

## Oneida County Zoning

## Zoning District-Business

Setbacks: Oneida County Zoning and Shoreland Protection Ordinance 9.60 A. 2. (For blocks within unincorporated villages, used essentially for business, the side yards and rear yards may conform to existing practice.)

Highway Setbacks: Oneida County Zoning and Shoreland Protection Ordinance 9.50 A. 3. (Within unincorporated villages, the setback line shall conform to the existing pattern.)

Height Restrictions: Oneida County Zoning and Shoreland Protection Ordinance 9.44 A. (Any Building or structure exceeding two (2) stories or 35 feet in height above ground level shall require a Conditional Use Permit.)

## Surveyor's Notes

This survey shows all exceptions contained in Schedule B-Section II of the Title Insurance Commitment that are able to be shown graphically or by notations. General exceptions 1 through 7 are not shown and exceptions 8, 9 and 13 which pertain to Leases, Mortgages and Rents are not shown.

The Footprint and Building envelopes of the Buildings located on the property do meet the Oneida County Front, Side and Rear Setbacks and Height restrictions and seem to "conform to existing practice" as stated in the Oneida County Zoning and Shoreland Protection Ordinance, excepted where noted along the Westerly Boundary line where the Air Conditioning and Exhaust Hood encroach onto the Street right-of-way.

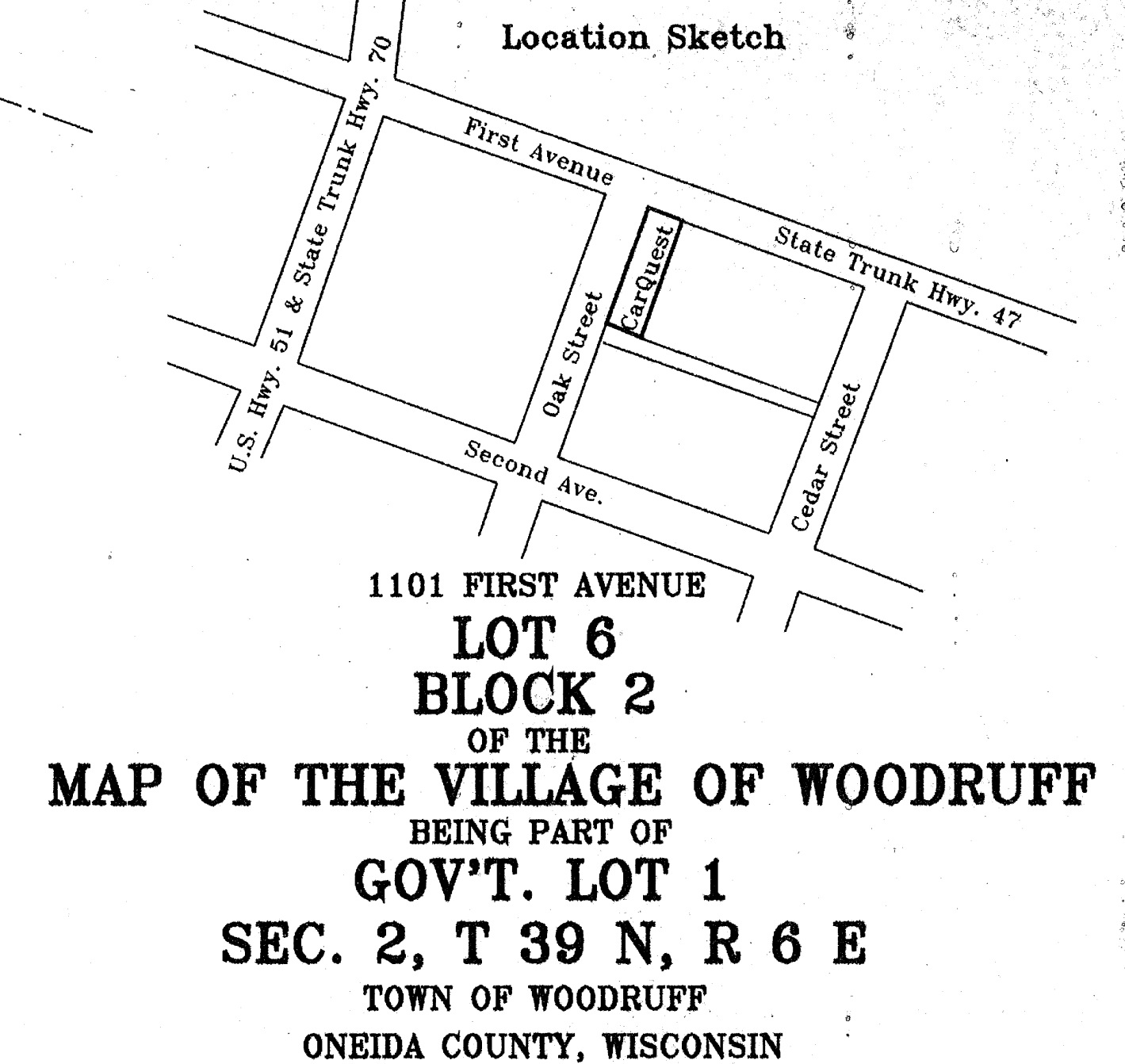
## Utility Company Installations

Power & Gas (Wisconsin Public Service)  
Sewer & Water (Lakeland Sanitary District)  
Telephone (GTE North)  
Cable TV (Charter Communications)

## Building Materials

(Main Building)  
Metal Sidewalls  
Metal Slightly Pitched Roof

MAP # C1666  
DATE FILED MAY 9 8 2000  
BY [Signature]  
DESCRIPTION FILED  
ONEIDA CO. SURVEYOR'S OFFICE



SCALE: 1" = 10'

## -Surveyor's Certificate-

We hereby certify to GPI Properties 1997 LLC, Day Berry & Howard, General Parts, Inc., and Land America Financial Group, Inc. and their respective successors and assigns:

(a) that the survey represented herein was actually made upon the ground, that it and the information, courses and distances shown thereon are accurate, and that it is an accurate survey of all the real property legally described herein;

(b) that the within survey accurately shows the location, boundaries and size of all visible above ground buildings, visible above ground structures, and visible above ground improvements, the location of all rights of way, easements and other matters of record as listed in Schedule "B" of the Title Commitment issued by Commonwealth with an effective date of September 27, 1999, the location of all setback lines in accordance with ALTA/ACSM Table A option number six included in the Minimum Standard Detail Requirements as issued by the American Land Title Association and the American Congress on Surveying & Mapping in 1992, and the location of parking areas;

(c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein;

(d) that the within survey, as of the date of the survey, shows all visible above ground encroachments either across property lines or across all zoning setback lines in effect;

(e) that the within survey, as of the date of the survey, properly designates and locates all visible or recorded easements as listed in Schedule "B" of the Title Commitment as issued by Commonwealth with an effective date of September 27, 1999;

(f) ingress and egress to the subject property is provided by Oak Street and State Hwy. 47 (First Ave) upon which the property abuts the same being a paved and dedicated right-of-way maintained by the Town of Woodruff and Oneida County Hwy. Dept.

(g) the property is not located in an area designated as a special flood hazard area by the U.S. Department of Housing and Urban Development, and lies in Zone X, an area of minimum flooding; and

(h) that the within survey complies with all state laws and was prepared in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban survey as defined therein.

Dated this 29th day of December, 1999.

Thomas A. Boettcher, R.L.S. 1763



## -LEGAL DESCRIPTION-

All of Lot 6, Block 2 of the Map of the Village of Woodruff according to the recorded plat thereof: being a parcel of land in Government Lot 1, Section 2, Township 39 North, Range 6 East, Town of Woodruff, Oneida County, Wisconsin.

## - LEGEND -

- 1-1/4" IRON PIPE FOUND IN PLACE
- 1" IRON PIPE FOUND IN PLACE
- ⊙ P.K. NAIL IN DRILL HOLE IN CONCRETE WALK FOUND IN PLACE
- ⊗ DRILL HOLE IN CONCRETE WALK FOUND IN PLACE
- ( ) BEARING AND DISTANCE OF RECORD

OAK STREET

S.T.H. "47"

FIRST AVENUE

1101 FIRST AVENUE  
Parcel I.D. No.WR4707,948 Sq.Ft.  
0.18 Acres

Club House Bar &amp; Grill

BLOCK 2

- 5 -

TRAPP REVOLKABLE TRUST  
1107 FIRST AVENUE  
Parcel I.D. No.WR469

CarQuest

Building Area = 3,873 Sq.Ft.

Auto

Parts

ALLEY

SURVEY FOR <b>GENERAL PARTS, Inc.</b> P.O. BOX 26006 RALEIGH, NC 27611	
SCALE 1" = 10'	DATE 12/28/99 DWN. BY TAB
DWG. NO. E1704WD	Eagle Landmark Surveying, Inc. EAGLE RIVER, WI