

**CERTIFICATE OF SURVEY**  
prepared for:  
**FIDELITY NATIONAL TITLE INSURANCE CORPORATION**  
**AND O'REILLY AUTOMOTIVE, INC.**  
of  
**Lincoln Street**  
**Rhineland, WI**

**PRESENT OWNERS**  
(PER TITLE COMMITMENT NO 200910112):  
Mark R. Sturm

**LEGAL DESCRIPTION** (PER TITLE COMMITMENT)

Lot 1 of Certified Survey Map prepared by Genisot & Associates being part of the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4, Section 5, Township 36 North, Range 9 East, recorded on July 6, 2010 in Vol. 17 of Survey Maps on page 3834.  
Being in Oneida County, Wisconsin.

**METES AND BOUNDS DESCRIPTION**

All of Lot 1 of Certified Survey Map No 3834, being recorded in Vol. 17 of Certified Survey Maps on page 3834, Oneida County, Wisconsin described by Metes and Bounds as follows:  
Beginning at the Northeast corner of said Lot 1; thence North 88 degrees 03 minutes 54 seconds West, assumed bearing along the North line of said Lot 1, a distance of 157.15 feet to the Northwest corner of said Lot 1; thence South 01 degree 28 minutes 00 seconds West, a distance of 159.13 feet to the Southwest corner of said Lot 1; thence South 88 degrees 28 minutes 01 second East, a distance of 151.17 feet to the Southeast corner of said Lot 1; thence North 03 degrees 11 minutes 41 seconds East, a distance of 198.21 feet to the point of beginning and there terminating

Sold parcel contains 30,622 square feet or 0.703 acres.  
Subject to any easements, restrictions, or reservations of record, if any.

**UTILITY COMPANY CONTACT INFO**

Rhineland Public Works: (715) 382-2728  
Randy Knuth  
135 S. Stevens St  
Rhineland, WI 54501  
Wisconsin Public Service Corp (Gas/Elec): (715) 493-3388  
Tim Hiltz  
9427 County Rd J  
Minocqua, WI 54548  
Frontier (Phone): (715) 493-0017  
Glenn LaFavre  
53 N Stevens St  
Rhineland, WI 54501  
City of Rhineland-Water Utility: (715)-493-0277  
Tom Phelan  
135 S. Stevens Street  
Rhineland, WI 54501

**SITE AREA**  
30,622 sq. ft.  
0.703 acres

**FLOOD ZONE**

PER FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NUMBER 5508SC0326 B EFFECTIVE AUGUST 5, 1991, THIS PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

**NOTE REGARDING UTILITIES**

The location of underground utilities shown herein are approximate and are based on field locations of visible structures or markings at the time of our survey and compiling information furnished by various utility companies and governmental agencies. The markings shown on the face of this survey are per Digger's Hotline ticket number 2010J101050.

**ZONING**

THIS PROPERTY IS WITHIN THE CITY OF RHINELANDER CITY LIMITS AND IS LOCATED IN THE FOLLOWING ZONING DISTRICT:  
B3: GENERAL COMMERCIAL DISTRICT  
SETBACKS:  
FRONT YARD: 10 FEET  
REAR YARD: 15 FEET

**NOTES**

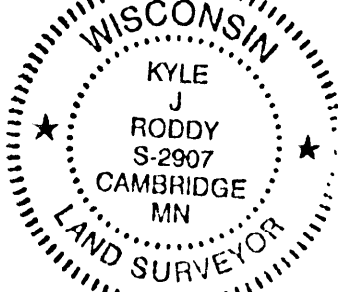
1. THERE ARE NO PLANS TO WIDEN THE DRIVING SURFACE OR ACQUIRE ADDITIONAL RIGHT OF WAY ACCORDING TO RANDY KNUTH, CITY OF RHINELANDER, 715-382-2728.
2. THE REQUIRED AMOUNT OF WATERMAIN COVER IS 7 FEET.

TREE LIST					
#	SPECIES	SIZE	#	SPECIES	SIZE
1	SPRUCE	2"	10	FLM	6"
2	SPRUCE	2"	11	BOX ELDER	24"
3	PINE	10"	12	PINE	6"
4	PINE	14"	13	PINE	8"
5	PINE	6"	14	PINE	12"
6	PINE	6"	15	PINE	10"
7	OAK	6"	16	PINE	10"
8	OAK	6"	17	PINE	10"
9	SPRUCE	24"	18	PINE	14"

**SURVEYOR'S CERTIFICATION**

I hereby certify to Fidelity National Title Insurance Company and O'Reilly Automotive, Inc. that:  
1. The certificate of survey prepared by me is actually made upon the ground and that it and the information, courses and distances shown thereon are correct;  
2. The title lines and lines of actual possession are the same;  
3. The size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, except as shown on this survey;  
4. There are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements, except as shown on this survey;  
5. There are no discrepancies, conflicts, shortages in area or boundary line conflicts, easements, encroachments, driveways, cemeteries, burial grounds or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon;  
6. All monuments shown actually exist, and the location, size and type of materials are correctly shown;  
7. The distance from the nearest intersecting street or road is as shown;  
8. This property has direct access to Lincoln Street, a publicly dedicated street;  
9. All utility services required for the operation of the property either enter the property through adjoining public streets or the survey shows the point of entry and location of any utilities that pass through or are on adjoining land;  
10. The parcels described hereon do not lie within flood hazard areas according to the maps of the Federal Emergency Management Agency and the Department of Housing and Urban Development; and  
11. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

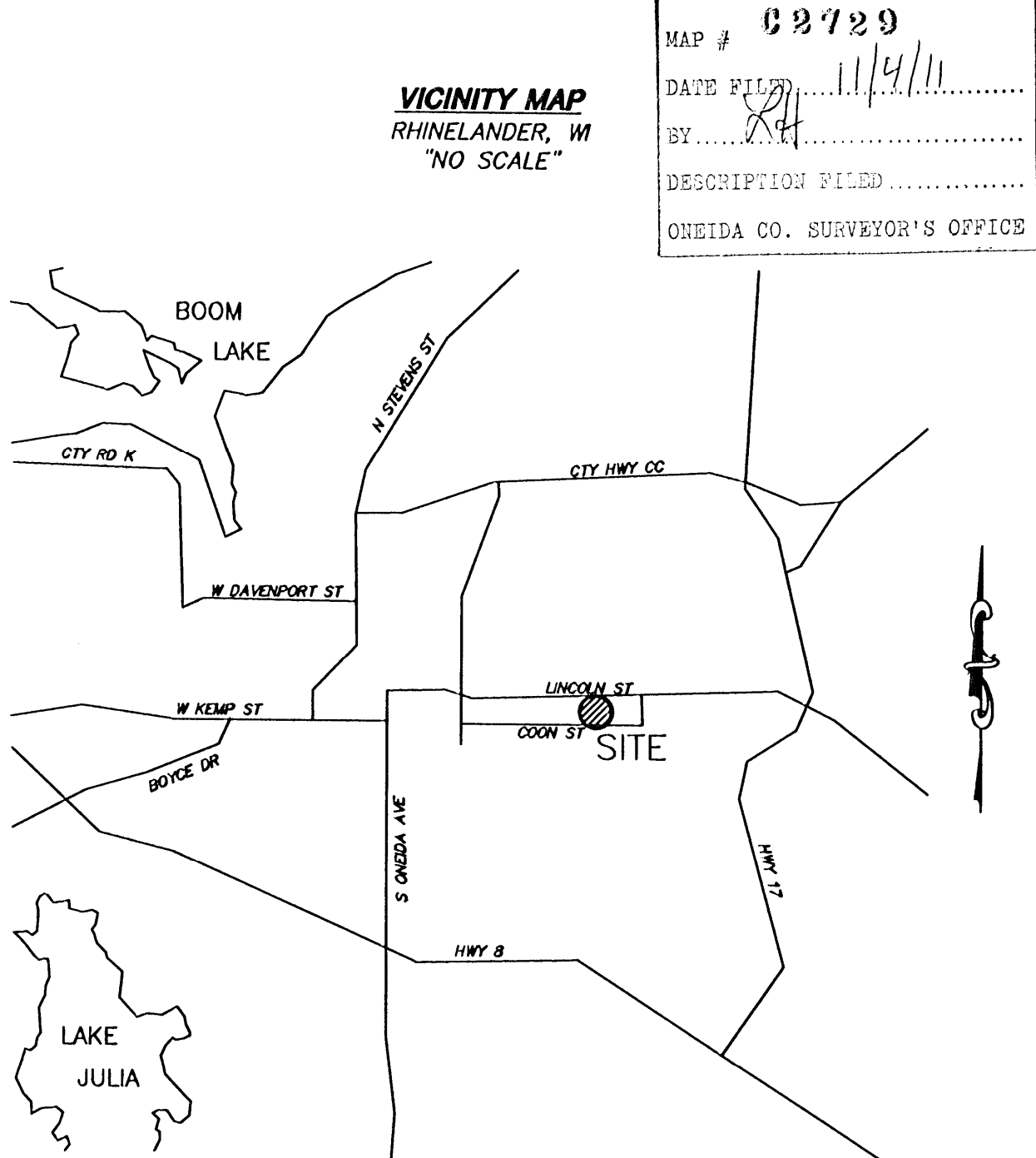
Dated this 1<sup>st</sup> day of September, 2010.  
Kyle J. Roddy, Land Surveyor  
Wisconsin License Number 29076-008  
200 Third Avenue NE, Suite 100  
Cambridge, Minn. 55008



**REVISIONS**  
9/1/10- REVISIONS PER DSR

**ANDERSON PASSE & ASSOCIATES**  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
CAMBRIDGE, MN MINNEAPOLIS, MN  
200 THIRD AVENUE NE, SUITE 100  
CAMBRIDGE, MN 55008  
(763)689-4042 PH. (763)689-6681 FAX

**SV1**



**SITE BENCHMARK**  
TOP NUT HYDRANT: NW CORNER OF THE SITE-  
1559.51 (NAD83)

**BEARING NOTE**

FOR THE PURPOSES OF THIS SURVEY THE NORTH LINE OF LOT ONE, OF CERTIFIED SURVEY MAP NO. 3834, IS ASSUMED TO BEAR NORTH 88 DEGREES 05 MINUTES 54 SECONDS WEST.

**NOTES CORRESPONDING TO TITLE INSURANCE COMPANY SCHEDULE B - SCHEDULE II EXCEPTIONS**  
**COMMITMENT NUMBER: 200910112**  
**COMMITMENT DATE: August 5, 2010 at 8:00 AM**

9. Public or private rights, if any, in such portions of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road and/or highway purposes.  
COMMENT: NO PART OF THE SUBJECT PROPERTY CONTAINS ANY PUBLIC RIGHT OF WAYS.
10. Easement Executed by Rhineland Realty, Inc., to the City of Rhineland, Wisconsin, dated May 21, 1992 and recorded February 15, 1999 in Vol. 918 of records on Page 133, as Document No. 497563.  
COMMENT: THE LOCATIONS OF THE SUBJECT EASEMENTS ARE SHOWN HEREON.
11. Restrictions on Certified Survey Map recorded in Vol. 17 of Survey Maps on page 3834 recites as follows: Access to Lincoln Street to existing drive openings as shown.  
COMMENT: THE EXISTING DRIVE LOCATIONS ARE SHOWN HEREON.
12. A 40 foot wide easement for ingress, egress and utilities as shown on Certified Survey Map recorded in Vol. 17 of Survey Maps on page 3834.  
COMMENT: THE EASEMENT AS SHOWN ON SAID CSM APPEARS TO AFFECT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, HOWEVER THE EASEMENT CAN NOT BE ACCURATELY PORTRAYED HEREON DUE TO INSUFFICIENT DIMENSIONING ON SAID CSM. THE STARTING POINT OF THE 40 FOOT STRIP WITH RESPECT TO THE NORTHEAST CORNER OF THE SUBJECT PROPERTY IS NOT SHOWN ON THE CSM.
14. Certified Survey Map recorded in Vol. 17 of the Survey Maps on page 3834 and Vol. 311 and a conveyance of lands for highway purposes is Book 311, page 443.  
COMMENT: THE CONVEYANCE OF LANDS SHOWN IN BOOK 311, PAGE 443 DOES NOT AFFECT THE SUBJECT PROPERTY. THE AREAS CONVEYED LIE OUTSIDE OF THE SUBJECT PROPERTY.

**STATEMENT OF APPARENT ENCROACHMENTS**

1 A PORTABLE SHED LIES 1.1 FEET NORTH OF THE SOUTH PROPERTY LINE.

**LEGEND**

- DENOTES FOUND IRON PIPE
- DENOTES SANITARY MANHOLE
- DENOTES STORM SEWER CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES WATER VALVE
- DENOTES POWER POLE
- ST— DENOTES UNDERGROUND STORM SEWER
- S— DENOTES UNDERGROUND SANITARY SEWER
- W— DENOTES UNDERGROUND WATER MAIN
- G— DENOTES UNDERGROUND GAS LINE
- OHU— DENOTES OVERHEAD ELECTRIC, PHONE, CABLE (UNLESS NOTED)
- x 999.9 DENOTES EXISTING GROUND ELEVATION
- x 999.9 DENOTES EXISTING GUTTER LINE ELEVATION
- 26.4 DENOTES OVERHEAD UTILITY HEIGHT
- (S01°36'07"W 199.11) DENOTES MEASUREMENT OF PAST RECORD