) statement showing that the Land has a water and sewer use account. If the Land is vacant, this exception will not be removed.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **(NOT SURVEY RELATED)**  
 NOTE: Contact the Company for information on the deletion of this exception.
5. Rights or claims of parties in possession not shown by the public records. **(NOT SURVEY RELATED)**  
 NOTE: Exception 5 of Schedule B-II will be removed only if the Company receives the Owner's Affidavit as to Liens and Possession the form prepared by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **(CULTIVATED FIELD AND MOW PATH ALONG NORTH LINE)**
7. Easements or claims of easements not shown by the public records. **(AS SHOWN HEREON)**
8. Any claim of adverse possession or prescriptive easement. **(AS SHOWN HEREON)**  
 NOTE: Exceptions 6, 7 and 8 of Schedule B-II will be removed only if the Company receives an original survey which (i) has a current date, (ii) is satisfactory to the Company, and (iii) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code Chapter AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters.
9. General Taxes for the year 2022, not yet due and payable. **(NOT SURVEY RELATED)**
10. Rights of the public and private rights of others entitled thereto in and to the use of the portion of the premises that may be within the boundaries of any highway, public road, street, alley or other public way. **(US HIGHWAY 51, ALONG THE WEST LINE OF SUBJECT PROPERTY, SEE NOTE 9)**
11. Easement to Wisconsin Public Service Corporation recorded March 10, 1949, in Volume 160 of Records, page 395, as Document No. 154987. **(DOES NOT AFFECT SURVEYED PARCEL)**
12. Easement for Well, Pump House and Pipe Line recorded September 19, 1955, in Volume 188 of Records, page 561, as Document No. 172180. **(EASEMENT IS FOR OFFSITE WELL TO PROVIDE WATER FOR LIVING AND FARM PURPOSES ON THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 PRIOR TO THE LAND BEING DIVIDED IN 1989. SUBJECT PROPERTY CURRENTLY HAS 2 ONSITE WELLS.)**
13. Holding Tank Agreement between the Town of Pine River and Stuart L. Smith, recorded August 21, 1989, in Volume 453 of Records, page 395, as Document No. 304117. **(AS SHOWN HEREON)**
14. Rights of tenants in unrecorded leases. **(NOT SURVEY RELATED)**
15. Mortgage from Elite Holdings, LLP to Mid Wisconsin Bank, in the originally stated amount of \$712,000.00, dated February 1, 2013, recorded February 4, 2013, as Document No. 500174. **(NOT SURVEY RELATED)**
16. Assignment of Leases and Rents from Elite Holdings, LLP to Mid-Wisconsin Bank, recorded February 4, 2013, as Document No. 500175. **(NOT SURVEY RELATED)**
17. Mortgage from Elite Holdings, LLP to Wisconsin Business Development Finance Corporation, in the originally stated amount of \$588,000.00, dated April 18, 2013, recorded April 22, 2013, as Document No. 501484. Said Mortgage was assigned by Wisconsin Business Development Finance Corporation to United States Small Business Administration, by Assignment of Mortgage recorded April 22, 2013, as Document No. 501485. **(NOT SURVEY RELATED)**
18. Subordination Agreement by Tenant recorded April 22, 2013, as Document No. 501486. **(NOT SURVEY RELATED)**
19. Third Party Lender Agreement recorded April 24, 2013, as Document No. 501531. **(NOT SURVEY RELATED)**
20. Assignment of Leases and Rents from Elite Holdings, LLP to Central Wisconsin Economic Development Fund, Inc., dated September 12, 2013, recorded October 9, 2013, as Document No. 504570. **(NOT SURVEY RELATED)**
21. Easement to Wisconsin Public Service Corporation, dated December 4, 2013, recorded December 19, 2013, as Document No. 505738. **(AS SHOWN HEREON)**

RECEIVED BY LINCOLN COUNTY  
 SURVEYOR THIS 8TH DAY  
 OF June 20 22  
*Tony Doherty*  
 COUNTY SURVEYOR

SHEET <b>2 OF 2</b>	ALTA/NSPS LAND TITLE SURVEY FOR ELITE CARRIERS N1545 COUNTY ROAD W, MERRILL WI 54452	REVISIONS:	 <b>RIVERSIDE LAND SURVEYING LLC</b> 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	PROJECT No. <b>3819</b>
		SURVEYED BY: SMH & JGG DRAWN BY: SMH CHECKED BY: NJW APPROVED BY: DATE: APRIL 28, 2022		

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