

# ALTA / NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 35 NORTH, RANGE 6 EAST, CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN

PARCEL DESCRIPTION PER TITLE REPORT (FILE NO. CL-223082):  
THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SIX (6) EAST, CITY OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN, EXCEPTING KINGS HILL ESTATES 5TH ADDITION; FURTHER EXCEPTING RAILROAD RIGHT OF WAY; ALSO EXCEPTING ANY PORTION CONVEYED FOR HIGHWAY PURPOSES.

**SURVEYOR'S CERTIFICATE:**  
I, TRENT D. NELSON, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
THAT UNDER THE DIRECTION OF S.C. SWIDERSKI, LLC, THE PROPERTY AS SHOWN AND DESCRIBED ON THIS MAP WAS SURVEYED AND MAPPED UNDER MY DIRECTION AND CONTROL ACCORDING TO THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER AE-7 OF MINIMUM STANDARDS FOR PROPERTY SURVEYS AND IS A CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TO S.C. SWIDERSKI, LLC:  
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, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 11(B), 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 14 THRU NOVEMBER 17, 2022.

DATED THIS 5TH DAY OF JANUARY, 2023.

SIGNED: *Trent Nelson*  
TRENT D. NELSON, PLS NO. S-3132-8



- SURVEYOR'S GENERAL NOTES:**
- DATE OF FIELD WORK: 11/14/2022 THRU 11/17/2022.
  - THE LOCATIONS OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATIONS AND VISIBLE MARKINGS ONLY AT TIME OF SURVEY. WI DIGGER'S HOTLINE TICKET NUMBER 20224608572 & 20224608625. (TABLE A ITEM #11). NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
  - LEGAL DESCRIPTIONS FROM RECORDED AND/OR FILED DOCUMENTS AND A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: CL-223082, COMMITMENT DATE: 08/08/2022.
  - SUBJECT PARCEL GROSS LAND AREA:  
1,472,328 SQUARE FEET± (33.80 ACRES±) (TABLE A ITEM #4).
  - THIS MAP WAS PREPARED WITH THE AID OF A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: CL-223082, COMMITMENT DATE: 08/08/2022.
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - THIS PARCEL IS ZONED GL #2 (GATEWAY DISTRICT #2) PER CITY OF TOMAHAWK, WI ZONING MAP. (TABLE A ITEM #6B).
  - NO EARTHWORK WAS OBSERVED DURING THE SURVEY. (TABLE A ITEM #16).
  - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A ITEM #17).
  - PLOTTABLE EASEMENTS ARE SHOWN ON THE SURVEY. EXCEPT AS SHOWN ON THE SURVEY MAP, NO ABOVE GROUND ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY (TABLE A ITEM #18).
  - THERE IS NO PARKING STRUCTURE LOCATED WITHIN THE SURVEYED AREA. (TABLE A ITEM #9).
  - THERE ARE NO BUILDINGS LOCATED WITHIN THE SURVEYED AREA. (TABLE A ITEM #7(a) & 7(b)(1)).

**ZONING INFORMATION (TABLE A ITEM #6A)**  
ZONING DISTRICT: GL #2, GATEWAY DISTRICT #2

**SETBACK REQUIREMENTS:**  
PRINCIPAL BUILDINGS:  
FRONT YARD: MINIMUM 50 FEET  
SIDE YARD: MINIMUM 15 FEET  
SIDE YARD, CORNER LOT: MINIMUM 50 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET

ZONING INFORMATION ABOVE WAS OBTAINED FROM OFFICIAL ZONING CODE OF THE CITY OF TOMAHAWK, WISCONSIN (SECTION 17-28-1. GL #2, GATEWAY DISTRICT #2) AS NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR.

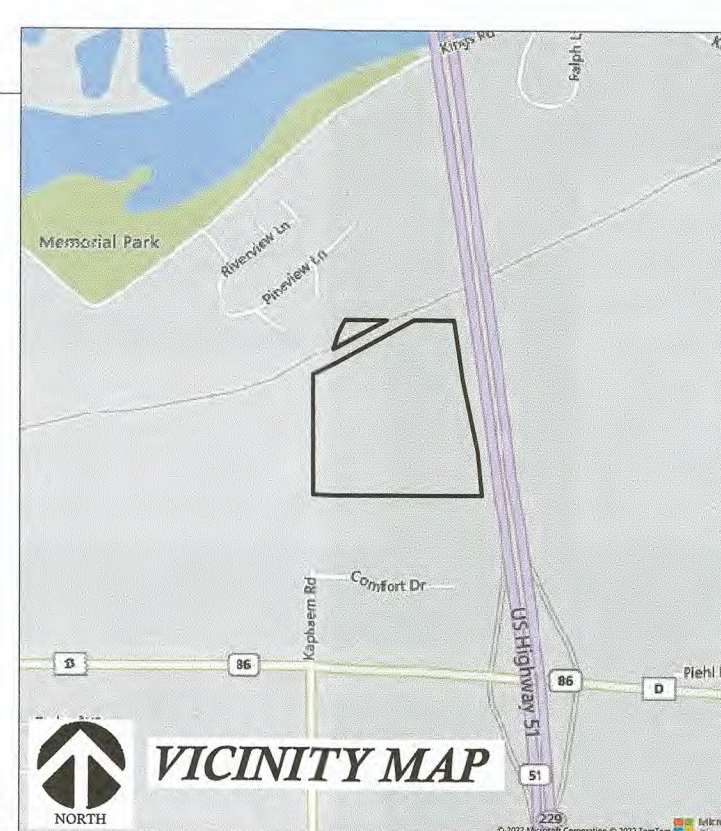
**NORTH**  
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, T35N, R6E, MEASURED TO BEAR N0° 04' 33"W  
DATUM: WISCONSIN COUNTY COORDINATE SYSTEM - LINCOLN COUNTY, U.S. FOOT

**TITLE REVIEW**  
TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: CL-223082  
COMMITMENT DATE: 08/08/2022  
**SCHEDULE B, PART II - EXCEPTIONS:**

- 1 - 8. (GENERAL EXCEPTIONS.)
- 9 - 11. (NON-SURVEY EXCEPTIONS.)
12. RIGHT OF WAY DEED GRANTED TO TOMAHAWK POWER COMPANY, A WISCONSIN CORPORATION, BY AN INSTRUMENT DATED JULY 27, 1944, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON AUGUST 22, 1944, IN VOLUME 142 OF DEEDS ON PAGE(S) 347-348, AS DOCUMENT NO. 141249. RIGHT OF WAY DEED GRANTED TO NATIONAL CONTAINER CORPORATION OF WISCONSIN, BY AN INSTRUMENT DATED NOVEMBER 17, 1947, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON NOVEMBER 19, 1947, IN VOLUME 156 OF DEEDS ON PAGE(S) 290-291, AS DOCUMENT NO. 151571. TRANSFER OF RIGHTS AS CONTAINED IN SPECIAL WARRANTY DEED TO OI TOMAHAWK AND TIMBER STS INC., BY AN INSTRUMENT DATED MARCH 24, 1987, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON MARCH 31, 1987, IN VOLUME 425 OF RECORDS ON PAGE(S) 461-487, AS DOCUMENT NO. 291358. (EXISTING RIGHT-OF-WAY EASEMENT AFFECTS THE SUBJECT PROPERTY. EXISTING RIGHT-OF-WAY EASEMENT IS BLANKET ACROSS THE E1/2 OF SAID SECTION 35, T35N, R6E, UTILITIES OBSERVED DURING FIELDWORK ARE SHOWN ON SURVEY.)
13. (NON-SURVEY EXCEPTION.)
14. AWARD OF DAMAGES FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION TO WILLIAM PIEHL, JR. AND FRANCES PIEHL, DATED DECEMBER 31, 1980 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON OCTOBER 14, 1980, IN VOLUME 369 OF RECORDS, ON PAGE 55 AS DOCUMENT NO. 262824. (EXISTING DESCRIPTION FOR AWARD OF DAMAGES DESCRIBES THE PUBLIC RIGHT-OF-WAY FOR U.S. HIGHWAY 51 WHICH IS SHOWN ON SURVEY.)
15. UTILITY EASEMENT GRANTED TO WISCONSIN DEPARTMENT OF TRANSPORTATION DATED JUNE 24, 1982 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON AUGUST 3, 1982, IN VOLUME 382 OF RECORDS, ON PAGE(S) 687-688, AS DOCUMENT NO. 269809. (EXISTING EASEMENT FOR HIGHWAY PURPOSES DESCRIBES THE PUBLIC RIGHT-OF-WAY FOR U.S. HIGHWAY 51 WHICH IS SHOWN ON SURVEY.)
16. GAS PIPELINE EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, BY AN INSTRUMENT DATED AUGUST 17, 1998, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON AUGUST 31, 1998, IN VOLUME 622 OF RECORDS, ON PAGE(S) 427-432, AS DOCUMENT NO. 370224. CERTIFICATE OF COMPENSATION AND NOTICE OF RIGHT TO APPEAL FROM THE WISCONSIN PUBLIC SERVICE CORPORATION, BY AN INSTRUMENT DATED SEPTEMBER 18, 1998, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON SEPTEMBER 28, 1998, IN VOLUME 624 OF RECORDS, ON PAGE(S) 451, AS DOCUMENT NO. 371041. DECLARATION OF RESTRICTION RECORDED JANUARY 5, 2001, AS DOCUMENT NO. 3277949. (EXISTING EASEMENT AFFECTS THE SUBJECT PARCEL AND IS SHOWN ON SURVEY.)
17. (NON-SURVEY EXCEPTION.)
18. RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE INSURED PREMISES. (EXISTING 100' WIDE RAILROAD RIGHT-OF-WAY PARCEL IS SHOWN ON SURVEY.)

**LEGEND**

---	EXISTING
---	GAS
---	FIBER OPTIC CABLE
---	STORM SEWER
---	BOUNDARY LINE
---	INTERIOR LINE
---	PUBLIC RIGHT-OF-WAY
---	DIRT PATH
---	TREELINE
---	FENCE, WIRE WOVEN
---	3/4" IRON ROD, FOUND
---	2-1/2" IRON PIPE, FOUND
---	1" IRON PIPE, FOUND
---	3/4" IRON REBAR, SET
---	EASEMENT
---	SECTION LINE
---	QUARTER-QUARTER LINE
---	POINT OF BEGINNING
---	INDICATES RECORDED AS DATA
---	P.O.B. (###)



RECEIVED BY LINCOLN COUNTY  
SURVEYOR THIS 5TH DAY  
OF June 20 23  
Trent Nelson  
COUNTY SURVEYOR

**RAMAKER**  
employee-owned  
(608) 643-4100 www.ramaker.com

DATE ISSUED: 01/05/2023  
ISSUE PHASE: FINAL  
SURVEYED FOR: S.C. SWIDERSKI, LLC  
PROPERTY OWNER: S.C. SWIDERSKI, LLC  
401 RANGER STREET  
MOSINEE, WI 54455  
PROJECT LOCATION: VACANT LAND  
TOMAHAWK, WI 54487  
LINCOLN COUNTY  
SCALE: 0 37.5' 75' 150'  
11" x 17" - 1" = 150'  
22" x 34" - 1" = 75'  
PROJECT NUMBER: 57280  
SHEET NUMBER: 1 OF 1

2547B