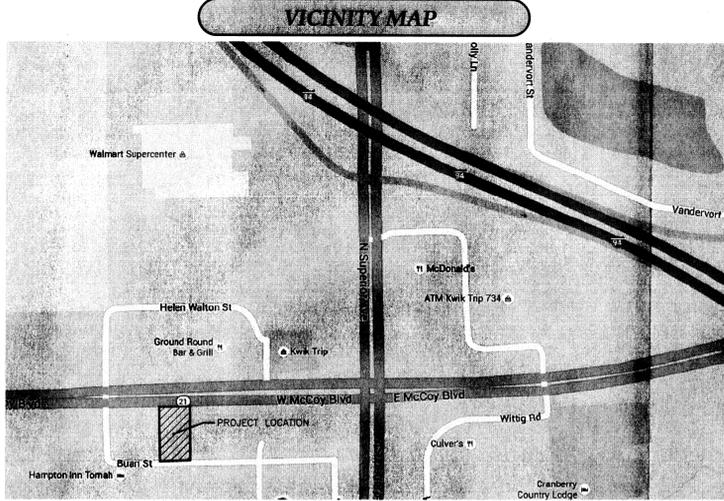


# ALTA/NSPS LAND TITLE SURVEY

CSR 2550  
Filed July 11, 2017



### SCHEDULE B-2 EXCEPTIONS

- FROM TITLE COMMITMENT FILE NO. W1249473, EFFECTIVE DATE OF MAY 24, 2017 AT 5:00 P.M., PREPARED BY OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, SECTION II:
- RIGHTS AND EASEMENTS GRANTED TO THE NORTH-WEST TELEPHONE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, BY INSTRUMENT RECORDED FEBRUARY 5, 1962 IN VOLUME 45 PAGE 362. - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT THE DESCRIPTION IS BLANKET IN NATURE OVER THE ENTIRETY OF THE PROPERTY AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.
  - RIGHTS AND EASEMENTS GRANTED TO THE STATE OF WISCONSIN (FOR HIGHWAY PURPOSES) BY DEED DATED MAY 12, 1942 RECORDED MAY 13, 1942 IN VOLUME 143 PAGE 559. - THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.
  - RIGHTS, EASEMENTS AND ACCESS LIMITATIONS GRANTED TO THE STATE OF WISCONSIN (STATE HIGHWAY COMMISSION) BY INSTRUMENT DATED APRIL 18, 2016 AS EVIDENCED BY MEMORANDUM OF LEASE DATED APRIL 18, 2016 RECORDED MAY 20, 2016 AS DOCUMENT NO. 657169. - UNABLE TO DETERMINE IF THIS ITEM AFFECTS THE SUBJECT PROPERTY, AS "EXHIBIT A" OF THE DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR.
  - TERMS, COVENANTS, CONDITIONS AND USE RESTRICTIONS CONTAINED IN UNRECORDED LEASE BETWEEN 224 BUAN STREET, LLC, AS LANDLORD, AND STARBUCKS CORPORATION DATED APRIL 18, 2016 AS EVIDENCED BY MEMORANDUM OF LEASE DATED APRIL 18, 2016 RECORDED MAY 20, 2016 AS DOCUMENT NO. 657169. - UNABLE TO DETERMINE IF THIS ITEM AFFECTS THE SUBJECT PROPERTY, AS "EXHIBIT A" OF THE DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR.
  - RIGHTS AND EASEMENTS OF THE OKDALE ELECTRIC COOPERATIVE, ITS SUCCESSORS AND/OR ASSIGNS, AS SET FORTH IN EASEMENT RECORDED AUGUST 8, 2016 AS DOCUMENT NO. 659006. - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, BUT CANNOT BE PLOTTED ON THIS MAP DUE TO THE UNDERGROUND UTILITY LINE NOT BEING MARKED AS WELL AS THE DESCRIPTION IN THE DOCUMENT BEING AMBIGUOUS. THE DESCRIPTION IS AMBIGUOUS DUE TO IT STATING "FROM THE ELECTRIC BOX ON THE SOUTHWEST LOT CORNER". THERE IS AN ELECTRIC BOX APPROXIMATELY 10 FEET NORTH OF THE SOUTHWEST LOT CORNER, BUT IT IS NOT ON THE LOT CORNER. FROM THERE THE DESCRIPTION STATES "GOING ALONG THE SOUTH LOT LINE 130 FEET, MORE OR LESS, TO THE SOUTHWEST LOT CORNER". THE SUBJECT LOT IS ONLY 117.24 FEET WIDE, SO 130 FEET, MORE OR LESS IS SUBSTANTIALLY MORE THAN THE WIDTH OF THE SUBJECT LOT. ALSO, THERE IS ANOTHER ELECTRIC BOX NEAR THE SOUTHWEST LOT CORNER, BUT AGAIN IT IS NOT ON THE SOUTHWEST LOT CORNER.

### SURVEYOR'S CERTIFICATE

TO: THE PAIGE TRUST, UNDER AGREEMENT DATED AUGUST 8, 1990; WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS; AND OLD REPUBLIC 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2017.

Jordan G. Brost, Professional Land Surveyor #3009  
DATE: 07/07/2017



### SURVEYOR'S NOTES

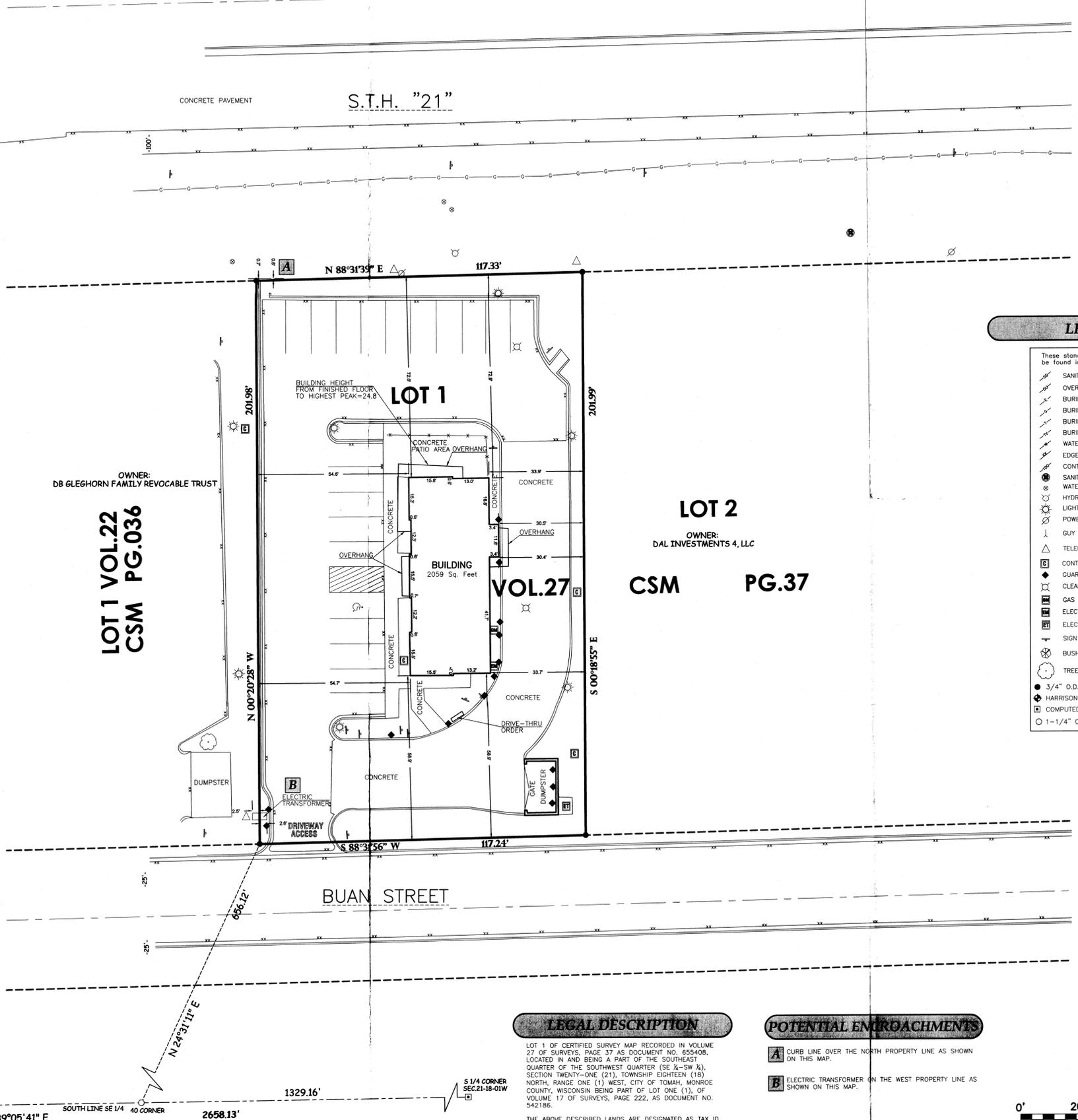
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 01 WEST. RECORDED TO BEAR N 89°05'41" E.
- AREA OF SUBJECT PROPERTY: 23,685 SQUARE FEET (0.544 ACRES).
- PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 5508100245D, EFFECTIVE DATE JANUARY 20, 2010.
- ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 224 BUAN STREET, TOMAH, WISCONSIN 54660.
- 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 THE SURVEY, THERE WERE 20 STANDARD PARKING STALLS AND 1 HANDICAP PARKING STALL OBSERVED, FOR A TOTAL OF 21 PARKING STALLS OBSERVED.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND THERE WAS 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.

### UTILITY NOTES

- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM WATER, SANITARY SEWER, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
- BEFORE DIGGING IN THIS AREA, CALL DIGGERS HOTLINE AT 1-800-242-8511 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

### SURVEYOR

JORDAN G. BROST  
POINT OF BEGINNING, INC.  
5709 WINDY DRIVE, SUITE D  
STEVENS POINT, WISCONSIN 54482  
OFFICE (715)344-9999  
MOBILE (715)340-1259  
FAX (715)344-9922  
EMAIL jordanb@pbinc.com



### LEGEND

- These standard symbols will be found in the drawing.
- SANITARY SEWER
  - OVERHEAD UTILITIES
  - BURIED ELECTRIC
  - BURIED GAS
  - BURIED TELEPHONE
  - BURIED TELEVISION
  - WATERMAIN
  - EDGE OF BITUMINOUS CONTOUR LINE
  - SANITARY MANHOLE
  - WATER VALVE
  - HYDRANT
  - LIGHTPOLE
  - POWERPOLE
  - GUY WIRE
  - TELEPHONE PEDESTAL
  - CONTROL BOX
  - GUARD POST
  - CLEAN OUT
  - GAS METER
  - ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - SIGN
  - BUSH/SHRUB
  - TREE
  - 3/4" O.D. IRON BAR FOUND
  - HARRISON MONUMENT FOUND
  - COMPUTED CORNER PER SURVEYS
  - 1-1/4" O.D. IRON PIPE FOUND

### LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 27 OF SURVEYS, PAGE 37 AS DOCUMENT NO. 655408, LOCATED IN AND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4-SW 1/4), SECTION TWENTY-ONE (21), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ONE (1) WEST, CITY OF TOMAH, MONROE COUNTY, WISCONSIN BEING PART OF LOT ONE (1), OF VOLUME 17 OF SURVEYS, PAGE 222, AS DOCUMENT NO. 542186.

THE ABOVE DESCRIBED LANDS ARE DESIGNATED AS TAX ID NUMBER 286-02651-1916(2017), 286-02651(PARENT).

### POTENTIAL ENCROACHMENTS

- A CURB LINE OVER THE NORTH PROPERTY LINE AS SHOWN ON THIS MAP.
- B ELECTRIC TRANSFORMER ON THE WEST PROPERTY LINE AS SHOWN ON THIS MAP.

REVISIONS

CHECKED: JORDAN G. BROST  
DRAWN: TRAVIS PLANTICO  
DATE: 7-5-17  
PROJECT NO. 17.448

ALTA/NSPS LAND TITLE SURVEY

PAIGE GLASS  
STARBUCKS - 224 BUAN STREET  
CITY OF TOMAH  
MONROE COUNTY, WISCONSIN

Civil Engineering  
Land Surveying  
Landscape Architecture  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999 (Ph) 715.344.9922 (Fax)

Point of Beginning

ALTA