

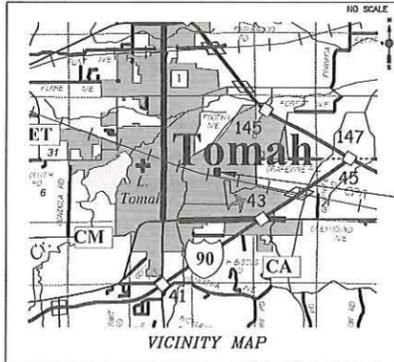
ALTA/NSPS LAND TITLE SURVEY FOR TORO COMPANY

CSR 2557

213 SIME AVENUE, TOMAH, WI 54660

LOT TWO AND THREE OF VOLUME 7 CERTIFIED SURVEY MAPS,
PAGE 258 AS DOCUMENT NO. 402796

LOCATED IN THE FRACTIONAL NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4,
SECTION 3, TOWNSHIP 17 NORTH, RANGE 1 WEST, CITY OF TOMAH,
MONROE COUNTY, WISCONSIN.



PROJECT LOCATION

SURVYOR:
ERIC J. SCHOOT
MSA PROFESSIONAL SERVICES
146 NORTH CENTRAL AVENUE, SUITE 201
MARSHFIELD, WI 54449
OFFICE: 715-304-0462
MOBILE: 608-387-1528
EMAIL: ESCHOOT@MSA-PS.COM
WEBSITE: MSA-PS.COM

SCHEDULE "B" NOTES:
STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 63617

- UTILITY AND DRAINAGE EASEMENT(S) OVER ON THE WESTERLY 15 FEET OF THE SUBJECT PROPERTY AS SHOWN ON CERTIFIED SURVEY MAP RECORDED ON VOL. 7 OF CSM ON PAGE 258 AS DOCUMENT NO. 402796. - (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.)
- DRAINAGE EASEMENT(S) OVER THE EASTERLY 30 FEET OF THE SUBJECT PROPERTY AS SHOWN ON CERTIFIED SURVEY MAP RECORDED IN VOL. 7 OF CSM ON PAGE 258 AS DOCUMENT NO. 402796. - (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED ON THIS MAP.)
- TERMS AND CONDITIONS OF UNRECORDED LEASE DATED JANUARY 1, 1996 BY AND BETWEEN T.C. PARTNERSHIP AS LESSOR AND THE TORO COMPANY AS LESSEE. - (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, BUT IS GENERAL IN NATURE AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.)

ZONING:

INFORMATION LISTED BELOW WAS OBTAIN BY THE SURVEYOR FROM THE CITY OF TOMAH WEB SITE, NO ZONING LETTER WAS PROVIDED BY CLIENT. SETBACK LINES ARE SHOWN ON THIS PLAT, THE SURVEYOR DOES NOT GUARANTEE ACCURACY.

- CURRENT ZONING DISTRICT: M-2 INDUSTRIAL
- SETBACKS: PRINCIPAL BUILDINGS
 - FRONT: 25 FEET
 - SIDE: 25 FEET (MINIMUM SIDE YARD WHEN ABUTTING A RESIDENTIAL DISTRICT MUST BE 100 FEET)
 - REAR: 20 FEET (MINIMUM REAR YARD WHEN ABUTTING A RESIDENTIAL DISTRICT MUST BE 100 FEET)
- SETBACKS: ACCESSORY BUILDINGS
 - FRONT: N/A
 - SIDE: 10 FEET
 - REAR: 10 FEET
- MAXIMUM BUILDING HEIGHT: 3 STORIES, 45 FEET
- MINIMUM LOT AREA: 20,000 SQUARE FEET
- MINIMUM FRONTAGE: 100 FEET
- MAXIMUM LOT COVERAGE: 60 PERCENT

ALTA LEGEND

—	BOUNDARY LINE	☒	CABLE TV PEDESTAL, FIELD VERIFY
—	CENTERLINE	☒	CATCH BASIN
- - -	EXISTING EASEMENT	☐	CURB INLET
—	SECTION LINE	☒	DECIDUOUS TREE
—	RIGHT-OF-WAY LINE	⊙	ELECTRIC METER, FIELD VERIFY
—	ABUTTING SURVEY	⊕	FLAG POLE
—	SETBACK LINE	☒	FIBER OPTIC PEDESTAL, FIELD VERIFY
—E—	UNDERGROUND ELECTRIC	⊙	GAS METER, FIELD VERIFY
—T—	UNDERGROUND TELEPHONE	⊙	GUARD POST
—TV—	UNDERGROUND CABLE TV	⊕	DISABLED PARKING STALL
—OH—	OVERHEAD UTILITY	⊕	HYDRANT
—SAN—	SANITARY SEWER	⊕	LIGHT POLE
—SS—	STORM SEWER	⊕	MAIL BOX
—W—	WATER LINE	—○—	POWER POLE
—G—	GAS LINE	⊕	ROAD SIGN
—	TREE LINE	⊙	SANITARY MANHOLE
—	PARKING STRIPE	⊙	STORM MANHOLE
—	CURB & GUTTER	⊕	WATER VALVE
		☒	TELEPHONE PEDESTAL, FIELD VERIFY

LEGAL DESCRIPTION:
STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 63617

LOT TWO AND LOT THREE OF A CERTIFIED SURVEY MAP RECORDED IN VOL. 7 OF CSM ON PAGE 258 AS DOCUMENT NO. 402796, LOCATED IN THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER (FRAC. NW 1/4 OF FRAC. NW 1/4), SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE ONE (1) WEST, CITY OF TOMAH, MONROE COUNTY, WISCONSIN.

SURVEYOR'S NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON CERTIFIED SURVEY MAP RECORDED IN VOL. 7 OF CSM ON PAGE 258, THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 1 WEST, ASSUMED TO BEAR S01°02'35"W.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS A BUILDING OBSERVED ON THE SUBJECT PROPERTY.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE NO WETLAND AREAS DELINEATED.
- ADDRESS PROPERTY AS PROVIDED BY INSURER: 213 SIME AVENUE, TOMAH, WI 54660.
- BY GRAPHIC INTERPRETATION ONLY, THIS PROPERTY LIES IN ZONE "AE" AND "X" PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55081C0401D. SAID RATE MAP HAS AN EFFECTIVE DATE OF JANUARY 20, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- AREA OF SUBJECT PROPERTY: 108,875 SQ.FT. (2.50 ACRES).
- THE LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM A TITLE POLICY PREPARED BY STEWART TITLE GUARANTY COMPANY BEARING A TITLE COMMITMENT NO. OF 63617 WITH AN EFFECTIVE DATE OF AUGUST 4, 2017 AT 7:00 AM AND AN ISSUE DATE OF AUGUST 22, 2017, THIS TITLE POLICY WAS USED AS THE SOLE SOURCE OF RECORD ENCUMBRANCES AND MSA PROFESSIONAL SERVICES, INC. ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS THEREIN.
- UTILITY DISCLAIMER - THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE TICKETS #20173401784, #20173401845, AND #20173409367 AND BY PRIVATE UTILITIES SERVICES.
- AT THE TIME OF THE ALTA SURVEY, NO BURIAL SITES WERE OBSERVED.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY, 39 REGULAR PARKING STALLS AND 1 DISABLED PARKING STALLS WERE OBSERVED.
- SUBJECT PROPERTY IS ZERO FEET FROM THE INTERSECTION OF SIME AVENUE AND PLASTIC AVENUE, LOCATED IN THE NORTHWEST CORNER OF SAID INTERSECTION.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

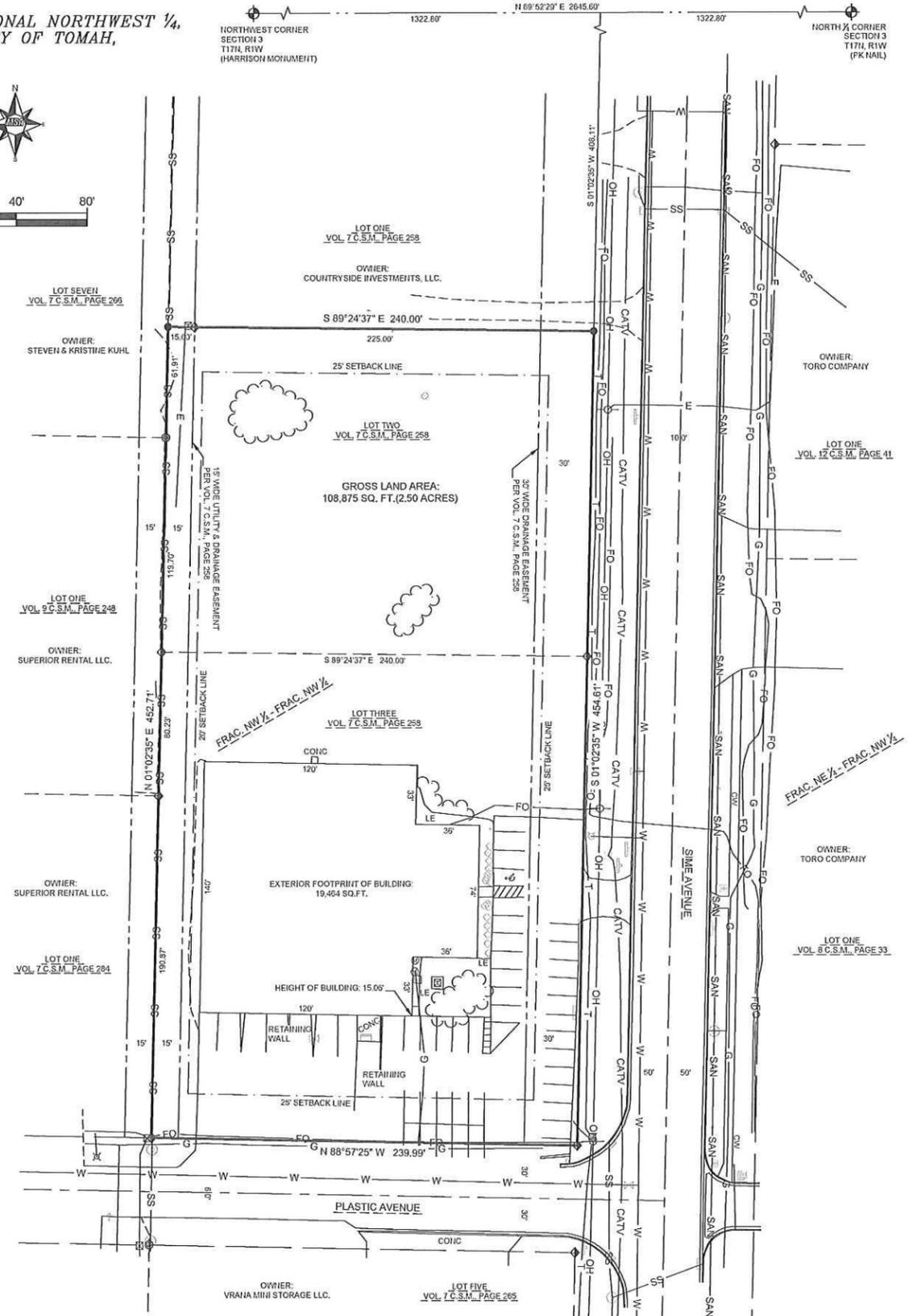
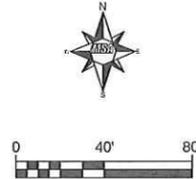
CERTIFICATION:

To: THE TORO COMPANY, A DELAWARE CORPORATION, GUARANTY COMMERCIAL TITLE, INC. AND STEWART TITLE 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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 15, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on September 7, 2017.

Eric J. Schoot

ERIC J. SCHOOT
WISCONSIN LICENSE NO. 3149
FOR MSA PROFESSIONAL SERVICES, INC.
DATE OF PLAT: 9-15-17



PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
06744006	AS SHOWN					
PROJECT DATE:	9/15/17	DRAWN BY:	EJS			
F.B.:		CHECKED BY:	GPR			

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THE TORO COMPANY
RYAN COMPANIES US, INC.
213 SIME AVENUE, TOMAH, WI 54660

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CSR 2557
 FILED SEPT. 26, 2017