

ALTA / NSPS LAND TITLE SURVEY



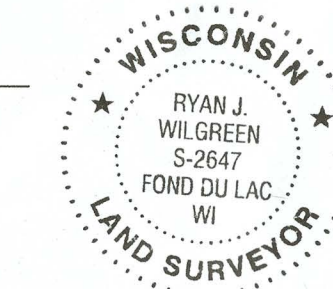
PROJECT INFORMATION

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
1. First American Title Insurance Company
 2. Bonnell's Real Estate, LLC, a Wisconsin limited liability company
 3. MKB Merrill, LLC
 4. Hometown Grocers, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7(a), 7(b)(1), 7(c), 8, 9 & 19 of Table A thereof. The field work was completed on May 20, 2021.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2134160



Date of Plat or Map: 7/20/21

LANDS DESCRIBED IN COMMITMENT NO. NCS-1057026-MAD, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF MARCH 23, 2021;

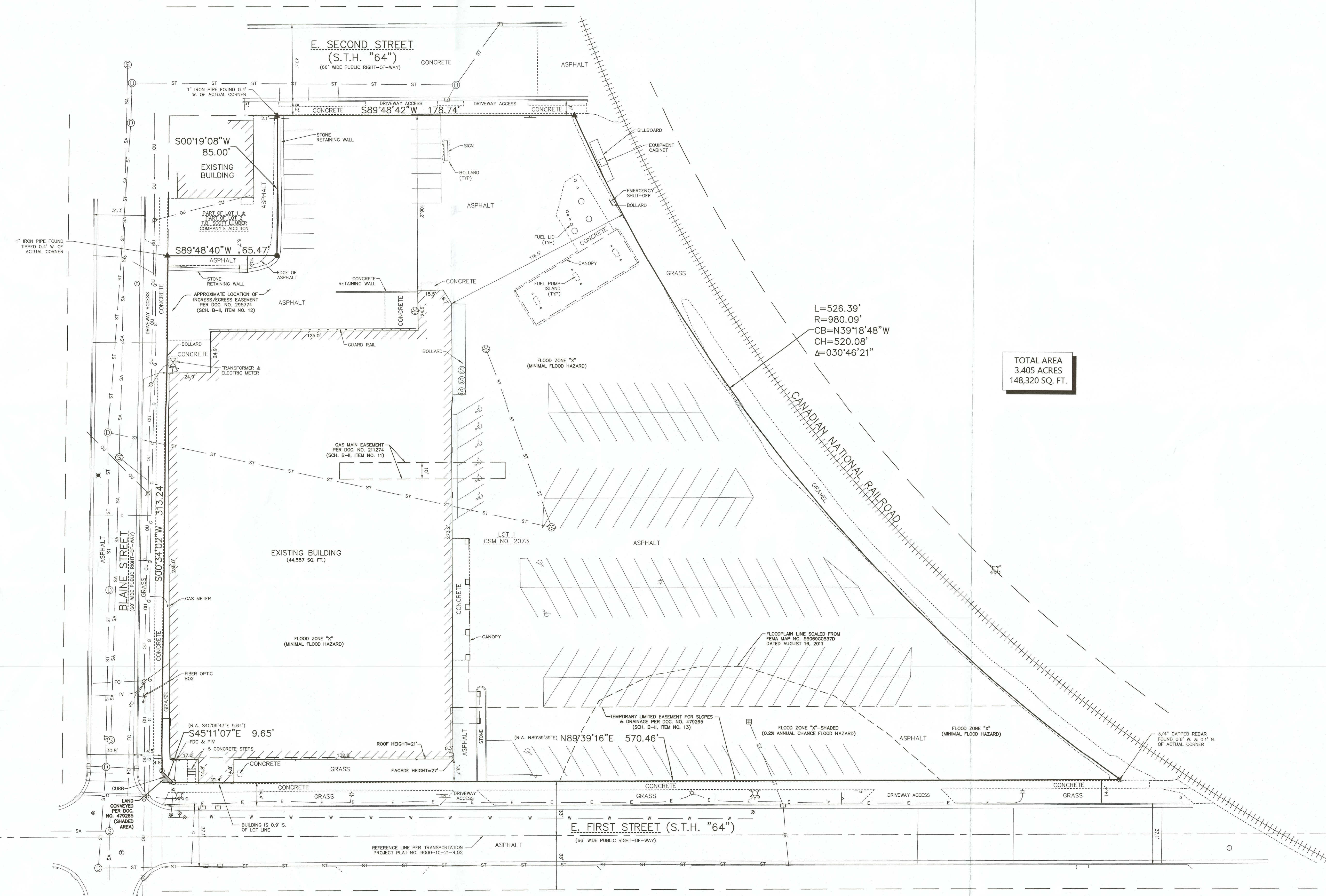
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 2073, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LINCOLN COUNTY, WISCONSIN ON AUGUST 28, 2007, IN VOLUME 11 OF CERTIFIED SURVEY MAPS, PAGE 82, AS DOCUMENT NO. 461739, BEING A PARTS OF LOTS 1, 2, 5 AND 6, IN BLOCK 7 OF T.B. SCOTT LUMBER COMPANY'S ADDITION TO THE CITY OF MERRILL, AND PARCEL 1 OF CERTIFIED SURVEY MAP NO. 967, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 6 EAST, IN THE CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORDED AS DOCUMENT NO. 479265

Property Address: 300 East First Street, 109 Blaine Street, Merrill, WI 54452

ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Lincoln County. The East line of the Southeast 1/4 of Section 11-31-6 has a bearing of North 01°-05'-59" East.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. S5069C0537D with an effective date of August 16, 2011, a portion of the subject property falls within "Zone X" shaded (areas of 0.2% annual chance flood - 500 year flood), the remainder of the property falls within "Zone X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
7. The property described herein contains 3.405 acres (148,320 sq. ft.) of land, more or less.
8. **First American Title Insurance Company, Commitment No. NCS-1057026-MAD, with a commitment date of March 23, 2021 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
 - #10 Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 2073 recorded on August 28, 2007 as Document No. 461739. **CSM No. 2073 does not contain any matters to depict on this survey.**
 - #11 Utility Easement to Wisconsin Public Service Corporation, a Wisconsin corporation, dated October 25, 1968, recorded/ filed January 11, 1969 as Document No. 211274. **Easement is depicted on this survey.**
 - #12 Easement for ingress and egress to a house and garage granted to Wisconsin Public Service Corporation, a Wisconsin corporation by Joint Easement recorded in February 3, 1988 as Document No. 295774. **This document contains a general easement for ingress and egress over a driveway to a house and a garage that previously existed on the subject property. The approximate location of this easement is depicted on this survey.**
 - #13 Terms, conditions, restrictions and provisions relating to the use and maintenance of the Temporary Limited Easement recorded on December 03, 2009, as Document No. 479265. **Easement is depicted on this survey.**
 - #14 Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in December 22, 1975 as Document No. 23873 of Official Records. **This document affects the subject property but does not contain any easements to depict on this survey.**
9. Other commitment items not specified herein may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annuitation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 145 regular striped parking stalls and 9 handicap accessible striped parking stalls for a total of 154 striped parking stalls.
11. In regards to ALTA/NSPS "Table A", Item No. 19, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.



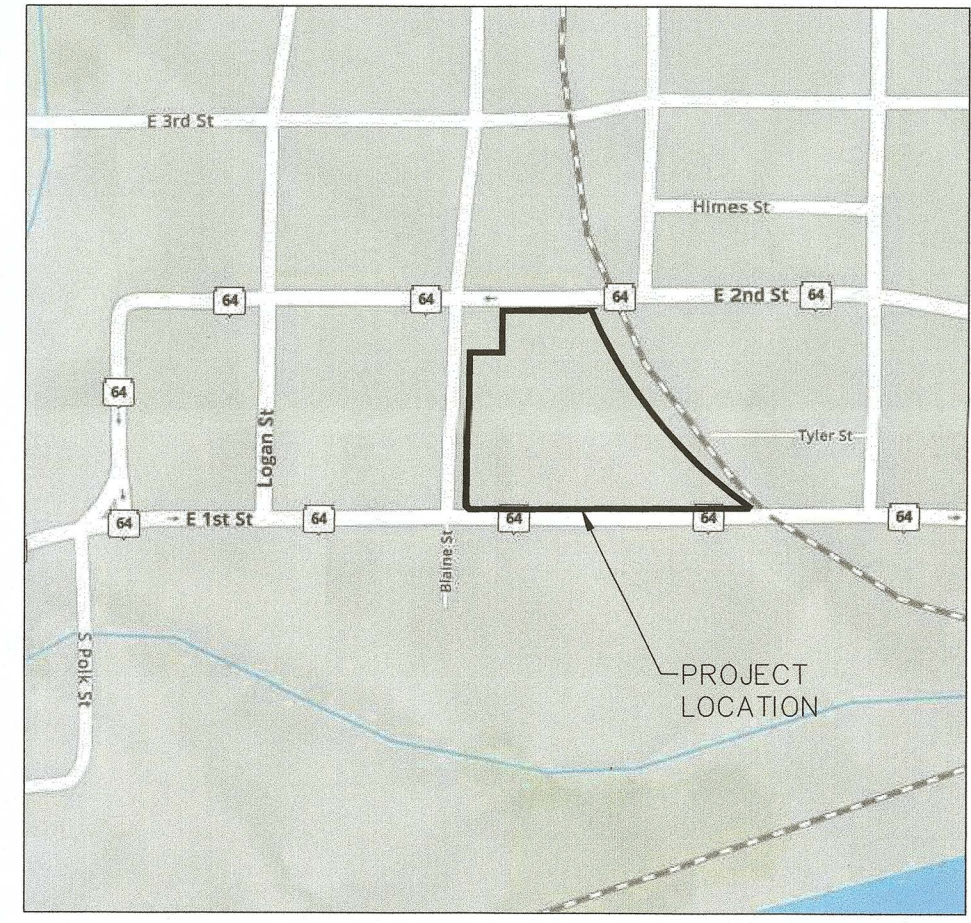
TOTAL AREA
3.405 ACRES
148,320 SQ. FT.

L=526.39'
R=980.09'
CB=N39°18'48"W
CH=520.08'
Δ=030°46'21"

LEGEND:

- | | | | |
|---|-----------------------------|--------|---------------------------------------|
| ⊙ | WATER VALVE IN BOX | — ST — | EXISTING STORM SEWER AND MANHOLE |
| ✕ | WATER SERVICE VALVE | — SA — | EXISTING SANITARY SEWER AND MANHOLE |
| ⊕ | TELEPHONE MANHOLE | — W — | EXISTING WATER LINE AND HYDRANT |
| ⊙ | EXISTING ROUND CATCH BASIN | — OU — | EXISTING OVERHEAD UTILITY LINE |
| ⊕ | EXISTING SQUARE CATCH BASIN | — FD — | EXISTING UNDERGROUND FIBER OPTIC LINE |
| — | EXISTING CURB INLET | — E — | EXISTING UNDERGROUND ELECTRIC CABLE |
| — | UTILITY POLE WITH GUY WIRE | — G — | EXISTING UNDERGROUND GAS LINE |
| — | ELECTRIC TRANSFORMER | — TV — | EXISTING UNDERGROUND TELEVISION CABLE |
| ⊕ | EXISTING LIGHT POLE | — | EXISTING CURB AND GUTTER |
| — | EXISTING SIGN | — | EXISTING GUARD RAIL |
| — | HANDICAP PARKING STALL | — | PROPERTY LINE |
| ⊙ | 3/4" REBAR SET | — | RIGHT-OF-WAY LINE |
| ⊙ | 3/4" REBAR FOUND | — | RAILROAD TRACKS |
| ▲ | 1" IRON PIPE FOUND | | |

RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 26TH DAY OF July 20 21
Tom Doherty
COUNTY SURVEYOR



VICINITY MAP
NOT TO SCALE

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE: JUNE 1, 2021
REVISIONS: JULY 19, 2021

JOB NUMBER

2134160

SHEET NUMBER

AL

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