

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S CERTIFICATE:

TO PURCHASER/BORROWER HALEY'S MOTEL INC., A FLORIDA CORPORATION; TO THE LENDER, CAPSTAR BANK, A TENNESSEE BANKING CORPORATION, ITS SUCCESSORS AND OR ASSIGNS; AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

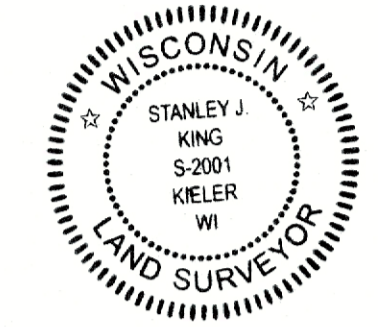
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 7(a), 8, AND 19 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED OCTOBER 12, 2021.

PARCEL IDENTIFICATION NUMBER: 211-00615-0090

DATE OF PLAT OR MAP: DECEMBER 15, 2021

Stanley J. King
 STANLEY J. KING
 PROFESSIONAL LAND SURVEYOR NO. 2001
 STATE OF WISCONSIN



DELTA 3 ENGINEERING INC.
 875 SOUTH CHESTNUT ST.
 PLATTEVILLE, WI, 53818
 (608)-348-5355
 KINGS@DELTA3ENG.BIZ

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS:

- THE ADDRESS OF THE SURVEYED PROPERTY IS: 1105 S. MAIN STREET CUBA CITY, WI 53807.
- PROPERTY IS IN ZONE X, AN AREA OF MINIMAL HAZARD PER FEMA FLOOD PANEL 55043C0775E.
- BUILDING DIMENSIONS ARE GRAPHICALLY SHOWN.
- SUBSTANTIAL FEATURES ARE GRAPHICALLY SHOWN.

SCHEDULE 'B' NOTES:

SCHEDULE B, PART II EXCEPTION ITEMS SHOWN BELOW ARE PER COMMONWEALTH LAND TITLE INSURANCE. TITLE INSURANCE FILE NO. F-374403, WITH A COMMITMENT EFFECTIVE DATE OF SEPTEMBER 17, 2021.

- NOT SURVEY RELATED.
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- NO ENCROACHMENTS TO THE PROPERTY WERE FOUND.
- ALL RECORDED EASEMENTS ARE GRAPHICALLY SHOWN.
- NO CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT FOUND.
- NOT SURVEY RELATED.
- NOT SURVEY RELATED.
- NO PORTION OF THE PROPERTY IS USED FOR STREET, ALLEY, OR HIGHWAY PURPOSES.
- BUILDING SETBACK LINE, NO ACCESS AREA TO STATE HIGHWAY 80, AND WISDOT SPECIAL EXCEPTION FOR ONE COMMERCIAL DRIVE ARE GRAPHICALLY SHOWN.
- NOT SURVEY RELATED.

TITLE COMMITMENT LEGAL DESCRIPTION:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 773, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS OF GRANT COUNTY ON PAGES 124-125, AS DOCUMENT NO. 628498, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 1 WEST, CITY OF CUBA CITY, GRANT COUNTY, WISCONSIN.

"AS SURVEYED" LEGAL DESCRIPTION:

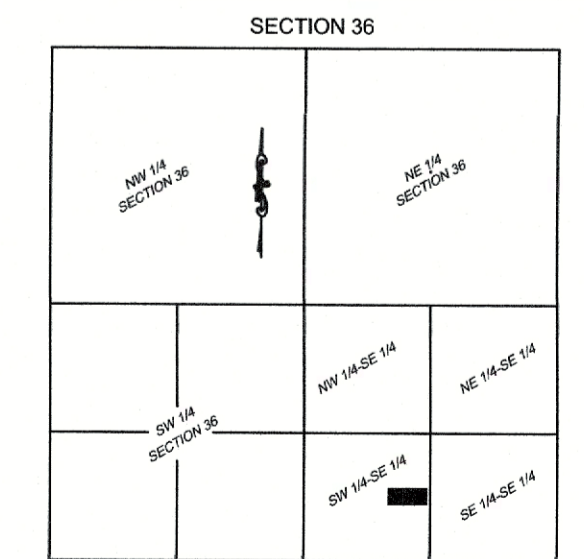
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 773, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS OF GRANT COUNTY ON PAGES 124-125, AS DOCUMENT NO. 628498, LOCATED IN THE SOUTHWEST 1/4 (SW 1/4) OF THE SOUTHEAST 1/4 (SE 1/4) OF SECTION 36, TOWN TWO (2) NORTH, RANGE ONE (1) WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF CUBA CITY, GRANT COUNTY, WISCONSIN.

SURVEYOR NOTES:

- BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 36, WHICH BEARS NORTH 89°08'58" WEST.
- DATE OF FIELD WORK: OCTOBER 12, 2021.
- PROPERTY ADDRESS: 1105 S. MAIN STREET, CUBA CITY, WI 53807
- NO ENCROACHMENTS WERE FOUND.
- PARCEL AREA: 1.69 ACRES (73,485 SQ. FT.)
- UNDERGROUND UTILITY LOCATIONS WERE VERIFIED BY A UTILITY LOCATE THROUGH DIGGERS' HOTLINE (TICKET NO. 20214109976, & 20214109995). SANITARY SEWER AND WATER MAIN WERE NOT LOCATED.
- PROPERTY HAS DIRECT ACCESS TO STATE TRUNK HIGHWAY 80 PER WISDOT AGREEMENT ON 05/02/01.
- THERE ARE NO GAPS, GORES, OR OVERLAPS AND THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THE PROPERTY DEPICTED IS THE SAME PROPERTY AS THE REFERENCED COMMITMENT.

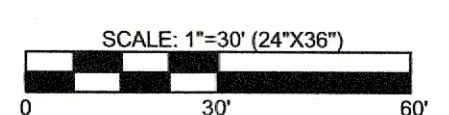


VICINITY MAP
 SCALE: N.T.S.



LOCATION MAP
 SCALE: 1" = 2,000'

DATE OF ORIGINAL SURVEY: OCTOBER 19, 2021	
REVISION: J. SEWELL	DATE: 12/13/21
REVISION:	DATE:
REVISION:	DATE:
REVISION:	DATE:
REVISION:	DATE:



DELTA 3 PROJECT NAME: DOLLAR GENERAL CUBA CITY ALTA	
DELTA 3 PROJECT NO.: D21-199	
DRAWN BY: J. SEWELL	SURVEYED BY: DELTA 3
CHECKED BY: D. DREESSENS	PROFESSIONAL CIVIL, MUNICIPAL & STRUCTURAL ENGINEERING ARCHITECTURE GRANT WRITING, LAND DEVELOPMENT, PLANNING & CAD SERVICES
FIELD CREW: J. SEWELL	875 SOUTH CHESTNUT STREET PLATTEVILLE, WISCONSIN 53818 PHONE: (608) 348-5355
SHEET 1 OF 1	