

ALTA/NSPS LAND TITLE SURVEY

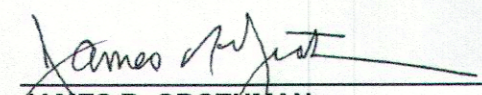
TOTAL AREA: 326,892 SQ. FT. - 7.50 ACRES

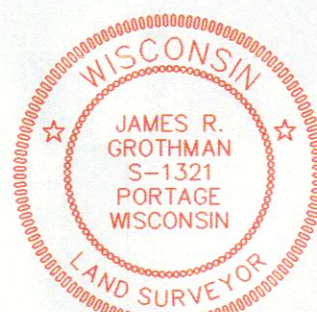
SURVEYOR'S CERTIFICATE

To: **F&B Properties, LLC, a Wisconsin Limited Liability Company**
Commonwealth Land Title Insurance Company
REPRO, LLC

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, 3, 7(a), 8, 9, 11 and 16 of Table A** thereof. The field work was completed on **October 10, 2018**.

Date of Plat or Map: **October 24, 2018**

By: 
JAMES R. GROTHMAN
Professional Land Surveyor No. 1321
 Date: **October 24, 2018**
CS-A File: 1018-611



The property described and shown hereon is the same property described in **Commonwealth Land Title Insurance Company, CWA - 10414** dated **September 10, 2018**.

LEGAL DESCRIPTION

All that part of the Southwest 1/4 of the Southeast 1/4 of Section Thirty-four (34), Township Fourteen (14) North, Range Six (6) East, described as follows:
 Commencing at the South Quarter corner of said Section 34;
 thence North 85°10' East, on approximate South line of said Section 34, 306.4 feet to an existing iron stake;
 thence continuing North 85°10' East, 1004.08 feet to center line of State Trunk Highway "13";
 thence North 15°59' West, 191.90 feet to point of beginning;
 thence North 78°38' West, 112.58 feet to iron stake at edge of right-of-way;
 thence continuing North 78°38' West, 12 feet to an iron pipe;
 thence along the arc of a curve to the left, the radius of which is 300 feet and whose chord bears North 37°26' West, 138.56 feet to point of tangency marked by an iron pipe;
 thence North 71°19' West, 473.75 feet to an iron pipe;
 thence North along an existing fence line, 783.14 feet to an iron pipe;
 thence North 85°24' East, along an existing fence line, 239.89 feet to an iron pipe at edge of right-of-way of State Trunk Highway "13";
 thence continuing along said line, 102.01 feet to center line of said highway;
 thence South 15°59' East, along said center line, 1,141.10 feet to point of beginning.
 All being in the Town of Dell Prairie, Adams County, Wisconsin, subject to the right of way of State Trunk Highway "13".

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT (FROM COMMITMENT NO. CWA-10414 - SCHEDULE B - PART II)

14. LEGAL ACCESS TO AND FROM SUBJECT PREMISE BY WAY OF STATE TRUNK HIGHWAY 13 IS REGULATED BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, SAID HIGHWAY IS A CONTROLLED ACCESS HIGHWAY AS DISCLOSED IN VOLUME 131 OF RECORDS, PAGE 132 AS DOCUMENT NO. 175560; AND VOLUME 546 OF MICRO-RECORDS, PAGE 2-3 AS DOCUMENT NO. 321092. (AFFECTS PROPERTY, AS PLOTTED)
15. TRANSPORTATION PROJECT PLAT NO: 6140-00-26-4.01 RECORDED JANUARY 25, 2011 IN FILE 2, ENVELOPE 194 AS DOCUMENT NO. 494451. (AFFECTS PROPERTY, AS PLOTTED)
16. UTILITY EASEMENT RECORDED IN VOLUME 128 OF RECORDS, PAGE 215 AS DOCUMENT NO. 167878 AND VOLUME 226 OF RECORDS, PAGES 716-717 AS DOCUMENT NO. 239772. (AFFECTS PROPERTY, NOT PLOTTABLE) (VOL. 226 REC. PG. 716 DOC. NO. 239722 DOES NOT AFFECT PROPERTY)
17. PRIVATE ONSITE WASTE TREATMENT SYSTEM (POWTS) MAINTENANCE AGREEMENT RECORDED ON AUGUST 21, 2008, AS DOCUMENT NO. 476780. (AFFECTS PROPERTY, BLANKET IN NATURE)
18. EASEMENT BY AN INSTRUMENT RECORDED FEBRUARY 27, 1970, IN VOLUME 179 OF RECORDS, PAGES 360-361 DOCUMENT NO. 214589. (DOES NOT AFFECT PROPERTY)
19. EASEMENT BY AN INSTRUMENT RECORDED JULY 1, 1976, IN VOLUME 243 OF RECORDS, PAGES 687-688 DOCUMENT NO. 249171. (AFFECTS PROPERTY, AS PLOTTED)
20. REVOCABLE OCCUPANCY PERMIT RECORDED FEBRUARY 10, 2011 AS DOCUMENT NO. 494700. (AFFECTS PROPERTY, AS PLOTTED)

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NOTE: THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE AND UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. UNDERGROUND UTILITIES WERE NOT MARKED BY A 811 UTILITY LOCATE AT TIME OF SURVEY.

FLOOD ZONE

THIS PROPERTY IS LOCATED ON A PANEL NOT PRINTED AND HAVING NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55001C0444D WITH A DATE OF IDENTIFICATION OF JUNE 17, 2008 FOR COMMUNITY NO. 550001 IN ADAMS COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

PARKING INFORMATION

REGULAR PARKING SPACES = 49
 HANDICAP PARKING SPACES = 1
 TOTAL PARKING SPACES = 50

POSSIBLE ENCROACHMENTS

1. LIGHT POLE 16.7' EAST OF LOT LINE
2. SATELLITE DISH 7.5' EAST OF LOT LINE
3. SIGN BASE 26.5' EAST OF LOT LINE
4. 6" PVC DRAIN 30.9' & 26.9' EAST OF LOT LINE

ACCESS STATEMENT

ACCESS TO AND FROM SUBJECT PROPERTY "DIRECT" TO S.T.H. "13". A PUBLIC RIGHT OF WAY AS SHOWN.

CLIENT / OWNER

REPRO LLC
 13500 WATERTOWN PLANK ROAD
 SUITE 102
 ELM GROVE, WI 53122

SURVEYOR

JAMES R. GROTHMAN
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 LAND SURVEYORS
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 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

| DATE | REVISION | BY |
|---|----------------------|----|
| REPRO LLC | | |
| 4179 S.T.H. 13 Wisconsin Dells, WI 53965 | | |
| SCALE: 1" = 40' | FILE NO: 1018-611 | |
| DATE: OCTOBER 24, 2018 | PROJECT NO: 318-170 | |
| DWN. BY: ALM | DRAWING NO: 1018-611 | |
| CHKD. BY: J. GROTHMAN | SHEET 2 OF 2 | |

DO53414 06/4/008