

CSR 2624

FILED JUNE 26, 2018

Survey Notes

- All monumentation of exterior boundaries were found to still be in place as shown on map.
- Address of Property: 102 East Woody Drive, Tomah, WI 54660, (being in the Village of Oakdale, Monroe County, Wisconsin).
- All areas shown on this map are designated Zone X (Area of minimal Flooding) by FEMA FIRN Map Community Panel Number 550324 04100 & 04300, Effective Date: Jan. 20th, 2010.
- Total Gross land area is 8.93 Acres+/-, 388,888 Square Feet.
- The property is zoned B- (Business District) The requirements for B Zoning is
Minimum lot area: 5,000 Sq.Ft.
Minimum width: None
Front yard setback: 15 feet
Side yard setback: None
Rear yard setback: None
Fuel pump setback: None
Maximum building height: 35 feet
Building density formula: None
A convenience store selling gasoline is a permitted use within the B zoning district.
- Building is 6,852 square feet
- All features visible or marked by diggers hotline are shown herein.
- 124 parking spaces are provided (58 Truck, 2 Auto handicap, 51 Auto Undesignated, and 13 RV/Bus)
- All utilities fall within easements listed in Schedule B 2 of Title Commitment and are shown on map and/or referenced on Page 2 of 2 of this Survey.
- Only visible construction is happening inside the I-90/34 R-O-W, also the area along said R-O-W indicated by hatched area has a bedding of railroad ties for heavy equipment to access the construction area from the parking lot.
- There are no proposed changes in street right of way being considered at this time per the Village of Oakdale.



SURVEYOR'S CERTIFICATE

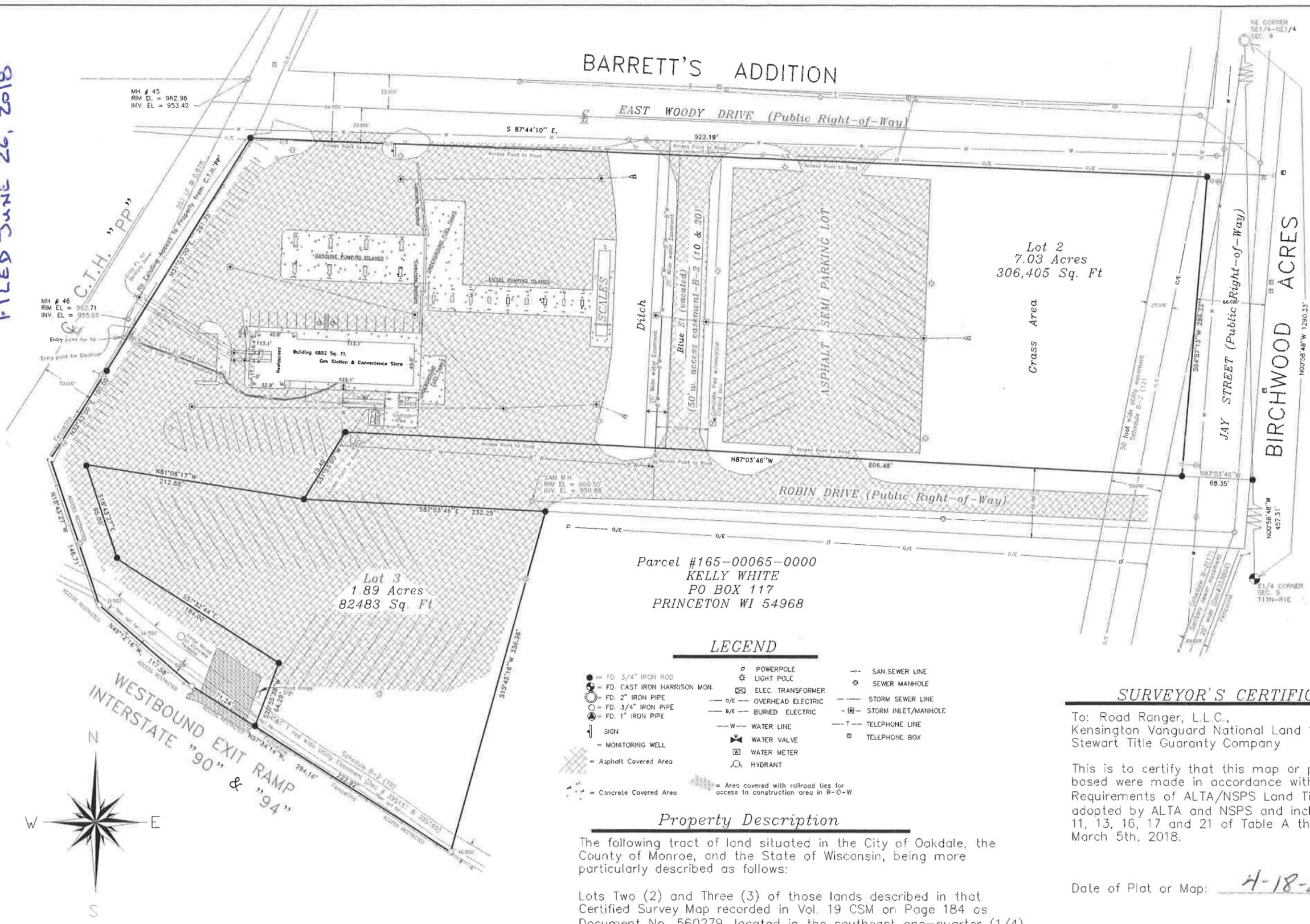
To: Road Ranger, L.L.C.,
Kensington Vanguard National Land Services,
Stewart Title Guaranty Company

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 of ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 11, 13, 16, 17 and 21 of Table A thereof. The field work was completed on March 5th, 2018.

Date of Plat or Map: 4-18-2018

Dwayne M. Hefner
Dwayne M. Hefner, PLS 2494
RESOLUTION SURVEYS, LLC
27437 Killdeer Avenue,
Wilton, WI 54670

BARRETT'S ADDITION



Parcel #165-00065-0000
KELLY WHITE
PO BOX 117
PRINCETON WI 54968

LEGEND

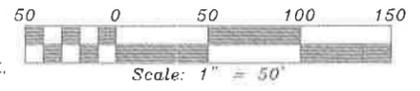
- | | | |
|------------------------------|--|-----------------------|
| ● FD 3/4" IRON ROD | ⊙ POWERPOLE | --- SAN SEWER LINE |
| ⊙ FD CAST IRON HARRISON MON. | ⊙ LIGHT POLE | ⊙ SEWER MANHOLE |
| ⊙ FD 2" IRON PIPE | ⊙ ELEC. TRANSFORMER | --- STORM SEWER LINE |
| ⊙ FD 3/4" IRON PIPE | --- O/E OVERHEAD ELECTRIC | ⊙ STORM INLET/MANHOLE |
| ⊙ FD 1" IRON PIPE | --- B/E BURIED ELECTRIC | --- TELEPHONE LINE |
| ↑ SIGN | --- W WATER LINE | ⊙ TELEPHONE BOX |
| ⊙ MONITORING WELL | ⊙ WATER VALVE | |
| ⊙ Asphalt Covered Area | ⊙ WATER METER | |
| | ⊙ HYDRANT | |
| ⊙ Concrete Covered Area | ⊙ Area covered with railroad ties for access to construction area in R-O-W | |

Property Description

The following tract of land situated in the City of Oakdale, the County of Monroe, and the State of Wisconsin, being more particularly described as follows:

Lots Two (2) and Three (3) of those lands described in that Certified Survey Map recorded in Vol. 19 CSM on Page 184 as Document No. 560279, located in the southeast one-quarter (1/4) of the northeast one-quarter (1/4) of Section Nine (9), Township Seventeen (17) North, Range One (1) East, Village of Oakdale, Monroe County, Wisconsin.

Parcel ID: 165-00057-0000 & 165-00057-0001



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE1/4-NE1/4 OF SECTION 9, T17N, R1E, RECORDED TO BEAR N00°58'43"W.

AutoCAD By: Dwayne M. Hefner, P.L.S.	CREW CHIEF: DWAYNE M. HEFNER, P.L.S.	Resolution Surveys, LLC 27437 Killdeer Avenue, Wilton, Wisconsin, 54670 (608) 343-3284 FAX: (608) 435-6284	Road Ranger, LLC & Kensington Vanguard National Land Services and Stewart Title Guaranty Company	Stewart Title Guaranty Co. Title Commitment No. 839598(S-WI-CP-JM)B effective date January 12, 2018	SHEET NO.
DATE: March 26, 2018	PROJ. NO. 2018-03-06				1 of 2
DWG. NO.:	DWG.				

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Schedule B-2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same or disposed of to the satisfaction of the company:	Surveyor Comments
1) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires the value of record the estate or interest or mortgage thereon covered by this Commitment.	NOT APPLICABLE TO SURVEY PLAT
2) Rights or claims of parties in possession of the land not shown in the public records.	NOT APPLICABLE TO SURVEY PLAT
3) Easements or claims of easements not shown in the public record.	NOT APPLICABLE TO SURVEY PLAT
4) Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.	NOT APPLICABLE TO SURVEY PLAT
5) Notwithstanding any provision of the policy to the contrary, the following matters are expressly excluded from coverage of the policy, and the Company will not pay loss or damage costs, attorney's fees, or expenses that might arise by reason of any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.	NO COMMENT
6) Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of the Policy	NOT APPLICABLE TO SURVEY PLAT
7) Oil, gas, coal or other mineral interest together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.	NOT APPLICABLE TO SURVEY PLAT
8) Taxes for the year 2017 and subsequent years, a lien not yet due and payable.	NOT APPLICABLE TO SURVEY PLAT
9) Fee Interest of Commercial Net Lease Realty, LP, A Delaware limited partnership.	NOT APPLICABLE TO SURVEY PLAT
10) Easements, if any, that continue despite the vacation of Blue Street.	Vacated Blue Street continues as a 50 wide easement for ingress and egress to be maintained by owner of Lot 2. Also a 20 foot wide water easement exist along the West 10 feet of said 50 feet. Easement shown on Survey Plat
11) Terms, Conditions, Easements, Restrictions, and all provisions as set forth on Certified Survey Map recorded in Volume 19 CSM at page 184 as Document No. 560279.	Nothing found that is not shown on Survey Plat.
12) Right of Way Easement for Rural Electric Line to Oakdale Co-Operative Electrical Association as set forth in Volume 159 at Page 126 and Volume 159 at Page 284, Document No. 200898.	50 foot wide easement of Oakdale Electric Co-op shown on map.
13) Declaration by the State Highway Commission of Wisconsin now Wisconsin Department of Transportation as set forth in Volume 210 at Page 544, Document No. 269632, and Volume 46 at Page 4, Document No. 270473.	No direct access to interstate highway from property, access to C.T.H.'PP' only from existing drive for agricultural and residential purposes.No access to I-90/94.
14) Limitations as set forth in a Deed recorded in Volume 210 at Page 575, Document No. 269717 and Volume 225 at Page 286, Document No. 280589.	I-90/I-94 DEEDS, location and limitations shown on Survey Plat.
15) Covenants, Conditions, Restrictions, and Other Provisions as set forth in a Warranty Deed recorded in Volume 227 at Page 489, Document No. 294430, and Volume 227 at Page 490, Document No. 294431.	Town of Oakdale limits access to property only from Town Roads- No access from C.T.H.'PP'
16) Order as recorded in Volume 53 at Page 588, Document No. 285278, and Volume 81 at Page 579, Document No. 302752.	Orders creating Oakdale Sanitary District.
17) Right of Way Easement to Oakdale Sanitary District as set forth in Volume 71 at Page 519, Document No. 323804.	Blanket Easement can't be shown on Survey Plat, actual Sanitary Sewer location is shown on Map.
18) Right of Way Grant to North-West Telephone Company as set forth in Volume 76 at Page 484, Document No. 330490 and Volume 77 at Page 265, Document No. 331216.	North-West Telephone Company blanket easement, any new lines will stay within 10 feet of any existing lines.
19) Grant to AT&T Communications of Wisconsin, Inc. as set forth in Volume 97 at Page 843, Document No. 395185 and Volume 97 at Page 830, Document No. 395157.	AT&T 1 rod wide utility easement shown along the North line of I-90/94.
20) Easement and Agreement with the Village of Oakdale as set forth in Volume 284 at Page 700, Document No. 475243.	Shown on Survey Plat as 50' easement over vacated "Blue Street".
21) Declaration of Cross-Easements set Forth as Document No. 560717.	Declaration of Cross-Easements between Lot 2 & Lot 3 is a blanket easement and can't be shown on map. Said document states that should Lot 2 and 3 be separated at any future time both lots would share access points and parking etc. See document for further explanations.
22) Terms and Conditions of a Lease by and between Commercial Net Lease Realty, L.P., as Lessor, and Road Ranger, L.L.C., as Lessee, as evidenced by a Memorandum of Lease dated June 27, 2006 and recorded July 3, 2006 as Document No. 563025.	NOT APPLICABLE TO SURVEY PLAT
23) Terms and Conditions of a Sublease as evidenced by a Collateral Assignment of Interest in Sublease dated June 27, 2006 and recorded July 3, 2006 as Document No. 563026 and as Document No. 563027.	NOT APPLICABLE TO SURVEY PLAT
24) Easement Agreement to the Village of Oakdale recorded November 18, 2013, in Document No. 638361.	NOT APPLICABLE TO SURVEY PLAT
25) Landlord Consent Agreement made by and between National Retail Properties, LP, as Landlord, Road Ranger, L.L.C., as Tenant, and Wells Fargo Bank, National Association, as Administrative Agent recorded July 2, 2015 in Document No. 650177.	NOT APPLICABLE TO SURVEY PLAT

