

BENCHMARK INFORMATION

ELEVATIONS ARE REFERENCED TO A FLANGED-ENCASED ROD 2.6 WEST OF UTILITY POLE ON THE NW CORNER OF DRISCOLL STREET AND HWY 8 EAST, ELEVATION 1546.04 (U.S.G.S. DATUM)

BENCHMARK 1 ESTABLISHED ON SOUTH WEST FLANGE BOLT ON HYDRANT ON THE SW CORNER OF HWY 8 EAST AND OHLSON STREET ELEVATION 1547.82

BENCHMARK 2 ESTABLISHED ON PK NAIL IN THE NORTH FACE OF UTILITY POLE NEAR THE NORTH EAST PROPERTY CORNER OF 4899 HWY 8 EAST ELEVATION 1554.74

ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON FIELD SURVEY RECORD MAPS OR DIGGER'S HOTLINE MARKINGS. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION

LEGEND	
EXISTING	UTILITIES
MH	SANITARY SEWER W/MANHOLE
S	SANITARY LATERAL
MH	STORM SEWER W/MANHOLE
CB	STORM SEWER W/CATCH BASIN
ST	STORM SEWER W/END SECTION
ST	STORM SEWER LATERAL
MH	MANHOLE
CB	CATCH BASIN
INL	CURB INLET
CD	CLEANOUT
W	WATER MAIN
WS	WATER SERVICE
WV	HYDRANT & VALVE
CS	WATER VALVE
CS	CURB STOP
G	GAS MAIN
GP	GAS SERVICE
GV	GAS VALVE
GM	GAS METER
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
CLP	LIGHT POLE
PP	POWER POLE
EP	ELECTRIC PEDESTAL
TRANS	ELECTRIC TRANSFORMER
OT	OVERHEAD TELEPHONE
UT	UNDERGROUND TELEPHONE
TP	TELEPHONE PEDESTAL
CTV	CABLE TV
MISCELLANEOUS	
TREES	TREES
SHRUBS & BUSH	SHRUBS & BUSH
FENCE	FENCE
CONTOURS	CONTOURS
EASEMENTS	EASEMENTS
ROADWAY CENTERLINE	ROADWAY CENTERLINE
ENVIRONMENTAL	
GROUND WATER MONITORING WELL	GROUND WATER MONITORING WELL
SOIL BORING	SOIL BORING

SURVEYOR CERTIFICATION

TO AUTOZONE INCORPORATED AND FIRST AMERICAN TITLE INSURANCE COMPANY

I hereby certify that on the 15th day of November 1999

(a) This survey was made (i) in accordance with the Minimum Standard Detail Requirements for ALTA and ACSM Land Title Surveys jointly established by ALTA and ACSM in 1992 (the Minimum Standards) and includes Items 1 2 3 4 5 6 (setbacks only) 7(a) 8 9, 10 and 11 of Table A thereof and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey

(b) this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size location and type of buildings and structures thereon and all other improvements required to be shown thereon in accordance with the Minimum Standards and the distance therefrom to the nearest facing exterior property lines of the subject property (ii) the location of all rights-of-way easements and other matters of record (or which I have knowledge or have been advised whether or not of record) affecting the subject property (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof and (iv) all other significant items of the subject property

(c) except as shown on the survey there are no (i) encroachments upon the subject property by any buildings structures or improvements on the adjacent property (ii) encroachments on adjacent property streets or alleys by any buildings structures or improvements on the subject property (iii) party walls or (iv) conflicts or protrusions

(d) ingress to and egress from the subject property is provided by one asphalt drive from the north and two asphalt drives from the west as shown

(e) all building setback lines of the subject property required to be shown hereon in accordance with the Minimum Standards are located as shown hereon

(f) all zoning use and density classifications are correctly shown hereon

(g) all flood zone designations are correctly shown hereon

(h) the undersigned has received and examined a copy of ALTA title commitment no. TP22377 dated October 14 1999 for the property and of each instrument listed therein and the location of each easement to the extent it can be located has (with recording reference) been correctly shown hereon

JAMES ROBER MILLER

S-757
(920) 458-6164

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T36N R9E CITY OF RHINELANDER ONEIDA COUNTY WISCONSIN DESCRIBED AS FOLLOWS

COMMENCING AT THE SW CORNER OF SAID SECTION 4 T36N R9E THENCE N00°00'00"E ALONG THE WEST LINE OF THE SW 1/4 SAID SECTION 4 AND THE CENTERLINE OF OHLSON LANE 1073.62 FEET THENCE S89°26'33"E 33.00 FEET TO A 1" IRON PIPE FOUND ON THE EAST LINE OF OHLSON STREET SAID POINT BEING THE POINT OF BEGINNING

THENCE FROM SAID POINT OF BEGINNING N00°00'00"E ALONG THE EAST LINE OF OHLSON STREET 200.00 FEET TO A RAILROAD SPIKE SET IN THE SOUTH LINE OF BUSINESS HIGHWAY 8 (LINCOLN STREET) THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT AND SAID SOUTH LINE 200.00 FEET TO A 1" IRON PIPE SET SAID CURVE HAVING A RADIUS OF 11519.16 FEET AND A MAIN CHORD WHICH BEARS S89°26'33"E 200.00 FEET THENCE S00°00'00"E 200.00 FEET TO A 1" IRON PIPE SET THENCE N89°26'33"W 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 39,940 S.F. (0.917 AC) OF LAND

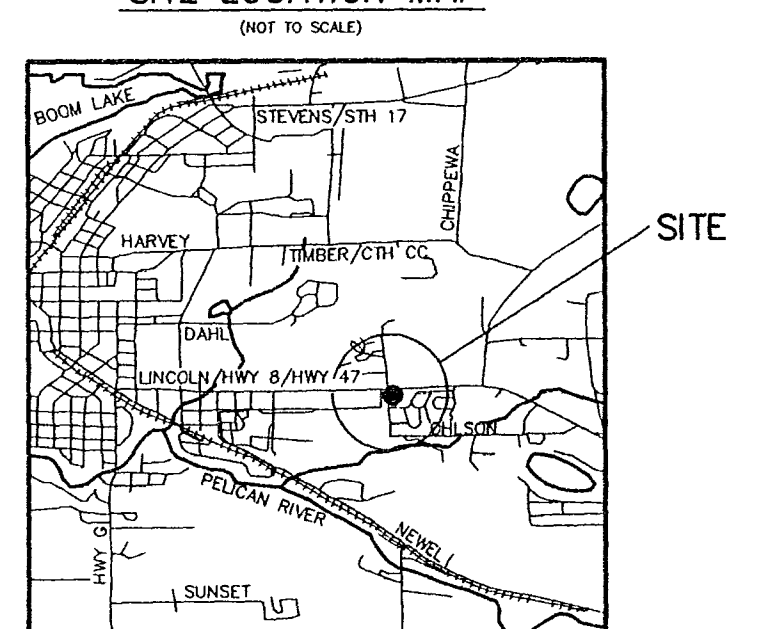
NOTE: BEARINGS IN THIS DESCRIPTION ARE BASED ON ASSIGNMENT OF N00°00'00"E TO THE WEST LINE OF THE SW 1/4 SW 1/4 OF SECTION 4 WHICH IS COINCIDENT WITH THE CENTERLINE OF OHLSON STREET

TITLE NOTES

ITEMS LISTED UNDER SCHEDULE B - SECTION 2 IN TITLE COMMITMENT NUMBER TP22377 DATED OCTOBER 14 1999 WITH THE SPECIAL EXCEPTIONS AS LISTED

ITEM 11 EASEMENT FOR CONVEYANCE OF SEWER AND WATER CITY OF RHINELANDER WISCONSIN DATED JULY 22 1992 AND FEBRUARY 15 1999 AT 1:43 PM IN VOLUME 918 RECORDS PAGE 127 DOCUMENT NO. 497559 BY AND BETWEEN PATRICIA SUZANNE PAUER KIRSCH AND CITY OF RHINELANDER

SITE LOCATION MAP



SETBACKS

FRONTYARD - NONE
SIDEYARD - NONE
REARYARD - 10' BUILDING SETBACK
VISION CLEARANCE - ON CORNER LOTS A VISION CLEARANCE SHALL BE PROVIDED NOT LESS THAN 10' DEEP AND NO LESS THAN 12' HIGH

NOTES

B-1 ZONING ALLOWS FOR RETAIL SALES OF AUTO PARTS

STORM WATER DETENTION PLAN IS NOT REQUIRED BY THE CITY OF RHINELANDER BUT THE PUBLIC WORKS DEPT WOULD LIKE TO SEE ONE THAT WOULD RUN TO TWO INLETS INSTEAD OF JUST ONE TO AVOID OVERLOAD

FLOOD ZONE DESIGNATION OUTSIDE OF 500-YEAR FLOOD PLAIN, PANEL NUMBER 326, MAP 55085C0326 B AUGUST 5 1991

UTILITY CONTACTS

WATER RHINELANDER WATER UTILITY, (715) 362-4131
SANITARY SEWER RHINELANDER WATER UTILITY, (715) 362-4134
STORM SEWER RHINELANDER PUBLIC WORKS (715) 362-2728
GAS WISCONSIN PUBLIC SERVICE 1-800-4450-7280
ELECTRIC WISCONSIN PUBLIC SERVICE 1-800-450-7240
CABLE RHINELANDER CABLE TV (715) 369-3942
TELEPHONE CITIZENS COMMUNICATIONS (715) 365-7777

ALTA/ACSM LAND TITLE SURVEY

MILLER ENGINEERS SCIENTISTS

5308 South Twelfth Street
Sheboygan, Wisconsin 53081
414-458-6164

AUTOZONE
TOPOGRAPHIC AND PROPERTY SURVEY
4899 HWY 8 EAST
RHINELANDER, WISCONSIN

SCALE	DATE	BY	PDN	SHEET
HOR 1" = 20'	11-15-99	JRM	CK	1 OF 1
JOB	DATE	DESCRIPTION	BY	VER
149501A	11-15-99	REVISE DESCRIPTION AND EASEMENT	JRM	PDN
		UPDATE ZONING AND SETBACK INFORMATION	JRM	PDN
			JRM	PDN

MAP # 02008
DATE FILED DEC 05 2003
BY JRM
DESCRIPTION FILED
ONEIDA CO SURVEYOR'S OFFICE