

CERTIFICATION

This is to certify to

Renaissance Group,
Chicago Title Insurance Company and
Mortgagee

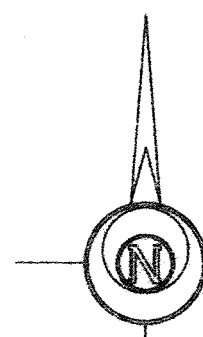
that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 7(1), 9, 10, 11(a)(b)(d) and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of certification) of an "Urban" Survey.

Daniel W. Hoel DECEMBER 22, 1995
Daniel W. Hoel S-1786 Date

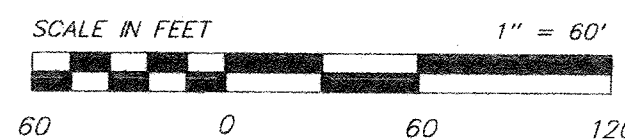


LEGAL DESCRIPTION

LOT 1 OF PROPOSED CERTIFIED SURVEY MAP
(TO BE RECORDED)



BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHEAST 1/4 SECTION 17 WHICH
IS RECORDED TO BEAR N 86°24' 15" W



ITEM 3

Property is not located in a Flood Hazard Area as per
FEMA Flood Insurance Rate Map for the City of Antigo,
Langlade County, Wisconsin, Community Panel Number 550576 0165 B

ITEM 4

Property contains 698,608 square feet / 16.038 acres

ITEM 6

Property and surrounding property is zoned R-4 General Residence District

Building Setbacks per City of Antigo Zoning Ordinance (Zoning R-4)

	Principal Structure	Accessory Structure
Minimum front yard	15 feet	15 feet
Minimum side yard	5 feet	2 feet
Minimum rear yard	20 feet	3 feet
Maximum height	35 feet	35 feet

ITEM 11

Utility locations shown are based on actual field
location and/or mapping from the respective utility
companies, therefore the locations shown on this drawing
cannot be guaranteed. Contact Diggers Hotline prior to
construction.

ABANDONED CHICAGO AND NORTHWESTERN RAILROAD
ROWS OF PINES

LOT 1

698,608 SQ. FT.
16.038 ACRES

CHARLETTE COURT

PROSSER AVENUE

WISCONSIN PUBLIC SERVICE EASEMENT

Legend

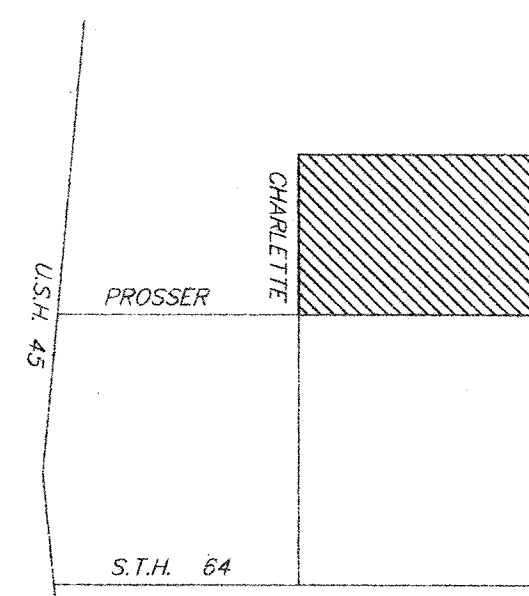
- 1" x 24" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHASED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHASED "X" FOUND
- GOVERNMENT CORNER
- CONTOUR W/ ELEVATION
- SOIL BORING
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- EXIST. HYDRANT
- POWER POLE
- POWER POLE W/ GUY WIRE
- LIGHT POLE
- TELE. ELEC.
- TELE. OR ELECTRIC PEDESTAL
- GAS OR WATER VALVE
- EXIST. MANHOLE
- YARD DRAIN
- EXIST. SAN. SEWER
- EXIST. STG. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- FF = 800.00
- TC = 832.00
- TOP OF CURB

BENCHMARKS

- BM 1
40 P NAIL SET IN POWER POLE #27CC21
NEAR THE SOUTHWEST PROPERTY CORNER
ELEVATION = 1515.54' (USGS)
- BM 2
TAG BOLT OF HYDRANT LOCATED AT THE
NORTHWEST CORNER OF PROSSER AND CHARLETTE
ELEVATION = 1514.99' (USGS)
- BM 3
TAG BOLT OF HYDRANT LOCATED AT THE
NORTH END OF CHARLETTE COURT
ELEVATION = 1515.90' (USGS)

ACCURACY CAN BE IMPACTED BY WINTER
CONDITIONS, I.E. SNOW COVER AND FROST.
HEAVE, MARTENSON & EISELE, INC. MAKES
NO WARRANTY FOR INACCURACIES CAUSED BY
THESE WINTER CONDITIONS.

LOCATION MAP
NOT TO SCALE



ALTA / ACSM SURVEY

LOT 1 OF PROPOSED CERTIFIED MAP BEING
PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LOCATED IN SECTION 17, TOWN 31 NORTH, RANGE 11 EAST,
CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN

SURVEY FOR: RENAISSANCE GROUP
136 JACKSON STREET
SUITE 3
OSHKOSH, WI 54902-0303
C/O DICK MALMGREN

DRAWN BY: dmw CHECKED: dmw/DWH APPROVED: _____

NO. DATE REVISION



Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956 Ph.(414)731-0381

FIELD BK. PAGE
135 12

SCALE DATE
1"=60' 12/95

COMP. FILE
1331095.570

RECORD #
40230

LANGLADE COUNTY SURVEYORS OFFICE

DATE FILED: _____ BY: _____

NEW SOUTH 1/4 CORNER
SECTION 17
MONUMENT FOUND

EXISTING BUILDING
FF = 1514.88'

SOUTHEAST CORNER
SECTION 17
RR SPIKE FOUND

337-095