

# CERTIFICATE OF SURVEY

prepared for:  
**FIDELITY NATIONAL TITLE INSURANCE CORPORATION  
AND O'REILLY AUTOMOTIVE STORES, INC.**

of  
**611 8th Avenue  
Monroe, WI**

**PRESENT OWNERS**  
(PER TITLE COMMITMENT NO 201107617):  
Hans C. Wampfler and Julie L. Straman

### LEGAL DESCRIPTION (PER TITLE COMMITMENT)

All of Lot 1 of Certified Survey Map Number 246, as recorded in Volume 1 of Certified Survey Maps of Green County on Page 253, being part of the Southwest Quarter of the Northeast Quarter of Section 34, Town 2 North, Range 7 East, Green County, Wisconsin.  
Lot 1 of Certified Survey Map Number 4171, as recorded in Volume 16 of Certified Survey Maps of Green County on Pages 247-249, being part of the Southwest Quarter of the Northeast Quarter of Section 34, Town 2 North, Range 7 East, Green County, Wisconsin.

### METES AND BOUNDS DESCRIPTION

Beginning at the southwest corner of said Lot 1 of CSM Number 246; thence North 00 degrees 15 minutes 03 seconds East, assumed bearing along the west line of said Lot 1, a distance of 204.71 feet to the northwest corner of said Lot 1; thence North 59 degrees 32 minutes 18 seconds East, a distance of 77.59 feet to the northeast corner of said Lot 1, said northeast corner also being the northwest corner of said Lot 1 of CSM Number 4171; thence North 67 degrees 59 minutes 40 seconds East, a distance of 30.40 to the northeast corner of said Lot 1 of CSM Number 4171; thence South 12 degrees 41 minutes 04 seconds East a distance of 354.85 feet to the southeast corner of said Lot 1 of CSM Number 4171; thence North 89 degrees 44 minutes 57 seconds West, a distance of 174.28 feet to the point of beginning and there terminating.

Said parcel contains 44,286 square feet or 1.017 acres.  
Subject to any easements, restrictions, or reservations of record, if any.

### UTILITY COMPANY CONTACT INFO

City of Monroe Public Works (Water/Storm/Sanitary): (608) 329-2535  
Al Gerber—Public Works Director (608) 329-2595  
George Thompson—Waste Water (608) 329-2485  
Mike Kenison—Water (920) 262-6861  
1110 18th Ave  
Monroe, WI 53566  
WE Energies (Gas): (920) 262-6861  
Rebecca Gram  
245 W Elm St  
Lancaster, WI 53813-1204  
Alliant Energy (Elec): (608) 328-53398  
Steve Larsen  
N1915 State Highway 69  
Monroe, WI 53566  
TDS (Phone): (608) 328-5252  
Darren Neuenschwander  
627 16th Ave  
Monroe, WI 53566  
Wisconsin Department of Transportation: (608) 246-3860  
Franco Marcos—Planner  
2107 Wright Street  
Madison, WI 53704

### LEGEND

- DENOTES FOUND IRON PIPE
- DENOTES SET 1/2" IRON REBAR
- DENOTES SANITARY MANHOLE
- DENOTES STORM SEWER CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES STORM SEWER FLARED END SECTION
- DENOTES WATER VALVE
- DENOTES POWER POLE AND GUY WIRE
- DENOTES LIGHT POLE
- DENOTES ELECTRIC PEDESTAL
- DENOTES GUARD POST
- DENOTES UNDERGROUND STORM SEWER
- DENOTES UNDERGROUND SANITARY SEWER
- DENOTES UNDERGROUND WATER MAIN
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND CABLE TV LINE
- DENOTES OVERHEAD ELECTRIC, PHONE, CABLE (UNLESS NOTED)
- DENOTES EXISTING GROUND ELEVATION
- DENOTES EXISTING GUTTER LINE ELEVATION

### ZONING

THIS PROPERTY IS WITHIN THE CITY OF MONROE, CITY LIMITS AND IS LOCATED IN THE FOLLOWING ZONING DISTRICT:  
**B-2: GENERAL BUSINESS DISTRICT**  
SETBACKS:  
FRONT: 40 FEET  
SIDE YARD: 20 FEET  
REAR YARD: 15 FEET  
AND  
FLOODFRINGE DISTRICT  
\*THE MINIMUM FIRST FLOOR (1005) MUST BE 2 FEET ABOVE THE BASE FLOOD ELEVATION (1003).

### FLOOD ZONE

PER FLOOD INSURANCE RATE MAP—COMMUNITY PANEL NUMBER 5504500282G EFFECTIVE MAY 18, 2009, THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
THE AREAS OF THE SUBJECT PROPERTY LYING BELOW 1003 FEET ARE IN ZONE AE. THE 1003 CONTOUR IS HIGHLIGHTED HEREON.

### SURVEYOR'S CERTIFICATION

To O'Reilly Automotive Stores, Inc. and Fidelity National Title Insurance Company:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. The survey work was completed on August 18th, 2011.  
Dated this 20th day of September, 2011.

Kyle J. Paddy, Land Surveyor  
Wisconsin License Number 29076008  
200 Third Avenue NE, Suite 100  
Cambridge, Minn. 55008

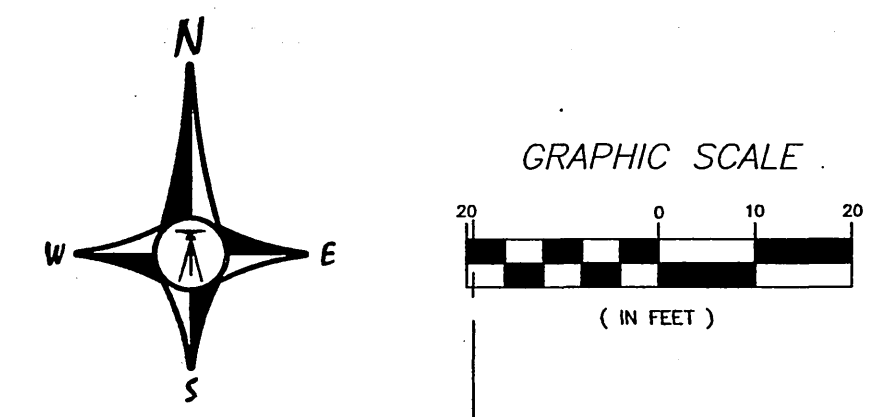
**ANDERSON PASSE & ASSOCIATES**  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS

200 THIRD AVENUE NE, SUITE 100  
CAMBRIDGE, MN 55008  
(763)689-4042 PH. (763)689-6681 FAX

**SV1**

### REVISIONS

Filed Feb. 16, 2012 with 13pg 50



**SITE BENCHMARK**  
SPIKE IN POWER POLE: 11 FEET WEST OF EXISTING POLE SIGN—1004.91 (NAVD 88)

### BEARING NOTE

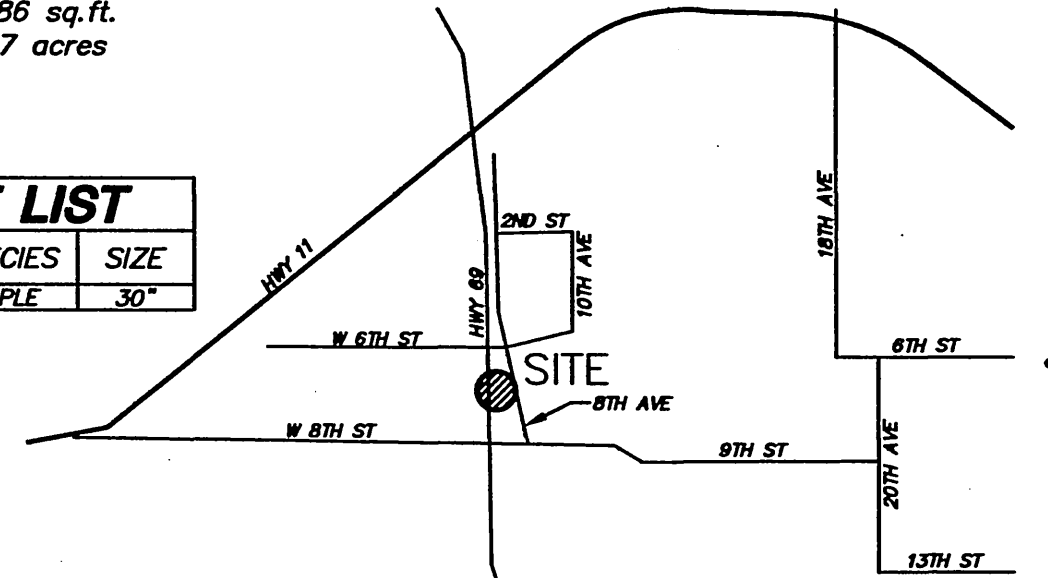
FOR THE PURPOSES OF THIS SURVEY THE WEST LINE OF LOT ONE, OF CERTIFIED SURVEY MAP NO. 246, IS ASSUMED TO BEAR NORTH 00 DEGREES 15 MINUTES 03 SECONDS EAST.

**SITE AREA**  
44,286 sq. ft.  
1.017 acres

**VICINITY MAP**  
MONROE, WI  
"NO SCALE"

**TREE LIST**

#	SPECIES	SIZE
1	MARLE	30"



### NOTES

- HIGHWAY STATIONING SHOWN HEREON IS APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR EXACT LOCATION.
- HIGHWAY STATIONING FOR S.T.H. IS IN METRIC UNITS.
- THE CITY OF MONROE REQUIRES 5.5' OF WATERMAIN COVER.
- THERE ARE NO PLANS TO WIDEN THE DRIVING SURFACE OR ACQUIRE ANY ADDITIONAL RIGHT OF WAY ON 8TH AVE ADJACENT TO THE SITE AT THIS TIME PER AL GERBER WITH THE CITY OF MONROE (608-329-2532).
- THERE ARE NO PLANS TO WIDEN THE DRIVING SURFACE OR ACQUIRE ANY ADDITIONAL RIGHT OF WAY ON S.T.H. 69 ADJACENT TO THE SITE AT THIS TIME PER FRANCO MARCOS WITH THE WI-DOT (608-246-3860).

### NOTE REGARDING UTILITIES

The locations of underground utilities shown hereon 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 20113402921.

### STATEMENT OF APPARENT ENCROACHMENTS

THERE ARE NO APPARENT ENCROACHMENTS.

**NOTES CORRESPONDING TO TITLE INSURANCE COMPANY SCHEDULE B - SECTION II EXCEPTIONS COMMITMENT NUMBER: 201107617 COMMITMENT DATE: July 29, 2011 at 8:00 AM**

- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes.  
COMMENT: The subject property does not include any such areas.
- Easement from Ben Kuby and Gweneth Kuby, his wife, to Wisconsin Power & Light Company by instrument dated December 14, 1949, and recorded in the Green County Register of Deeds office January 7, 1950, in Volume 22 of Misc. on Page 458, as Document No. 177816.  
COMMENT: The document provided is not completely legible. The easement appears to affect the subject property but the sketch that is a part of said document is illegible.
- Easement from Ben Kuby to United Teleguide Corporation, by instrument dated February 17, 1982, and recorded in the Green County Register of Deeds office March 23, 1982 in Volume 360 of Records on Page 418 as Document No. 286015.  
COMMENT: This document affects the subject property and the easement area is shown hereon.
- Easement between Ben E. Kuby and Gweneth Kuby, his wife and Colleen C. Verzol, formerly known as Colleen C. Adcock, by instrument dated October 24, 1983, in Volume 374 of Records on page 120 as Document No. 293310.  
COMMENT: This document does not appear to affect the subject property. No encroachment exists along the described property line.
- Declaration of Easement between Ben Kuby and the City of Monroe, a Wisconsin Municipal Corporation, by instrument dated October 14, 1986, and recorded in the Green County Register of Deeds office October 23, 1986 in Volume 400 of Records on page 302, as Document No. 306338.  
COMMENT: This document affects the subject property and the location of said easement is shown hereon.
- Declaration of Easement between Ben Kuby and the City of Monroe, a Wisconsin Municipal Corporation, by instrument dated October 14, 1986, and recorded in the Green County Register of Deeds December 30, 1987, in Volume 412 of Records on page 676 as Document No. 312666.  
COMMENT: This document affects the subject property and the location of said easement is shown hereon. Said document appears to be identical to Document No. 306338.
- Restrictions contained in Warranty Deed from Adah Chesbro to Ben Kuby and Frank Kuby, undivided and in common, by instrument July 17, 1937 in Volume 122 of Deeds on page 504 as Document No. 148667.  
COMMENT: This Document Appears to affect the subject property.
- Limitations imposed upon ingress and egress from the subject premises to State Trunk Highway 69 and 81 including ramps and connection roads on the right of way thereof as set forth in a Notice of Lis Pendens dated February 14, 1989 and recorded in the Green County Register of Deeds office February 14, 1989, in Volume 425 of Records on page 832, as Document No. 227450.  
COMMENT: Said Document does not contain any legal descriptions, therefore it is not possible to determine if it affects the subject property.
- No access to 5TH 69 and 81 over West side of insured real estate shown on Certified Survey Map Number 246.  
COMMENT: The area of restricted access is shown hereon.
- Apparent easement of channel change easement as shown on Certified Survey Map Number 246.  
COMMENT: The location of said easement is shown hereon.
- Easements, if any, of the public, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the above described premises which were formerly a part of Old Highway 81 now vacated.  
COMMENT: According to CSM No. 4171 the area shown as Lot 1 of said CSM was formerly right of way.

