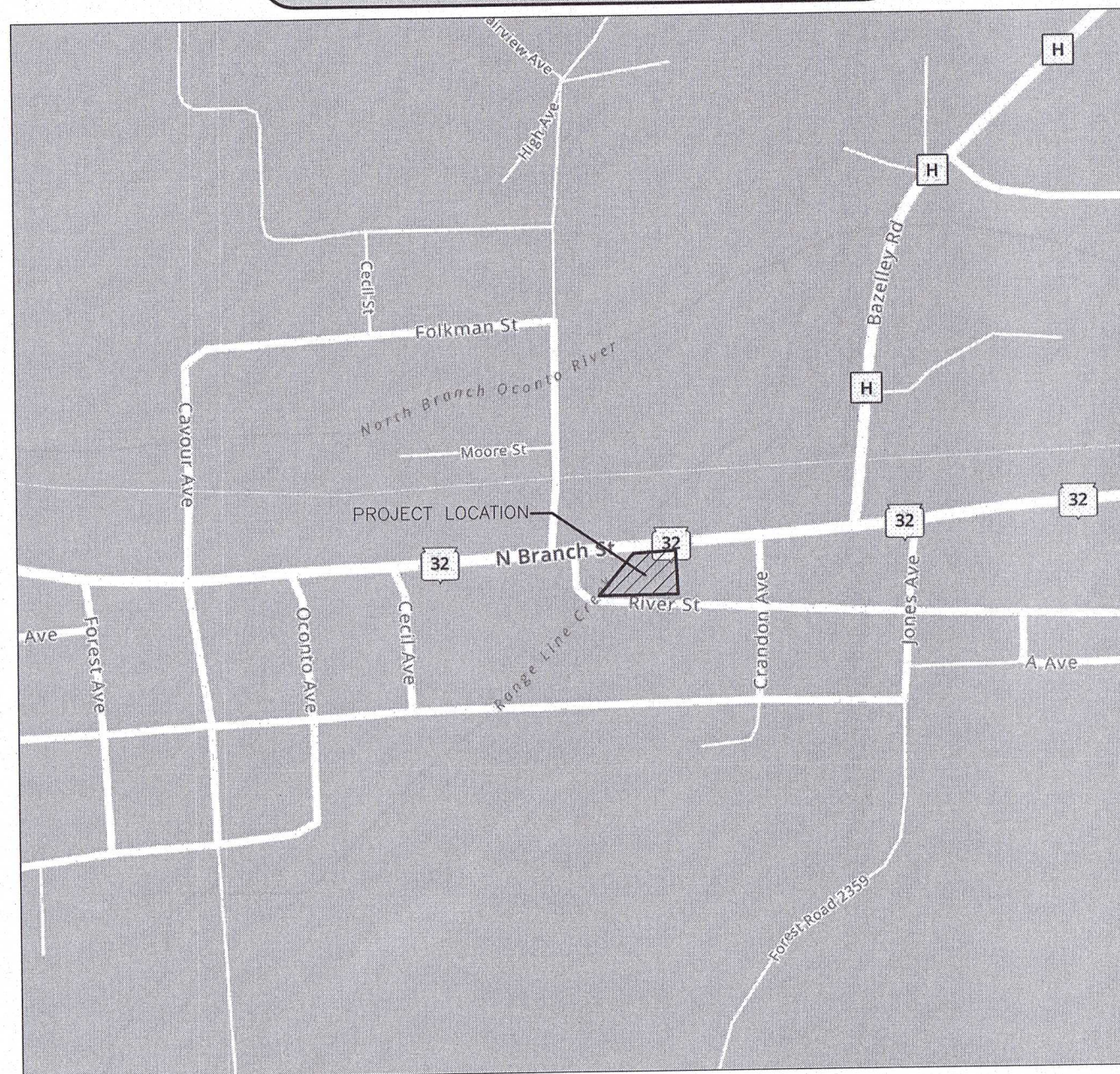


VICINITY MAP



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 WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 15 EAST, WHICH BEARS N 0°52'38"E AND IS REFERENCED TO THE FOREST COUNTY COORDINATE SYSTEM, NAD83 (2011).
- 4 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.
- 5 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.
- 6 AREA OF SUBJECT PROPERTY:
TO THREAD OF CREEK:
51,211 Sq. Ft. ± (1.176 Acres) ±
TO MEANDER LINE:
47,261 Sq. Ft. (1.085 Acres)
- 7 PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55041C0600C, EFFECTIVE DATE OF DECEMBER 16, 2011.
- 8 ADDRESS OF PROPERTY: AS PROVIDED BY INSURER:
4431 N BRANCH STREET, WABENO, WI 54566
- 9 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.
- 10 AT THE TIME OF THE ALTA SURVEY, THERE WERE NO WETLAND AREAS DELINEATED. WETLAND AREAS SHOWN ON THIS MAP ARE PER DATA PROVIDED BY OTHERS.
- 11 AT THE TIME OF THE SURVEY, THERE WERE NO DIVISION OR PARTY WALLS OBSERVED WITH RESPECT TO ADJOINING PROPERTIES.
- 12 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 13 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 POWER POLE OVER SOUTH LOT LINE AS SHOWN ON THIS MAP.
- B UNDERGROUND SANITARY SEWER LINE NEAR WEST LOT LINE AND SOUTHWEST LOT CORNER AS SHOWN ON THIS MAP.
- C UNDERGROUND TELEPHONE LINE AND TELEPHONE PEDESTAL AS SHOWN ON THIS MAP.
- D UNDERGROUND GAS LINE AS SHOWN ON THIS MAP.

SCHEDULE B-2 EXCEPTIONS

FROM TITLE COMMITMENT NO. FL-12459, EFFECTIVE DATE OF AUGUST 25, 2021 AT 8:00 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:

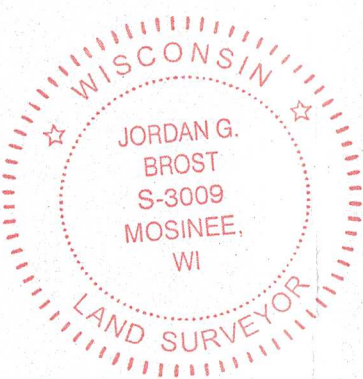
- 10 CONDITIONS, COVENANTS, RESTRICTIONS AND RIGHT-OF-WAY EASEMENT CONTAINED IN DOCUMENT EXECUTED BY ERVIN WOLFGANG TO SANITARY DISTRICT NUMBER ONE OF THE TOWN OF WABENO RECORDED NOVEMBER 22, 1971 IN VOLUME 110 RECORDS PAGE 164, AS DOCUMENT NO. 100789.
- SURVEYOR'S NOTE:
THIS EXCEPTION DOES AFFECT THE SUBJECT PROPERTY, BUT IT IS BLANKET IN NATURE OVER THE ENTIRETY OF LOTS 5, 6, 7 AND 8 OF HUETTL'S ADDITION ON THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.

SURVEYOR'S CERTIFICATE

TO: DOLLAR GENERAL CORPORATION, MIDWEST WI, LLC AND FIRST AMERICAN 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 1, 2, 3, 4, 5, 6a, 6b, 8, 10a, 11, 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 8TH AND 10TH, 2021.

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR #3009
DATE 11/1/2021



UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole risers, valve boxes, hydrants, transformers, etc.), of which can be visually inspected, are shown herein based on actual surveyed location. Riser elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown herein based on actual surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown herein based on visual inspection, field measurements, and as-built mapping, if available. If depths, sizes, and material types of the field survey, may exist. Any contractor using the information shown herein will be responsible for any excavation upon this site may result in the discovery of additional underground utilities not shown herein. POB makes no warranty of discovery of additional underground utilities not shown herein. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown herein, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing, to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown herein provided.

"Diggers Hotline Ticket # 20211004913 for public utilities was ordered for this survey. A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered."

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ALTA/NSPS LAND TITLE SURVEY

AS SURVEYED LEGAL DESCRIPTION

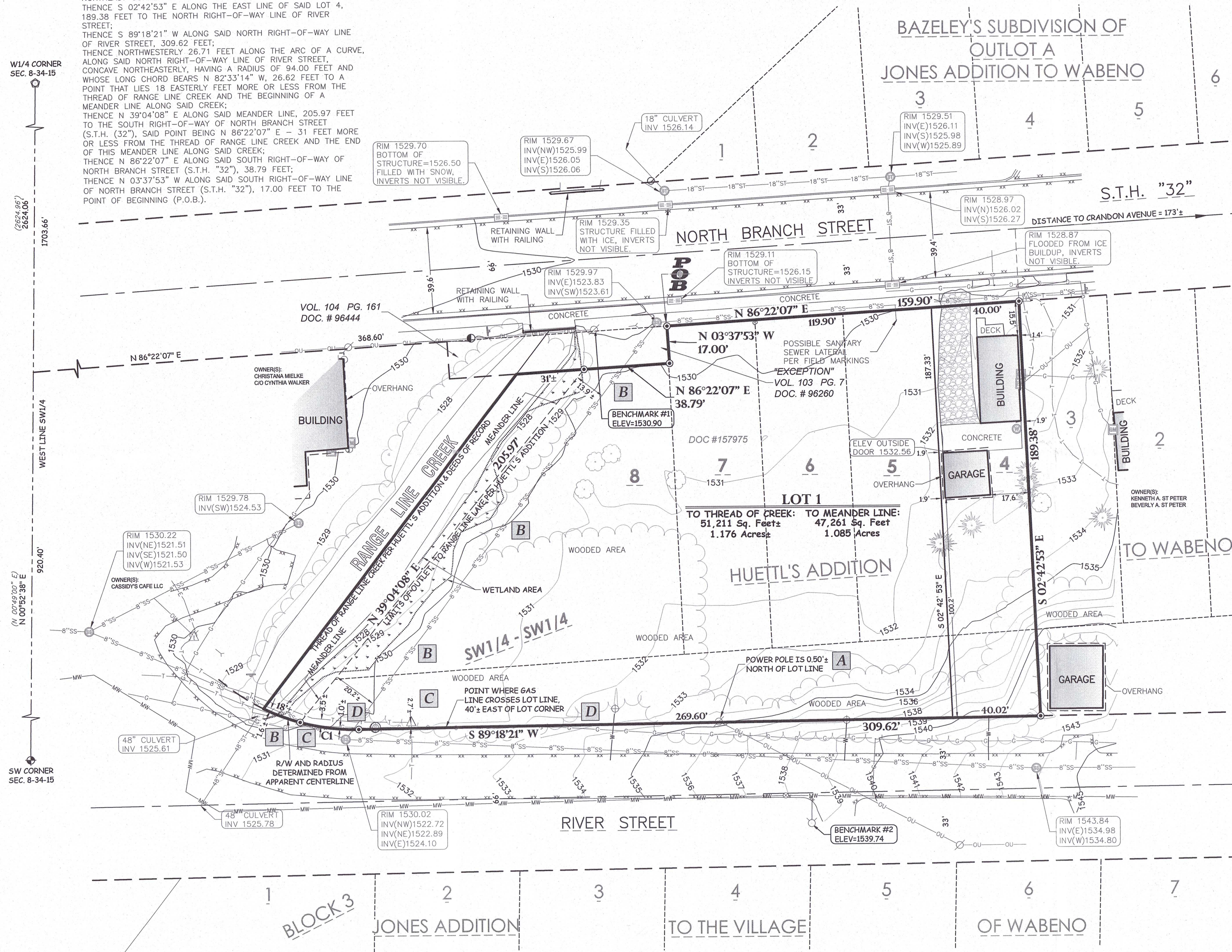
BEING ALL OF LOTS 4, 5, 6, 7 AND PART OF LOT 8 OF HUETTL'S ADDITION TO WABENO AND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 15 EAST, TOWN OF WABENO, FOREST COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 15 EAST; THENCE N 0°52'38" E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 920.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH BRANCH STREET (S.T.H. "32"); THENCE N 86°22'07" E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTH BRANCH STREET (S.T.H. "32"), 368.60 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE PARCEL TO BE DESCRIBED; THENCE N 86°22'07" E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTH BRANCH STREET (S.T.H. "32"), 159.90 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID HUETTL'S ADDITION; THENCE S 02°42'53" E ALONG THE EAST LINE OF SAID LOT 4, 189.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVER STREET; THENCE S 89°18'21" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF RIVER STREET, 309.62 FEET; THENCE NORTHWESTERLY 26.71 FEET ALONG THE ARC OF A CURVE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF RIVER STREET, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 94.00 FEET AND WHOSE LONG CHORD BEARS N 82°33'14" W, 26.62 FEET TO A POINT THAT LIES 18 EASTERLY FEET MORE OR LESS FROM THE THREAD OF RANGE LINE CREEK AND THE BEGINNING OF A MEANDER LINE ALONG SAID CREEK; THENCE N 39°04'08" E ALONG SAID MEANDER LINE, 205.97 FEET TO THE SOUTH RIGHT-OF-WAY OF NORTH BRANCH STREET (S.T.H. "32"), SAID POINT BEING N 86°22'07" E - 31 FEET MORE OR LESS FROM THE THREAD OF RANGE LINE CREEK AND THE END OF THIS MEANDER LINE ALONG SAID CREEK; THENCE N 86°22'07" E ALONG SAID SOUTH RIGHT-OF-WAY OF NORTH BRANCH STREET (S.T.H. "32"), 38.79 FEET; THENCE N 03°37'53" W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTH BRANCH STREET (S.T.H. "32"), 17.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

RECORD LEGAL DESCRIPTION

LOTS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) AND A PARCEL SOUTH OF LOTS 5, 6, 7 AND 8 TO ROAD OF HUETTL'S ADDITION TO WABENO, ACCORDING TO THE RECORDED PLAT THEREOF ACQUIRED AT VOLUME 37 DEEDS, PAGE 72 AND VOLUME 64 DEEDS, PAGE 234 AND VOLUME 61, PAGE 211, AND VOLUME 61 DEEDS, PAGE 376, ALL IN FOREST COUNTY, WISCONSIN, EXCEPT THAT PART ACQUIRED BY STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, AS RECORDED IN VOLUME 103 OF RECORDS AT PAGE 773, AS DOCUMENT NO. 96260 AND VOLUME 104 OF RECORDS AT PAGE 163, AS DOCUMENT NO. 96444.

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL	94.00'	26.71'	26.62'	N82° 33' 14" W	16°16'51"



BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
BENCHMARK #1
608 NAIL ON NORTH SIDE OF POWER POLE
LOCATED ON THE SOUTH SIDE OF NORTH BRANCH STREET
NEAR WHERE RANGE LINE CREEK INTERSECTS SAID ROAD.
ELEVATION = 1530.90

BENCHMARK #2
FLAG BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF RIVER STREET, 0'±
EAST OF RANGE LINE CREEK.
ELEVATION = 1539.74

SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING INC.
4941 KIRSCHLING COURT
STEVENS POINT, WISCONSIN 54481
OFFICE (715)344-9999
MOBILE (715)340-1269
FAX (715)344-9922
EMAIL jordanb@pobinc.com

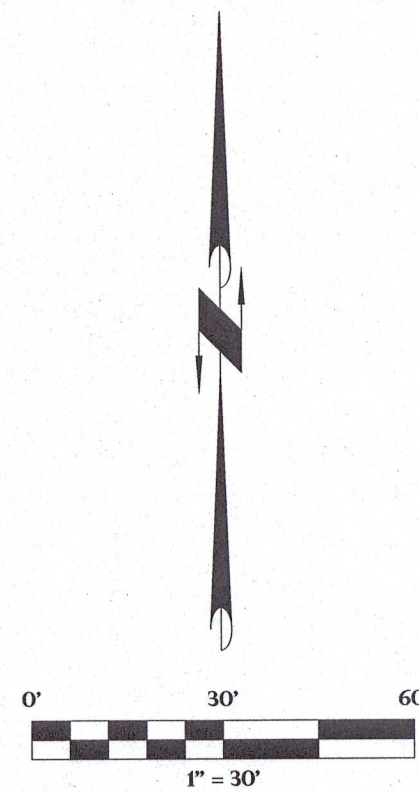
OWNER / CLIENT

MIDWEST WI, LLC
1435 FULTON STREET, 2ND FLOOR
GRAND HAVEN, MI 49417

LEGEND

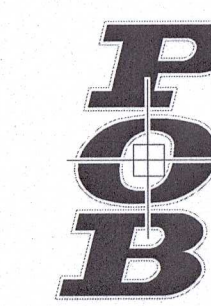
- These standard symbols will be found in the drawing.
- SANITARY SEWER LINE
 - STORM SEWER LINE
 - OVERHEAD UTILITIES LINE
 - BURIED ELECTRIC LINE
 - BURIED GAS LINE
 - BURIED TELEPHONE LINE
 - BURIED WATER LINE
 - APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
 - WOOD FENCE LINE (UNLESS NOTED OTHERWISE)
 - EDGE OF BITUMINOUS
 - CONTOUR LINE
 - RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY CENTER LINE
 - SECTION LINE
 - INTERIOR LOT LINE
 - RECTANGULAR CATCH BASIN
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - WELL
 - WATER SERVICE
 - HYDRANT
 - ELECTRIC METER
 - POWER POLE
 - GUY WIRE
 - GAS METER
 - GAS VALVE
 - TELEPHONE PEDESTAL
 - SIGN
 - ROOF DRAIN
 - TREE
 - PINE TREE
 - GRAVEL AREA
 - LANDSCAPE AREA
 - WETLAND AREA BY OTHERS
 - 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS./LIN. FT.
 - 1" O.D. IRON PIPE FOUND
 - 1/4" O.D. IRON BAR FOUND
 - RAILROAD SPIKE FOUND
 - ALUMINUM MONUMENT FOUND
 - O RECORDED AS

FOREST CO SURVEYOR
FILE # 341508-20210315
DATE BY



WESTWIND CONSTRUCTION
MIDWEST WI, LLC
TOWN OF WABENO
FOREST COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922



Point of Beginning

ALTA

REVISIONS

T.P.	06/07/2021
T.P.	07/23/2021
T.P. & C.G.	11/01/2021

RECEIVED

NOV 8 21

CO. TREASURER

CHECKED: JORDAN G. BROST

DRAWN: CHAD A. GORETSKI

DATE: 3-15-2021

PROJECT NO. 20.145