

ALTA / NSPS LAND TITLE SURVEY

PARCEL A: THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 5 WEST, CITY OF STANLEY, CHIPPEWA COUNTY, WISCONSIN. EXCEPT: CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 5529 AS RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS ON PAGES 104-105 AS DOCUMENT NO. 928756, CITY OF STANLEY, CHIPPEWA COUNTY, WISCONSIN.

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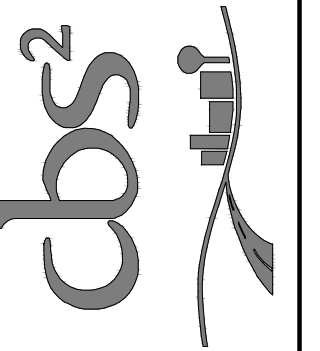
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ALTA / NSPS LAND TITLE SURVEY

FOR
CITY OF STANLEY

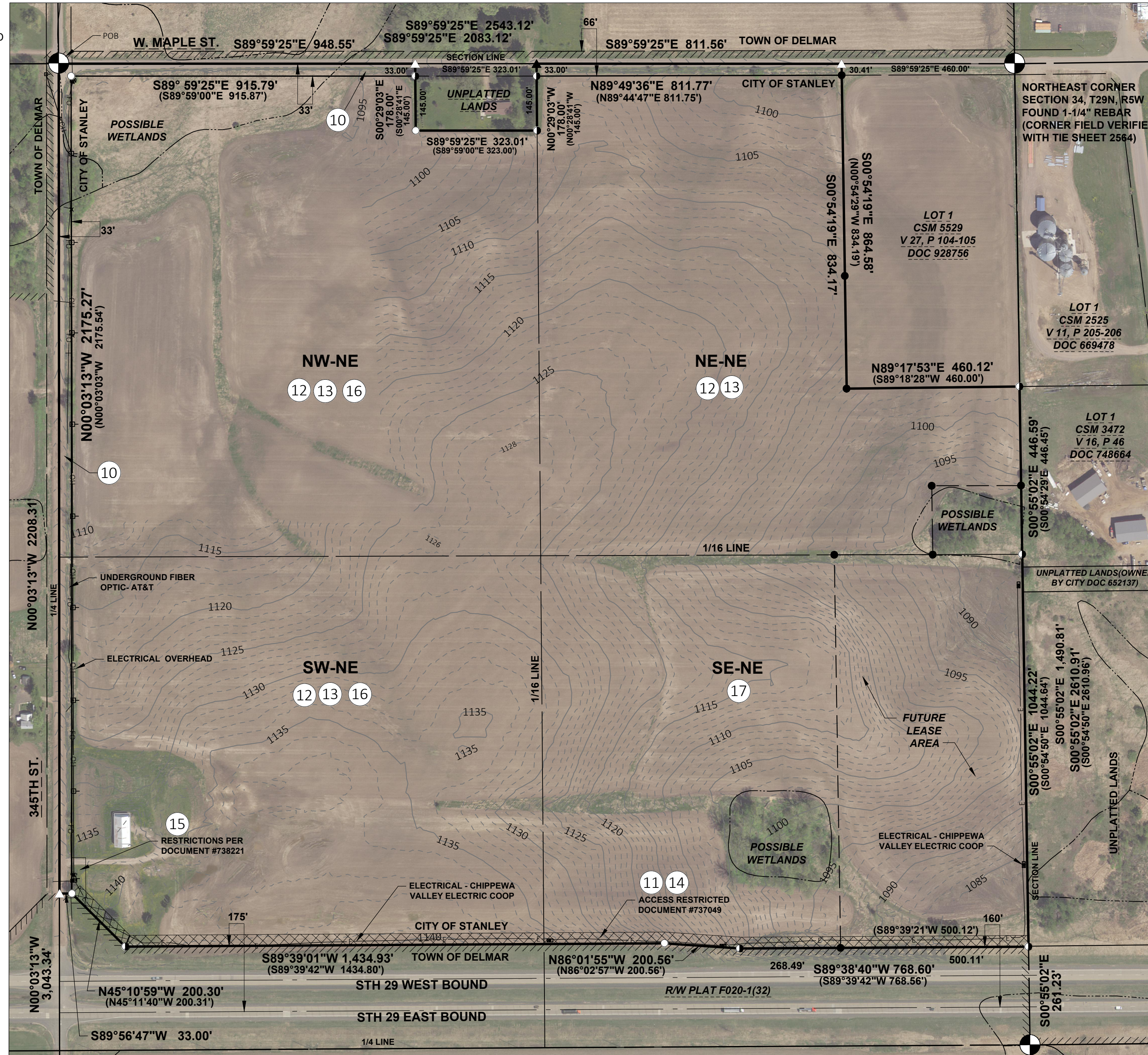
BASED ON TITLE COMMITMENT
NO. 2182554
KNIGHT BARRY TITLE UNITED LLC
COMMITMENT FOR TITLE INSURANCE
COMMITMENT DATE: OCTOBER 27, 2022 AT 8:00 AM

ENGINEERS - SURVEYORS - ARCHITECTS
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729
PHONE: 715.861.5226
www.cbssquaredinc.com



ALTA / NSPS
LAND TITLE SURVEY
STANLEY, WI

NORTH 1/4 CORNER
SECTION 34, T29N, R5W
FOUND MAG NAIL
(CORNER FIELD VERIFIED
WITH TIE SHEET 2563)



AREA SUMMARY

PART OF NE-NE
29.21 ACRES
1,272,294 SQ. FT.
28.62 ACRES EXC. R/W
1,246,562 SQ. FT. EXC R/W

PART OF NW-NE
37.10 ACRES
1,616,217 SQ. FT.
35.41 ACRES EXC. R/W
1,542,667 SQ. FT. EXC R/W

PART OF SW-NE
30.21 ACRES
1,315,885 SQ. FT.
29.53 ACRES EXC. R/W
1,286,344 SQ. FT. EXC R/W

PART OF SE-NE
30.73 ACRES
1,338,448 SQ. FT.

TOTAL AREA
127.25 ACRES
5,542,844 SQ. FT.
124.29 ACRES EXC. R/W
5,414,021 SQ.FT. EXC. R/W

SURVEYOR'S NOTES:

ONE (1) BUILDING OBSERVED ON PROPERTY.

CHIPPEWA COUNTY PARCEL ID NO. 22905-3412-00020000A, 22905-3411-00020001, 22905-3413-00020000A, & 22905-3414-00020000A.

STH 29, ROAD RIGHT-OF-WAY BASED ON PLAT OF RIGHT-OF-WAY PROJECT F 020-1(32), DEC. 14, 1961. 345TH STREET AND WEST MAPLE STREET, ROAD RIGHT-OF-WAY BASED ON MOS 4147B, APRIL 24, 2002.

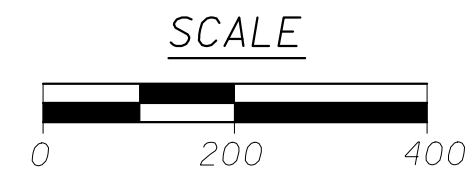
THE AERIAL PHOTOGRAPH WAS TAKEN IN 2021 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

THE NATIONAL GEODETIC SURVEY (NGS) DELMAR C GPS, DL4366 WAS SURVEYED RESULTING IN A 0.03' HORIZONTAL AND 0.05' VERTICAL DIFFERENCE. THIS IS WITHIN THE MAXIMUM ALLOWABLE RELATIVE POSITION PRECISION FOR AN ALTA/NSPS LAND TITLE SURVEY OF 2 CM (0.07 FEET). SITE CONDITIONS AND TERRAIN WERE OPTIMAL FOR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEYING REFERENCING THE WISCONSIN CONTINUOUSLY OPERATING REFERENCE STATIONS (WISCORS).

THE 66' RIGHT-OF-WAY WIDTH FOR WEST MAPLE STREET AND 345TH STREET WAS ESTABLISHED PER WISCONSIN STATUTE 82.31 (2)(a).

- LEGEND**
- ...PUBLIC LAND CORNER MONUMENT
 - ...FOUND 1 1/4" OD IRON PIPE
 - ...FOUND 3/4" REBAR
 - ...FOUND MAGNETIC NAIL
 - ▲ ...SET 3/4" X 18" IRON REBAR WEIGHING 1.502 LBS/LF
 - △ ...SET MAGNETIC NAIL
 - ...RECORDED AS
 - R/W ...RIGHT OF WAY
 - REBAR ...REINFORCING BAR
 - LF ...LINEAR FOOT
 - DOC ...DOCUMENT
 - V ...VOLUME
 - P ...PAGE
 - SEC ...SECTION
 - T29N ...TOWNSHIP NORTH
 - R5W ...RANGE WEST
 - SF ...SQUARE FEET
 - LBS ...POUNDS
 - POB ...POINT OF BEGINNING
 - ...CORPORATE LIMITS
 - ...1/16 LINE
 - ...SECTION LINE
 - ...PROPERTY LINE
 - ...SETBACK LINE
 - ...EASEMENT
 - ...R/W LINE
 - ...NO ACCESS
 - ...DIMENSION LINE
 - MH ...MANHOLE
 - WV ...WATER VALVE
 - INLET ...INLET
 - UTILITY PEDESTAL ...UTILITY PEDESTAL
 - SIGN ...SIGN
 - DRAIN ...DRAIN
 - ELECTRIC ...ELECTRIC
 - FO ...FIBER OPTIC
 - OH ...OVERHEAD LINES
 - SAN ...SANITARY SEWER
 - W ...WATER
 - ...POSSIBLE WETLANDS

BEARINGS REFERENCED TO THE EAST
LINE OF THE NE 1/4, SECTION 34,
BEARING S00°55'02"E



SURVEYOR'S CERTIFICATE

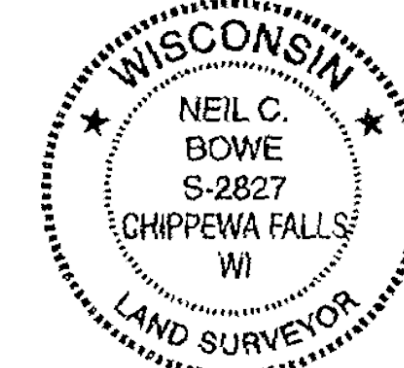
TO CITY OF STANLEY, IT'S SUCCESSORS AND ASSIGNS AS FOLLOWS:

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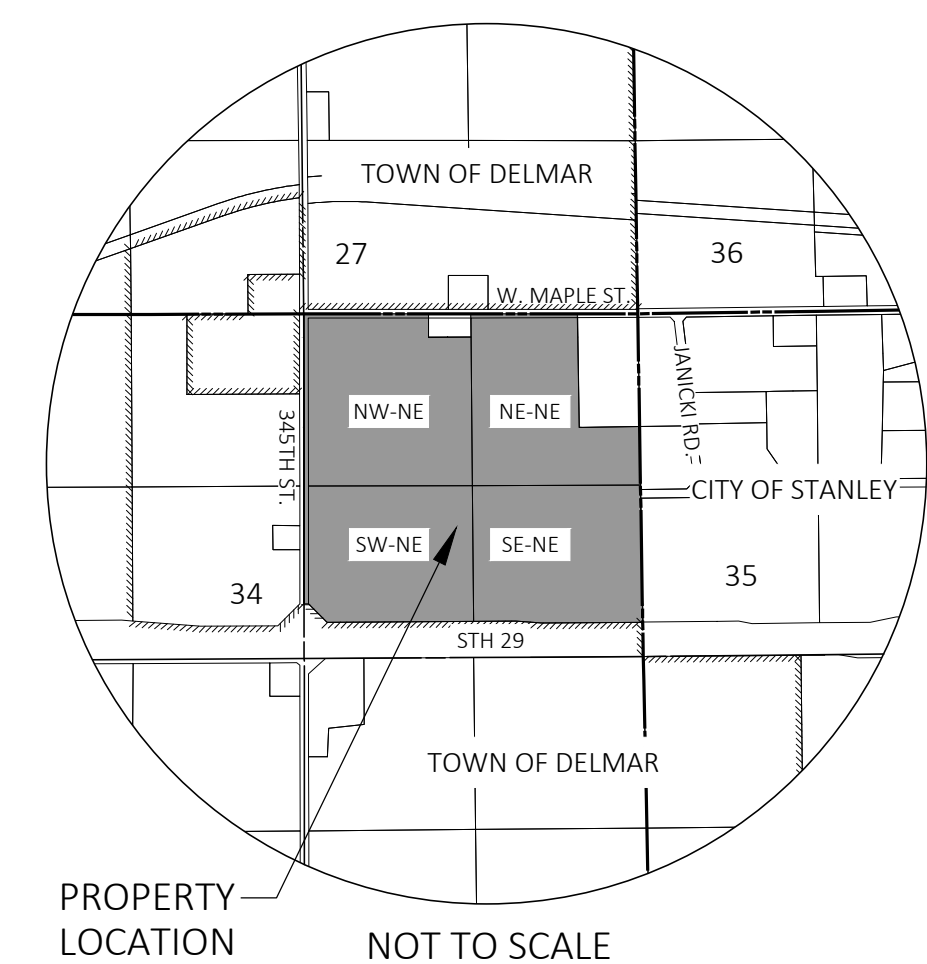
DATE OF PLAT OR MAP: 11/16/2022

NEIL C. BOWE, PLS
PROFESSIONAL LAND SURVEYOR NO. 2827
WITHIN THE STATE OF WISCONSIN

SURVEY PREPARED BY:
CBS² INC.
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729
PHONE: 715.861.5226
FAX: 715.861.5228
NBOWE@CBSSQUAREDINC.COM



VICINITY MAP



SOUTH 1/4 CORNER
SECTION 34, T29N, R5W
FOUND PK NAIL
(CORNER FIELD VERIFIED
WITH TIE SHEET 2673)

UTILITY INFORMATION



UTILITIES NOTIFIED: CITY OF STANLEY, CHARTER COMMUNICATIONS, WE ENERGIES, CHIPPEWA VALLEY ELECTRIC COOP, BRIGHTSPEED, AND XCEL ENERGY.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM: DIGGER'S HOTLINE TICKET NUMBER #20224206876 AND VISIBLE OBSERVATION ON (10/25/22).

THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DATE:	11/16/2022	REVISION DATE:	
DRAWN BY:	BPS	CHECKED BY:	NCB
PROJECT NO.:			CCEDC

SHEET
1

ALTA / NSPS LAND TITLE SURVEY

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Title Commitment No. 2182554

KNIGHT BARRY TITLE UNITED LLC
 COMMITMENT FOR TITLE INSURANCE
 COMMITMENT DATE: OCTOBER 27, 2022 AT 8:00 AM

ITEMS LISTED ON ALTA COMMITMENT NO. 2182554 CORRESPONDING TO SCHEDULE B, PART II

SUBJECT PROPERTY AS USED IN THE (SURVEYOR'S NOTATIONS) BELOW REFERS TO THE LANDS DESCRIBED WITHIN SAID ALTA COMMITMENT SCHEDULE A (3.) ON PAGE 1. UNDER SCHEDULE B, PART II, LISTED IN ADDITION TO THE STANDARD EXCEPTIONS, CIRCLED ITEMS HAVE BEEN PLOTTED ON THIS SURVEY.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)
- Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years. (NOT PLOTTED)
- Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of the Policy. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)
- 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. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)
- Rights or claims of parties in possession not shown by the Public Records. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)
- Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)

- Easements or claims of easements not shown by the Public Records. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)
- Any claim of adverse possession or prescriptive easement. (NO OBSERVED FIELD EVIDENCE FOR PROPERTY)
- Taxes and Special Assessments
- General Taxes for the year 2022 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2022 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2022 and subsequent years." (NOT PLOTTED)
- Easements, restrictions, covenants and other encumbrances
- Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
- Covenants, conditions, restrictions, easements and other matters contained in Indenture recorded on June 11, 1963 as Document No. 307235.

- Right of Way Grant and other matters contained in the instrument recorded December 19, 1969 as Document No.342959.
- Covenants, conditions, restrictions, easements and other matters contained in Quit Claim Conveyance and Assignment recorded on December 4, 1998 as Document No. 586239.
- Covenants, conditions, restrictions, easements and other matters contained in Finding, Determination and Order recorded on May 29, 2007 as Document No. 737049.
- Covenants, conditions, restrictions, easements and other matters contained in Designated Freeway Map recorded on June 14, 2007 as Document No. 738221.
- Right of Way Easement and other matters contained in the instrument recorded March 1, 2022 as Document No. 929367.
- Right of Way Easement and other matters contained in the instrument recorded May 12, 2022 as Document No. 931774.

LEGAL DESCRIPTION

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THE DESCRIPTION LISTED ABOVE DEFINES EXACTLY THE SAME PARCEL THAT HAS BEEN SURVEYED AND IS THE SAME PARCEL CONTAINED WITHIN THE LANDS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE IDENTIFIED AS KNIGHT BARRY TITLE UNITED LLC, COMMITMENT NO. 2182554, HAVING AN COMMITMENT DATE OF OCTOBER 27, 2022 AT 8:00 AM.

FLOOD INFORMATION

SUBJECT PROPERTY IS LOCATED IN ZONE X PURSUANT TO NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP) FOR CHIPPEWA COUNTY, WISCONSIN, MAP NUMBER 55017C0655E EFFECTIVE MARCH 2, 2010.

ZONE X INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN AND A 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONING INFORMATION

PARCEL IS ZONED I-1 INDUSTRIAL DISTRICT.

FOR ADDITIONAL INFORMATION ON I-1 ZONING SEE CHAPTER 13 - ZONING CODE, CITY OF STANLEY CODE OF ORDINANCES

SURVEYOR'S CERTIFICATE

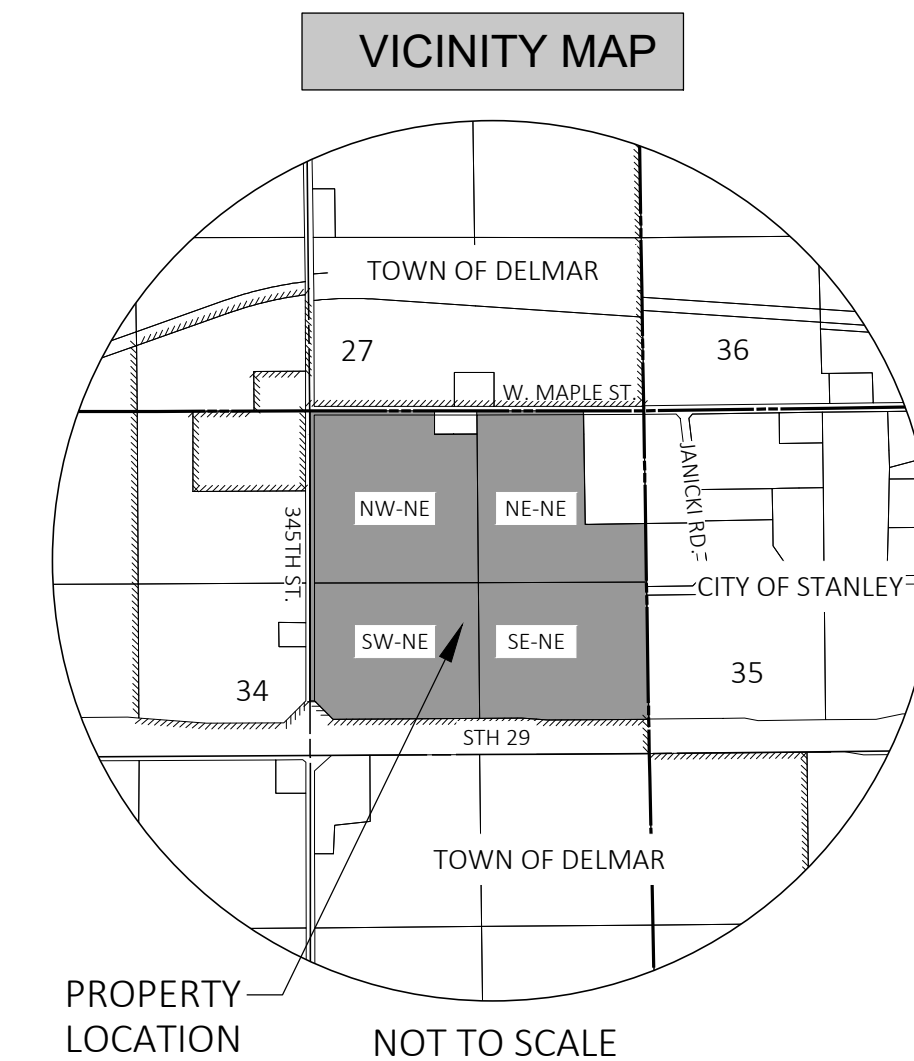
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Neil C. Bowe
 NEIL C. BOWE, PLS
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ALTA / NSPS
 LAND TITLE SURVEY
 STANLEY, WI

DATE:	11/16/2022	REVISION DATE:	
DRAWN BY:	BPS	CHECKED BY:	NCB
SCALE:		PROJECT NO.:	CCEDC