

## Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 5507300302G, WHICH BEARS AN EFFECTIVE DATE OF 08-28-2018, AND IS IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 8-24-2022 TO THE NATIONAL FLOOD INSURANCE PROGRAM <https://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

0 30 60  
SCALE 1" = 30'

## Legend of Symbols & Abbreviations

- = 1.25" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- = 3/4" REBAR FOUND IN PLACE
- ▲ = MAG SPIKE FOUND IN PLACE
- = ASPHALT PAVEMENT
- = CONCRETE PAVEMENT
- = EX. 15" STORM SEWER
- = EDGE OF ASPHALT
- = FENCE
- = OVERHEAD ELECTRIC WIRE
- = UNDERGROUND ELECTRIC LINE
- = UNDERGROUND GAS LINE
- = UNDERGROUND TELEPHONE LINE
- = UNDERGROUND TELEVISION LINE
- = UNDERGROUND WATER LINE
- = UNDERGROUND FIBER OPTIC LINE
- = UNDERGROUND SANITARY SEWER
- = RECTANGULAR CATCH BASIN
- = CIRCULAR CATCH BASIN
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = WATER MANHOLE
- = ELECTRIC MANHOLE
- = ELECTRIC METER
- = ELECTRIC PANEL
- = ELECTRIC BOX
- = LIGHTPOLE
- = STOP LIGHT POLE
- = BOLLARD
- = GAS METER
- = GAS VALVE
- = TELEPHONE PEDESTAL
- = FIBER OPTIC PEDESTAL
- = COMMERCIAL SIGN
- = STREET SIGN
- = DECIDUOUS TREE
- = PREVIOUSLY RECORDED AS FINISHED FLOOR ELEVATION
- ⑫ = PARKING LOT STALL TOTAL 43 PARKING STALLS 2 HANDICAP PARKING STALLS
- = LANDSCAPING
- = PARKING LOT ASPHALT
- = CONCRETE PAVEMENT
- = ACCESS EASEMENT WITH DIRECT ACCESS TO RIB MOUNTAIN DRIVE

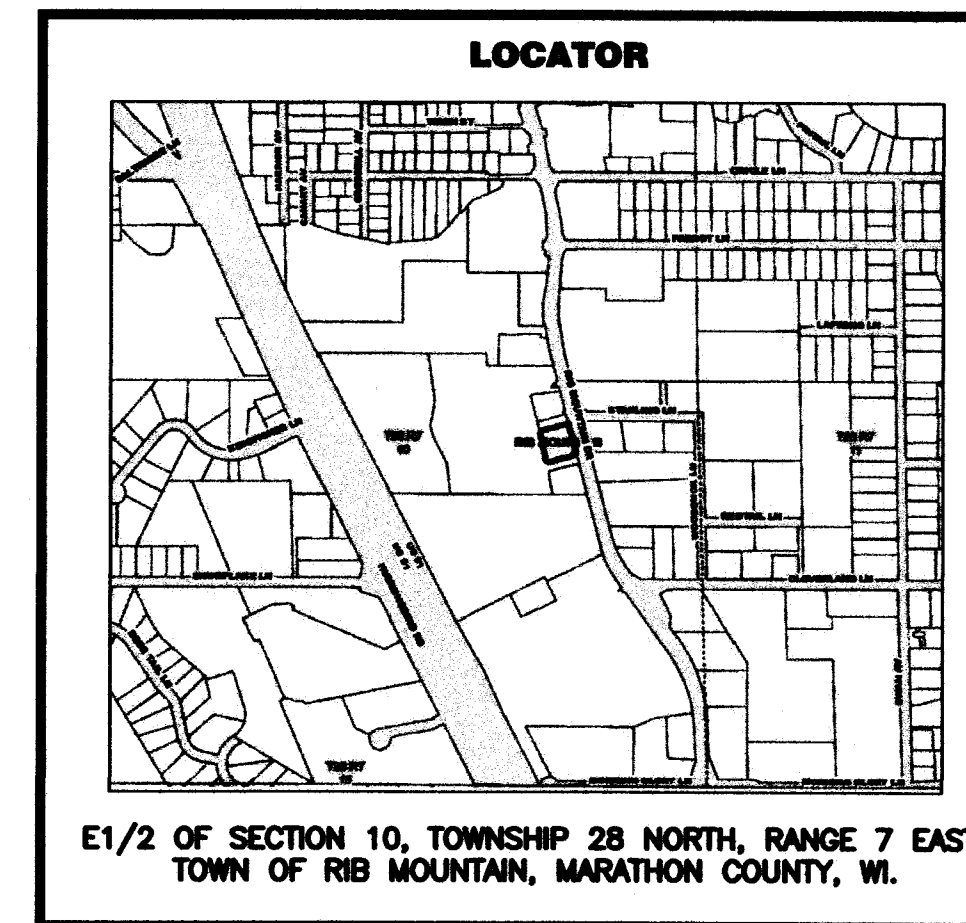
## Zoning Information

STATUS	CURRENT, ZONING DATED AUGUST 31ST, 2022	REQUIRED	OBSERVED
PERMITTED USE	UDD - UNIMPLED DEVELOPMENT DISTRICT	UDD - UNIMPLED DEVELOPMENT DISTRICT	
MINIMUM LOT AREA	16,000 SQ. FT.		
MINIMUM LOT WIDTH	50 FEET		197.84 FEET
MINIMUM SETBACKS FRONT	35 FEET		89.3 FEET
MINIMUM SETBACKS SIDE	10 FEET		89 AND 78.8 FEET
MINIMUM SETBACKS REAR	25 FEET		42.7 FEET

**ACCESS NOTE:**  
SUBJECT PROPERTY HAS INDIRECT ACCESS TO RIB MOUNTAIN DRIVE, PER EASEMENT DOCUMENT NO. 1105177

**ENCROACHMENT NOTE:**  
NONE FOUND OR NOTED.

## Vicinity Map



E1/2 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WI.

## Curve Table

Curve #	Radius	Arc Length	Central Angle	Chord
C1	20.00'	30.64'	87°46'35"	S 31°47'55" W 27.73'
<C>		<30.31'>	<86°50'01">	<S 31°28'48" E 27.49'>
C2	20.00'	32.43'	92°55'00"	S 58°11'52" E 28.99'
<B>		<32.44'>	<92°56'20">	<S 58°24'25" E 29.00'>

## Items Corresponding to Schedule B-II

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN WARRANTY DEED, RECORDED ON MARCH 31, 1994 AS DOCUMENT NO. 1022321. AFFECTS PROPERTY AND IS PLOTTED HEREON MAP.
- RESERVATION FOR PERMANENT AND TEMPORARY LIMITED EASEMENTS AND RESTRICTIONS TO C.T.H. "N" AS SET FORTH IN WARRANTY DEED, RECORDED ON APRIL 29, 1996 AS DOCUMENT NO. 1072516. DOES NOT AFFECT PROPERTY AND IS NOT PLOTTED HEREON.
- EASEMENT AS SET FORTH IN GRANT OF EASEMENT, GRANTED TO MOUNTAIN VIEW SQUARE III, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, RECORDED ON FEBRUARY 7, 1997 AS DOCUMENT NO. 1095183, AS RERECORDED ON MAY 5, 1997 AS DOCUMENT NO. 1101239. AFFECTS PROPERTY BUT IS NOT PLOTTED HEREON.
- RECIPROCAL EASEMENT, BY AND BETWEEN RIC WAUSAU ASSOCIATES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND MONTAIN VIEW SQUARE III, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, RECORDED ON FEBRUARY 7, 1997 DOCUMENT NO. 1095184, AS RE-RECORDED ON MAY 1, 1997 AS DOCUMENT NO. 1100955. DOES NOT AFFECT PROPERTY AND IS NOT PLOTTED HEREON.
- TERMS, CONDITIONS, RESTRICTIONS, AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED AS PARCEL II OF THE SUBJECT PREMISES AS CONTAINED IN EASEMENT, RECORDED AS DOCUMENT NO. 1105177. AFFECTS PROPERTY AND IS PLOTTED HEREON MAP.

## ALTA/NSPS Land Title Survey

### Certificate

SEAZONA PROPERTIES, LLC  
PROPERTY ADDRESS:

226422 RIB MOUNTAIN DRIVE, WAUSAU, WI 54403

BASED ON TITLE COMMITMENT FILE NO. GLW2201422

ORDER NO.: F-379933

EFFECTIVE DATE OF COMMITMENT- AUGUST 8, 2022 AT 12:00 AM

CERTIFIED TO:

SOUTHERN BANK, A MISSOURI STATE-CHARTERED BANK  
QUATTRO WAUSAU, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY  
QUATTRO DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY

The undersigned does hereby certify to the above named parties that this survey conforms with the "Minimum Standard Detail Requirements of ALTA/NSPS Land Title Surveys", jointly established and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2016, and includes Table "A" Items 1, 2, 3, 4, 6(a), 6(b) (limited to building setback requirements), 7(a), 7, 8, 9, 11(a), 13, 14, 16, 17(a), 18, 19 and 20 therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of WISCONSIN, the maximum Relative Positional Accuracy does not exceed that which is specified therein.

By: TIMOTHY G. VREELAND  
Date: August 29th, 2022  
Professional Land Surveyor No. 2291  
Date of Survey: August 8th, 2022  
Drawn by: Dustin M. Vreeland & Timothy G. Vreeland

## LEGAL DESCRIPTION

**PARCEL 1:**  
LOT 2 OF CERTIFIED SURVEY MAP NO. 9037, RECORDED ON APRIL 30, 1996, IN VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 40, AS DOCUMENT NO. 1072639, BEING PART OF CERTIFIED SURVEY MAP NO.S 7367, 1111, 5754, AND ALL OF CERTIFIED SURVEY MAP NO. 458, VACATED ROAD RUNNER LANE AND VACATED STARLING LANE ALL BEING PART OF THE EAST HALF OF SECTION 10, TWP 28 NORTH, RANGE 7 EAST, OF THE 4TH P.M., TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

**PARCEL 2:**  
EASEMENT, FOR THE BENEFIT OF PARCEL 1, CREATED BY INSTRUMENT RECORDED AS DOCUMENT NO. 1105177, FOR INGRESS AND EGRESS PURPOSES.

PREPARED BY:

VREELAND ASSOCIATE LAND  
SURVEYORS & ENGINEERS  
6103 DAWN STREET WESTON, WI 54476  
PH (715) 241-0947 tim@vreelandassociates.us

## ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:  
BRETT DAHLMAN

DATE: AUGUST 26TH, 2022  
FILE NUMBER 22-0383 DAHLMAN

Sheet 1 of 1

**SURVEY NOTE:**  
UTILITIES SHOWN HEREON ARE PER DIGGERS HOTLINE AND WHAT WAS OBSERVED AT SITE ON DATE OF SURVEY. SANITARY AND WATER LATERAL WERE PLACED ON MAP PER CONSTRUCTION PLANS PROVIDED BY TOWN OF RIB MOUNTAIN. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED IN LOCATING UNDERGROUND UTILITIES.