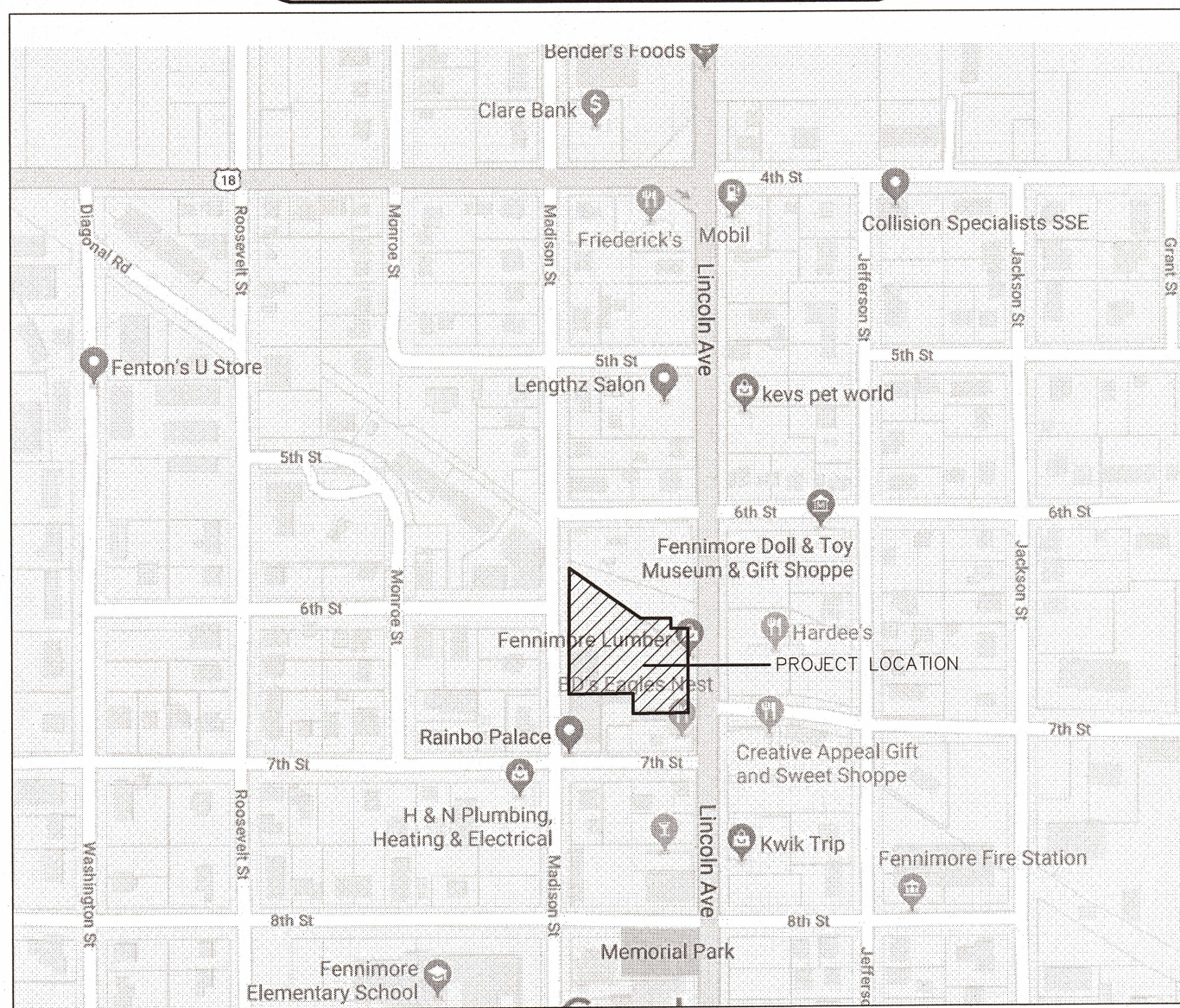


# ALTA/NSPS LAND TITLE SURVEY

## VICINITY MAP



## BENCH MARK

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- BENCHMARK #1**  
BURY BOLT ON HYDRANT LOCATED ON EAST SIDE OF LINCOLN AVENUE, 220'± NORTHEAST OF WATER TOWER. ELEVATION = 1213.41
  - BENCHMARK #2**  
NORTHWEST BOLT ON LIGHT POLE BASE, LOCATED ON SOUTHEAST CORNER OF INTERSECTION OF LINCOLN AVENUE AND 7TH STREET. ELEVATION = 1212.34
  - BENCHMARK #3**  
BURY BOLT ON HYDRANT LOCATED ON WEST SIDE OF MADISON STREET, AT NORTHEAST CORNER OF INTERSECTION OF MADISON STREET AND 6TH AVENUE. ELEVATION = 1210.58
  - BENCHMARK #4**  
SOUTH BOLT ON FLANGE OF HYDRANT (ANTENNA BOLT) LOCATED ON EAST SIDE OF MADISON STREET, AT NORTHEAST CORNER OF INTERSECTION OF MADISON STREET AND 6TH AVENUE. ELEVATION = 1207.60

## CLIENT

DGI-FENNIMORE, LLC  
200 E. WASHINGTON ST., SUITE 2A  
APPLETON, WI 54911

## OWNER

WILLIAM A WOOD & BRENDA J WOOD  
13731 US HIGHWAY 61  
FENNIMORE, WI 53609

## SURVEYOR

JORDAN G. BROST  
POINT OF BEGINNING INC.  
4941 KIRSCHLING COURT  
STEVENS POINT, WISCONSIN 54481  
OFFICE (715)344-9999  
MOBILE (715)344-1269  
FAX (715)344-9922  
EMAIL jordan@pobinc.com

## LEGEND

- These standard symbols will be found in the drawing.
- SANITARY SEWER
  - STORM SEWER
  - OVERHEAD UTILITIES
  - BURIED ELECTRIC
  - BURIED GAS
  - BURIED TELEPHONE
  - BURIED TELEVISION
  - FIBER OPTICS
  - IRRIGATION LINE
  - CHAIN LINK FENCE
  - EDGE OF BITUMINOUS CONTOUR LINE
  - F.F.E. = FINISHED FLOOR ELEVATION
  - RECTANGULAR CATCH BASIN
  - SQUARE CATCH BASIN
  - STORM MANHOLE
  - SANITARY MANHOLE
  - WATER SERVICE
  - WATER VALVE
  - HYDRANT
  - ELECTRIC METER
  - LIGHT POLE
  - POWER POLE
  - GUY WIRE
  - GAS METER
  - GAS VALVE
  - TELEPHONE PEDESTAL
  - SOIL BORING LOCATION
  - GUARD POST/BOLLARD
  - WOODEN POST
  - AIR CONDITIONING UNIT
  - SIGN
  - ROOF DRAIN
  - TREE STUMP
  - BUSH
  - TREE
  - PINE TREE
  - GRAVEL AREA
  - LANDSCAPE AREA
  - 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS./LIN. FT.
  - 1-1/4" O.D. IRON PIPE FOUND
  - 2" O.D. IRON PIPE FOUND
  - 1" O.D. IRON PIPE FOUND
  - 3/4" O.D. IRON BAR FOUND
  - 7/8" O.D. IRON BAR FOUND
  - BERNTSEN NAIL FOUND
  - COMPUTED CORNER
  - ALUMINUM MONUMENT FOUND
  - CHISELED "X" FOUND IN SIDEWALK

## SCHEDULE B-2 EXCEPTIONS

- FROM TITLE COMMITMENT NO. NCS-944284-MKE, REVISION NO. 04 (DECEMBER 15, 2019), EFFECTIVE DATE OF DECEMBER 05, 2019 AT 8:00 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:
- EASEMENT GRANTED TO INTERSTATE POWER COMPANY BY INSTRUMENT DATED OCTOBER 11, 1929, AND RECORDED IN VOLUME 227 OF DEEDS, PAGE 7 ON OCTOBER 19, 1929. SAID EASEMENT TRANSFERRED TO WISCONSIN POWER AND LIGHT COMPANY BY WARRANTY DEED RECORDED IN VOLUME 290 OF DEEDS, PAGE 295. SURVEYORS NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY BUT THE DESCRIPTION IS BLANKET IN NATURE OVER THE ENTIRETY OF THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.
  - UTILITY EASEMENT TO THE CITY OF FENNIMORE, DATED JANUARY 06, 1990, RECORDED/FILED JANUARY 22, 1990 IN VOLUME 664 PAGE 549 AS DOCUMENT NO. 535248. SURVEYORS NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.

## POTENTIAL ENCROACHMENTS

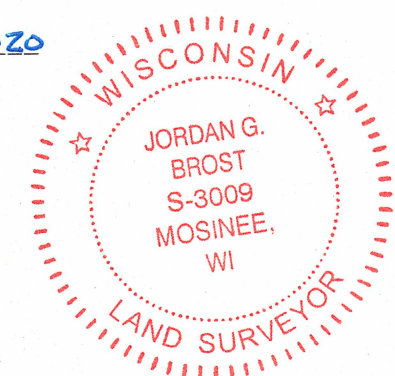
- BUILDING OVER THE SOUTH LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- CONCRETE PAD OVER THE SOUTHERN LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- UNDERGROUND FIBER OPTIC LINE OVER THE WEST LOT LINE AND THENCE MEANDERING EASTERLY AND SOUTHERLY THROUGH THE SUBJECT PROPERTY TO AND OVER THE SOUTHERN LOT LINE OF THE SUBJECT PROPERTY.
- SOUTHEAST CORNER OF CONCRETE PAD OVER THE SOUTH LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP. THE SOUTHWEST CORNER OF SAID CONCRETE PAD IS ON THE LOT LINE.
- OVERHEAD UTILITY LINE OVER THE SOUTH LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- CHAIN FENCE OVER THE WEST LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- CONCRETE PAD OVER THE WEST LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.
- RETAINING WALL OVER THE WEST LOT LINE OF THE SUBJECT PROPERTY AS SHOWN ON THIS MAP.

## SURVEYOR'S CERTIFICATE

TO: DGI-FENNIMORE, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 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, 5, 6, 6a, 8, 10a, 11, 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 17-18, 2019.

JORDAN G. BROST, DATE JAN 10, 2020  
PROFESSIONAL LAND SURVEYOR #3009



## SURVEYOR'S NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE BASIS OF BEARING OF THIS SURVEY IS THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 19, T.6N, R.2W, AS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83 (2011). RECORDED TO BEAR S 0°05'31" E PER CERTIFIED SURVEY MAP #1996.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- AREA OF SUBJECT PROPERTY: 46,681 SQUARE FEET (1.072 ACRES).
- PER FEMA FLOOD INSURANCE RATE MAP INDEX MAP NUMBER 550430002B WITH A MAP REVISED DATE OF FEBRUARY 03, 2016, THERE IS NOT A PANEL PRINTED FOR THE AREA THAT THE SUBJECT PROPERTY RESIDES IN. NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED.
- ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 640 LINCOLN AVENUE, FENNIMORE, WI.
- INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.
- AT THE TIME OF SURVEY, THERE WERE NO DELINEATED WETLANDS OBSERVED ON THE SUBJECT PROPERTY.
- AT THE TIME OF THE SURVEY, THERE WERE NO DIVISION OR PARTY WALLS OBSERVED WITH RESPECT TO ADJOINING PROPERTIES.
- AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

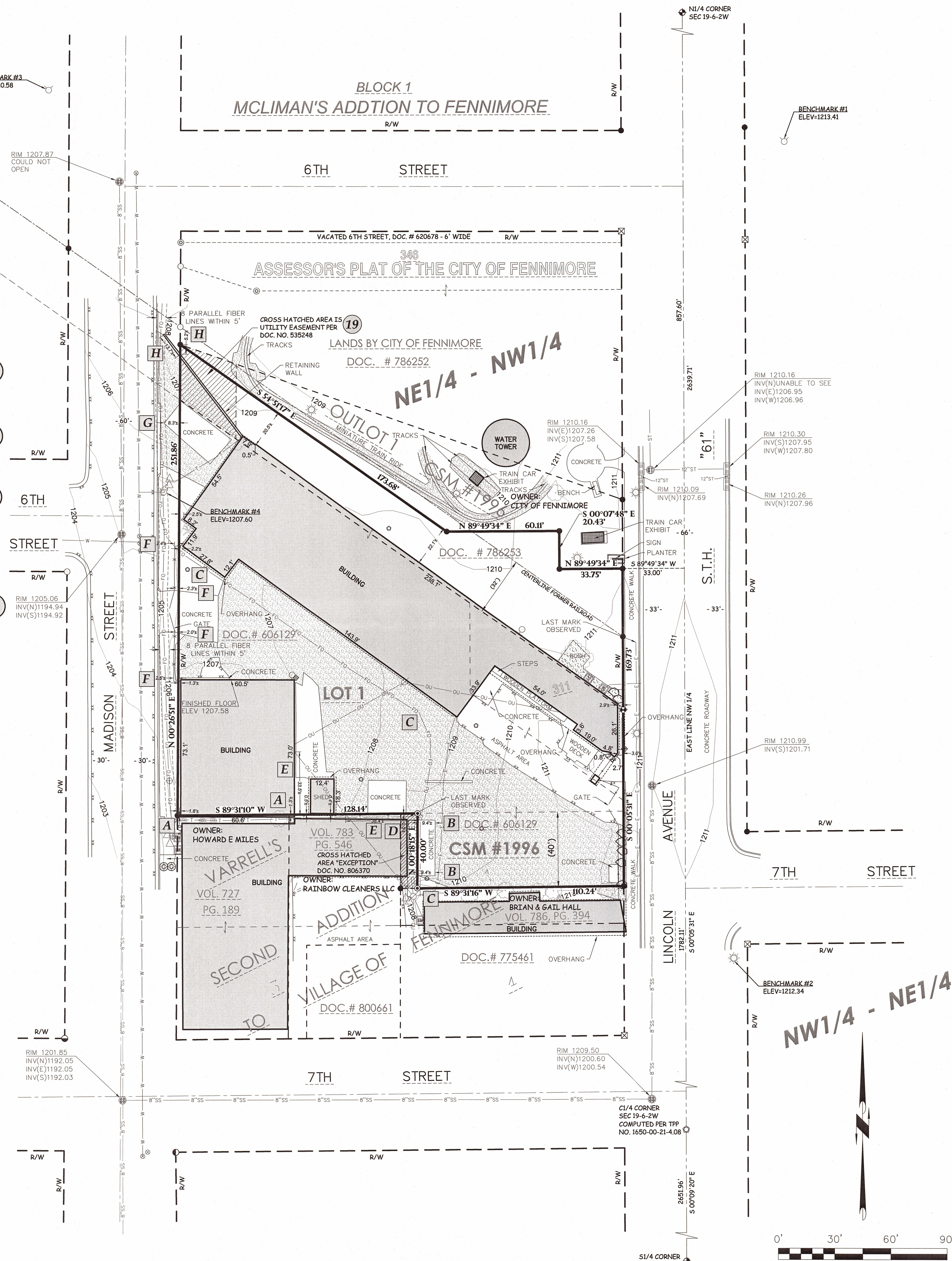
## LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 1996, RECORDED OCTOBER 23, 2019 IN VOLUME 19, PAGE 265, AS DOCUMENT NO. 805679, BEING ALL OF THE LOTS 311 AND 312 OF THE ASSESSOR'S PLAT OF THE CITY OF FENNIMORE, BEING PART OF LOT 1 OF VARRELL'S SECOND ADDITION TO THE VILLAGE (NOW CITY) OF FENNIMORE, AND BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, CITY OF FENNIMORE, GRANT COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION CONVEYED TO RAINBOW CLEANERS, LLC RECORDED NOVEMBER 20, 2019 AS DOCUMENT NO. 806370.

## UTILITY DISCLAIMER

THE LOCATIONS, SIZES AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR STRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS, SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH THE POSSIBILITY THAT ADDITIONAL UTILITIES WERE NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THIS INFORMATION FOR ANY PURPOSE IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. FOR MAKERS NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREON IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED. PRIOR TO ANY EXCAVATION, THE CONTRACTOR IS RESPONSIBLE TO MARK ALL PRIVATE AND PUBLIC UTILITIES WITHIN THE CONSTRUCTION LIMITS. ANY AND ALL REPAIRS/REPLACEMENT OF DAMAGED UTILITIES CAUSED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF SAID CONTRACTOR. "DIGGERS HOTLINE" TICKET #201918746 FOR PUBLIC UTILITIES WAS ORDERED FOR THIS SURVEY. "A PRIVATE UTILITY LOCATE WAS NOT A PART OF THE SCOPE OF WORK CONTRACTED FOR THIS PROJECT AND WAS THEREFORE NOT ORDERED."

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THIS SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.



## REVISIONS

CHECKED: JORDAN G. BROST  
DRAWN: TRAVIS PLANTICO  
DATE: 1-8-20  
PROJECT NO. 19-447

## ALTA/NSPS LAND TITLE SURVEY

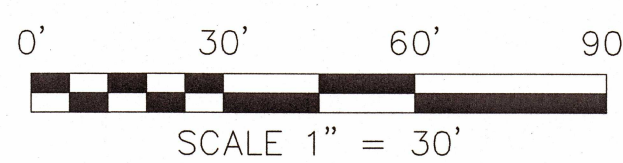
DGI-FENNIMORE, LLC  
DOLLAR GENERAL STORE  
CITY OF FENNIMORE  
GRANT COUNTY, WISCONSIN

Civil Engineering  
Land Surveying  
Landscape Architecture  
4941 Kirschling Court  
Stevens Point, WI 54481  
715.344.9999 (Ph) 715.344.9922 (Fax)



## ALTA

NW1/4 - NE1/4



44051

JAN 23 2020