



SURVEYOR CERTIFICATION

TO: AUTOZONE, INCORPORATED AND FIRST AMERICAN TITLE INSURANCE COMPANY
I hereby certify that on the 3rd day of January, 2001,
(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 two concrete drives from NEVA ROAD/HWY. 45 and one asphalt drive from NORTH AVENUE as shown herein;
(e) all building setback lines of the subject property required to be shown herein in accordance with the Minimum Standards are located as shown herein;
(f) all zoning, use, and density classifications are correctly shown herein;
(g) all flood zone designations are correctly shown herein;
(h) the undersigned has received and examined a copy of ALTA title commitment no. LA-15327 dated November 30, 2000 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 herein.

JAMES ROGER MILLER
(920) 458-6164

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 20, T31N, R11E, AND COMPRISING PARTS OF LOTS 1, 2, AND 3 OF BLOCK 1 OF DASKAM'S 2ND ADDITION IN THE CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE W 1/4 CORNER OF SECTION 20; THENCE S87°13'00"E ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 20 AND THE CENTER LINE OF NORTH AVENUE, 2118.23 FEET; THENCE S02°47'00"W, 33.00 FEET TO A 1" IRON PIPE SET ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH AVENUE AT THE POINT OF BEGINNING;
THENCE, FROM SAID POINT OF BEGINNING S87°13'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTH AVENUE, 180.60 FEET TO A 1" IRON PIPE SET AT THE NORTHWESTERLY CORNER OF LAND OWNED BY THE STATE OF WISCONSIN; THENCE S35°01'50"E ALONG THE WESTERLY EDGE OF SAID LAND OWNED BY THE STATE OF WISCONSIN, 24.52 FEET (RECORDED AS 25 FEET MORE OR LESS) TO A CHISELED "X" SET AT THE SOUTHERLY CORNER OF SAID LAND OWNED BY THE STATE OF WISCONSIN AND ON THE WESTERLY LINE OF LAND OWNED BY LANGLADE COUNTY; THENCE S17°09'20"W ALONG THE SAID WESTERLY LINE OF LAND OWNED BY LANGLADE COUNTY, 88.52 FEET TO A 1" IRON PIPE SET ON THE WESTERLY RIGHT-OF-WAY LINE OF NEVA ROAD/U.S. HWY. 45; THENCE S24°02'30"W ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF NEVA ROAD/U.S. HWY. 45, 130.00 FEET TO A 1" IRON PIPE SET; THENCE N65°57'30"W 200.00 FEET TO A 1" IRON PIPE SET; THENCE N24°02'30"E, 165.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 39,910 S.F. (0.92 AC.) OF LAND MORE OR LESS.
NOTE: BEARINGS IN THIS DESCRIPTION ARE BASED UPON RECORDED BEARING S87°13'00"E ALONG THE EAST-WEST 1/4 LINE OF SECTION 20, T31N, R11E.

TITLE NOTES

ITEMS LISTED UNDER SCHEDULE B - SECTION 2 IN TITLE COMMITMENT NUMBER: LA-15327, DATED NOVEMBER 30, 2000 WITH THE SPECIAL EXCEPTIONS AS LISTED:
NONE LISTED

LEGEND	
EXISTING	UTILITIES
MH	SANITARY SEWER W/MANHOLE
CB	SANITARY LATERAL
ST	STORM SEWER W/MANHOLE
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	CURB STOP
G	GAS MAIN
GS	GAS SERVICE
GV	GAS VALVE
GM	GAS METER
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
LP	LIGHT POLE
PP	POWER POLE
EP	ELECTRIC PEDESTAL
TRANS	ELECTRIC TRANSFORMER
OT	OVERHEAD TELEPHONE
UT	UNDERGROUND TELEPHONE
TP	TELEPHONE PEDESTAL
CTV	CABLE TV
MISCELLANEOUS	
TS	TREES
SF	SIGN
F	FENCE
1"	1" CONTOURS
5"	5" CONTOURS
E	EASEMENTS
R	ROADWAY CENTERLINE
ENVIRONMENTAL	
MW	GROUND WATER MONITORING WELL
B	SOIL BORING

SETBACKS

FRONTYARD - 0' BUILDING SETBACK
SIDEYARD - 0' BUILDING SETBACK
REARYARD - 0' BUILDING SETBACK

NOTES

PROPERTY CURRENTLY ZONED B-3 GENERAL COMMERCIAL, WHICH ALLOWS FOR THE RETAIL SALE OF AUTO PARTS.
STORM WATER DETENTION IS NOT REQUIRED BY THE CITY OF ANTIGO, BUT THE CITY WOULD PREFER TO HAVE WATER RUN INTO THE STORM SEWER SYSTEM.
FLOOD ZONE DESIGNATION: ZONE "C" OUTSIDE OF 500 YEAR FLOOD PLAIN. PANEL NUMBER 55541 A, DATED OCTOBER 31, 1975
CONCRETE WALK NEAR THE NORTHEAST PROPERTY CORNER ENCLOSES ONTO THE SUBJECT PROPERTY.

UTILITY CONTACTS

WATER: ANTIGO WATER DEPT., VERN BURGER, (715) 623-3316
SANITARY SEWER: ANTIGO PUBLIC WORKS DEPT., TERRY HUBATCH, (715) 623-3633
STORM SEWER: ANTIGO PUBLIC WORKS DEPT., TERRY HUBATCH, (715) 623-3633
GAS: CITY GAS, ROD MADISON, (715) 627-4351
ELECTRIC: WISCONSIN PUBLIC SERVICE, NO CONTACT, 1-800-450-7260
CABLE: CHARTER COMMUNICATIONS, NO CONTACT, 1-800-581-0081
TELEPHONE: GTE/VERIZON, NO CONTACT, 1-800-483-5000

BENCHMARK INFORMATION

ELEVATIONS ARE REFERENCED TO TAGGED BOLT ON FLANGE OF HYDRANT ON THE SW CORNER OF NEVA ROAD AND NORTH AVENUE WITH AN ELEVATION OF 1509.64', U.S.C.S. DATUM
BENCHMARK 1 ESTABLISHED ON SPIKE IN NORTH FACE OF POWER POLE APPROXIMATELY 120' WEST OF HYDRANT ON THE SW CORNER OF NEVA ROAD AND NORTH AVENUE WITH AN ELEVATION OF 1508.85'
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.
THIS SURVEY WAS MADE WITH APPROXIMATELY ONE FOOT OF SNOW COVERING THE GROUND, ACTUAL GROUND CONDITIONS AND UTILITIES MAY VARY SLIGHTLY.

ALTA/ACSM LAND TITLE SURVEY

MILLER ENGINEERS SCIENTISTS

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

AUTOZONE TOPOGRAPHIC AND PROPERTY SURVEY
SW CORNER NEVA AND NORTH AVENUE
ANTIGO, WISCONSIN

RECORD # 40381	
LANGLADE COUNTY SURVEYORS OFFICE	
DATE FILED: 1/10/01 BY: D. Miller	
Rec'd 1/10/01	
2	1-24-01 REMOVE OVERHEAD ELECTRIC ENCROACHMENT NOTES
1	1-8-01 REVISE PROPERTY BOUNDARY AND DESCRIPTION AND ZONING NOTES
NO.	DATE DESCRIPTION
SAB	BY

SCALE	DATE	BY	PDN	SHEET
HOR. 1" = 20'	1-3-01	CK	JRM	1 1
VER.	JOB 15358K1A			OF