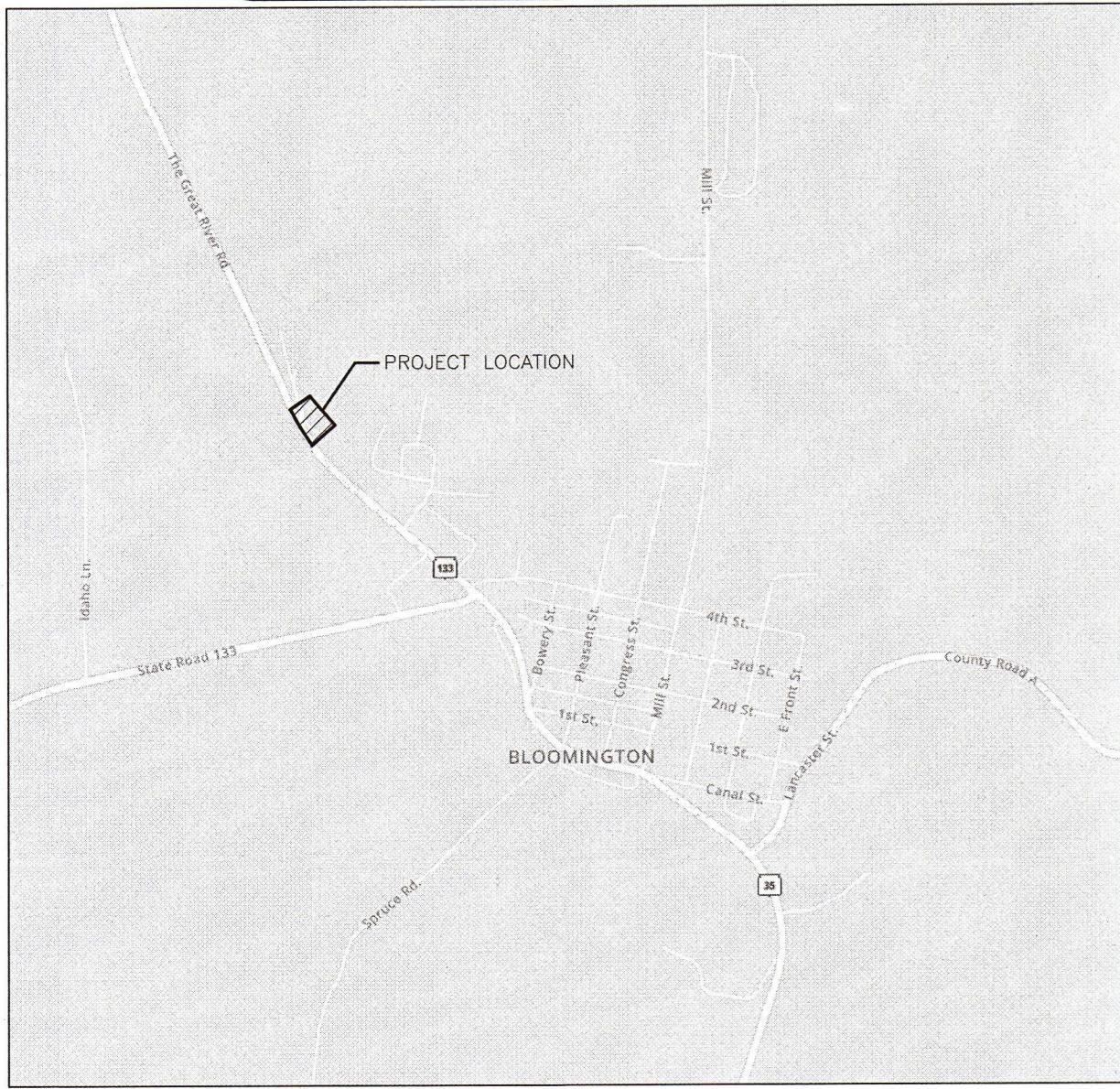


VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING, INC.
4941 KIRSCHLING COURT
STEVENS POINT, WISCONSIN 54481

RECORD LEGAL DESCRIPTION

PART OF THE EAST HALF (E.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 23, TOWNSHIP FIVE (5) NORTH, RANGE FIVE (5) WEST OF THE 4TH P.M. GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 23...

UNPLATTED LANDS BY OTHERS

UNPLATTED LANDS BY OTHERS

UNPLATTED LANDS BY OTHERS

LEGEND

- These standard symbols will be found in the drawing. SANITARY SEWER LINE, APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS, OVERHEAD UTILITIES LINE, BURIED ELECTRIC LINE, BURIED GAS LINE, BURIED FIBER OPTICS LINE, EDGE OF BITUMINOUS CONTOUR LINE, RIGHT-OF-WAY LINE, RIGHT-OF-WAY CENTER LINE, SECTION LINE, INTERIOR LOT LINE, BEARING/DISTANCE TO THE LINE, EASEMENT LINE, F.F.E. = FINISHED FLOOR ELEVATION, SANITARY SEWER MANHOLE, HYDRANT, ELECTRIC BOX, POWER POLE, GUY WIRE, TELEPHONE PEDESTAL, GUARD POST/BOLLARD, AIR CONDITIONING UNIT, TV ANTENNA, BUSH/SHRUB, TREE, GRAVEL AREA, 3/4" O.D. X 18" IRON BAR SET, WEIGHING 1.50 LBS./LIN. FT., 1" O.D. IRON PIPE FOUND, 3/4" O.D. IRON BAR FOUND, STEEL ANGLE IRON FOUND, CHISELED "X" SET IN CONCRETE, ALUMINUM MONUMENT FOUND, RECORDED AS

SURVEYOR'S NOTES

- 1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. 2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED. 3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 5 WEST WHICH BEARS N 0°25'11" W AS REFERENCED TO THE GRANT CO. CRD. SYSTEM, NAD83 (2011). 4. ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 556 MARCO LANE, BLOOMINGTON, WI 53804. 5. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55043C0295F, EFFECTIVE DATE OF FEBRUARY 03, 2016. 6. AREA OF SUBJECT PROPERTY: 53,372 SQUARE FEET (1.225 ACRES). 7. INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING RESTRICTIONS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER. 8. AT THE TIME OF THE SURVEY, THERE WAS NO DIVISION OR PARTY WALLS OBSERVED WITH RESPECT TO ADJOINING PROPERTIES. 9. 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. 10. 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. 11. AT THE TIME OF THE SURVEY SNOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. POINT OF BEGINNING SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO SAID WINTER CONDITIONS.

POTENTIAL ENCROACHMENTS

- A. A POWER POLE WHICH CROSSES OVER THE SOUTH PROPERTY LINE WHICH HAS OVERHEAD UTILITIES WHICH PASS THROUGH THE WEST PROPERTY LINE, AS SHOWN ON THIS MAP. B. AN UNDERGROUND FIBER OPTIC LINE CROSSES THE SOUTH AND WEST PROPERTY LINES BEFORE ENTERING THE UTILITY EASEMENT TO THE VILLAGE OF BLOOMINGTON AS SHOWN ON THIS MAP. C. AN UNDERGROUND GAS LINE CROSSES THE WEST PROPERTY LINE BEFORE ENTERING THE UTILITY EASEMENT TO THE VILLAGE OF BLOOMINGTON AS SHOWN ON THIS MAP. D. A FIRE HYDRANT WHICH CROSSES OVER THE SOUTH PROPERTY LINE AS WELL AS A POTENTIAL UNDERGROUND WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE PROPERTY.

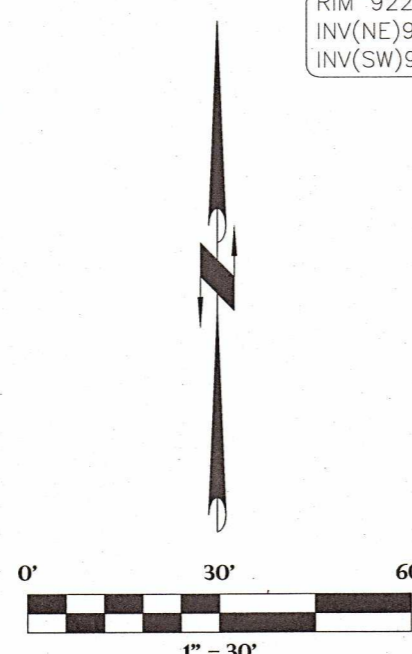
BENCHMARK

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK #1: 60# SPIKE ON EAST SIDE OF POWER POLE, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF S.T.H. "35/133" AND MARCO LANE. ELEVATION = 934.09. BENCHMARK #2: BURY BOLT ON HYDRANT, LOCATED ALONG MARCO LANE NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 934.27. BENCHMARK #3: BOLT ON HYDRANT, NORTH FLANGE BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF S.T.H. "35/133", APPROXIMATELY 285 FEET SOUTHWEST OF THE INTERSECTION OF S.T.H. "35/133" AND MARCO LANE AND ALONG THE SOUTH PROPERTY LINE OF THE SUBJECT PROPERTY. ELEVATION = 935.43.

SCHEDULE B, PART II EXCEPTIONS

- 9. FROM TITLE COMMITMENT NO. OR7E748877, SUPPLEMENTAL #1, EFFECTIVE DATE OF NOVEMBER 10, 2022 AT 7:00 A.M., PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B-II: SUBJECT TO THE PUBLIC STREET AND UTILITY EASEMENT GRANTED IN FAVOR OF THE VILLAGE OF BLOOMINGTON, A WISCONSIN COOPERATION DATED MAY 11, 2009 AND FILED JUNE 25, 2009 AS DOCUMENT NO. 718885.

SURVEYOR'S NOTE: THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.



CLIENT

WESTWIND CONSTRUCTION
1435 FULTON STREET
GRAND HAVEN, MI 49417

OWNER

DENNIS R. LAMERE
(CONTACT INFORMATION NOT AVAILABLE)

UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown hereon based on actual surveyed locations. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed elevations. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of pipes are shown hereon, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

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 THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

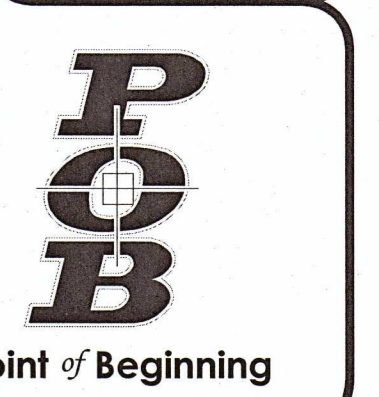
REVISIONS

Table with columns: CHECKED, DRAWN, DATE, PROJECT NO. Values: JORDAN G. BROST, CHAD A. GORETSKI, 2-23-23, 22.126

ALTA/NSPS LAND TITLE SURVEY

WESTWIND CONSTRUCTION
DOLLAR GENERAL SITE
VILLAGE OF BLOOMINGTON
GRANT COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
7.1.5.344.9999 (PH) 715.344.9922



SURVEYED LEGAL DESCRIPTION

BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 5 NORTH, RANGE 5 WEST, VILLAGE OF BLOOMINGTON, GRANT COUNTY, WISCONSIN. COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 5 WEST; THENCE N 0°25'11" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 1629.58 FEET; THENCE N 87°29'07" W, 731.61 FEET TO THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED; THENCE S 40°46'00" E, 314.92 FEET; THENCE S 48°17'21" W, 192.14 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.T.H. "35/133"; THENCE N 33°27'52" W ALONG SAID EAST RIGHT-OF-WAY LINE, 161.02 FEET; THENCE N 55°59'05" E, 121.24 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO: DOLLAR GENERAL CORPORATION, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, MIDWEST TITLERS COMPANY, TRANSMISSION TITLE AGENCY OF MICHIGAN LAKESHORE DIVISION, WESTCOAST LAND TITLE INSURANCE COMPANY AND FIDELITY NATIONAL 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 INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 10, 13, 14, 16, 17, 18 AND 20a OF A TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR #3009
2/23/2023 DATE

