ITEMS CORRESPONDING TO SCHEDULE B-II

12. Utility Easement to Wisconsin Public Service Corporation recorded April 21, 1938, Volume 10 of Misc., Page 640, as Document No. 53233. Has an ambiguous description and cannot be shown on the map.

13. Utility Easement to GTE North Incorporated recorded May 24, 1994, Volume 673 of Micro Records, Page 396, as Document No. 298296. Has an ambiguous description and cannot be shown on the map.

14. Right-of-Way Easement to Lac du Flambeau Bank of Chippewa Indians recorded April 8, 2004, Volume 1258 of Records, Page 682, as Document No. 417314. Shown on the map.

15. Utility easement executed by and between FD Lac du Flambeau Wisconsin Old Abe Road, LLC to Wisconsin Public Service Corporation recorded July 27, 2016, as Document No. 539230. Shown on the map.

16. Sanitary Sewer Easement Agreement recorded February 22, 2017, as Document No. 544242. Shown on the map.

MISCELLANEOUS NOTES

1. There were no cemeteries, gravesites, and/or burial grounds observed on the subject property
2. The subject property has direct access to S.T.H. No. 47 (Old Abe Road) a public right-of-way.
3. In response to Table A Item 2, the address of the subject property is 108 Old Abe Road, Lac du Flambeau, Wisconsin 54538 according to record documents and field observations.
4. In response to Table A Item 3, the subject property lies within Flood Insurance Rate Map Communtiy Panel No. 55125C0550B which has not been printed as of 10/31/2017.
5. In response to Table A Item 9, there are 2 handicap and 28 regular parking spaces
6. In response to Table A Item 16, there is no evidence of recent earth moving work, building construction, or building additions ovserved in the process of conducting the fieldwork
7. In response to Table A Item 17. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
8. In response to Table A Item 18. Wetlands have not been delineated on the subject property.
9. The southeast line of the subject property is contiguous with the S.T.H. No. 47 (Old Abe Road) right-of-way.

ZONING INFORMATION

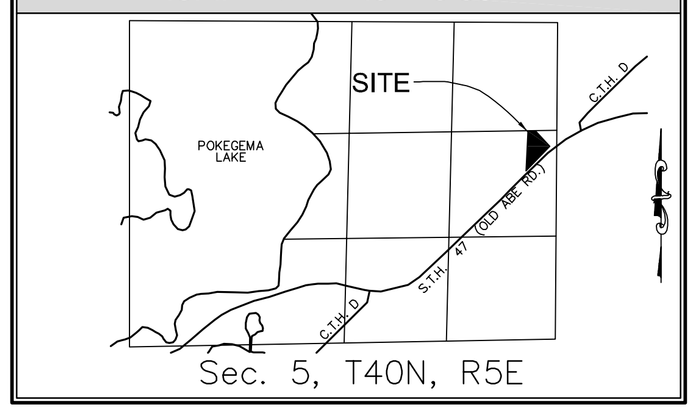
According to the Zoning Report Number 7201701463, dated 10/19/2017 prepared by Bock & Clark Zoning, the subject property is within the REC, Recreation District and the current uses are permitted uses per the Conditional Use Permit dated 3/9/2017.

ITEM	REQUIRED	OBSERVED
PERMITTED USE	RETAIL (PER C.U.P.)	RETAIL
MIN. LOT AREA	10,000 S.F.	84,531 S.F.
MIN. FRONTAGE	N/A	457.8'
MAX. BLDG COVERAGE	N/A	8362 S.F.
MIN. SETBACKS FRONT	40'	94.0'
MIN. SETBACKS SIDE	15'	40.1'
MIN. SETBACKS REAR	40'	93.8'
MAX BUILDING HEIGHT	35'	23'
PARKING REGULAR	N/A	28
PARKING HANDICAP	N/A	2
PARKING TOTAL	30	30

Contact info:
Sue Ackland
LdF Zoning Administrator
P.O. Box 68
Lac du Flambeau, WI 54538
715-588-3358
ldfzoning@frontier.com

Notes:
Because there may be a need for interpretation of the applicable zoning codes, we refer you to the town of Lac du Flambeau for zoning laws and applicable codes.

VICINITY MAP - NOT TO SCALE

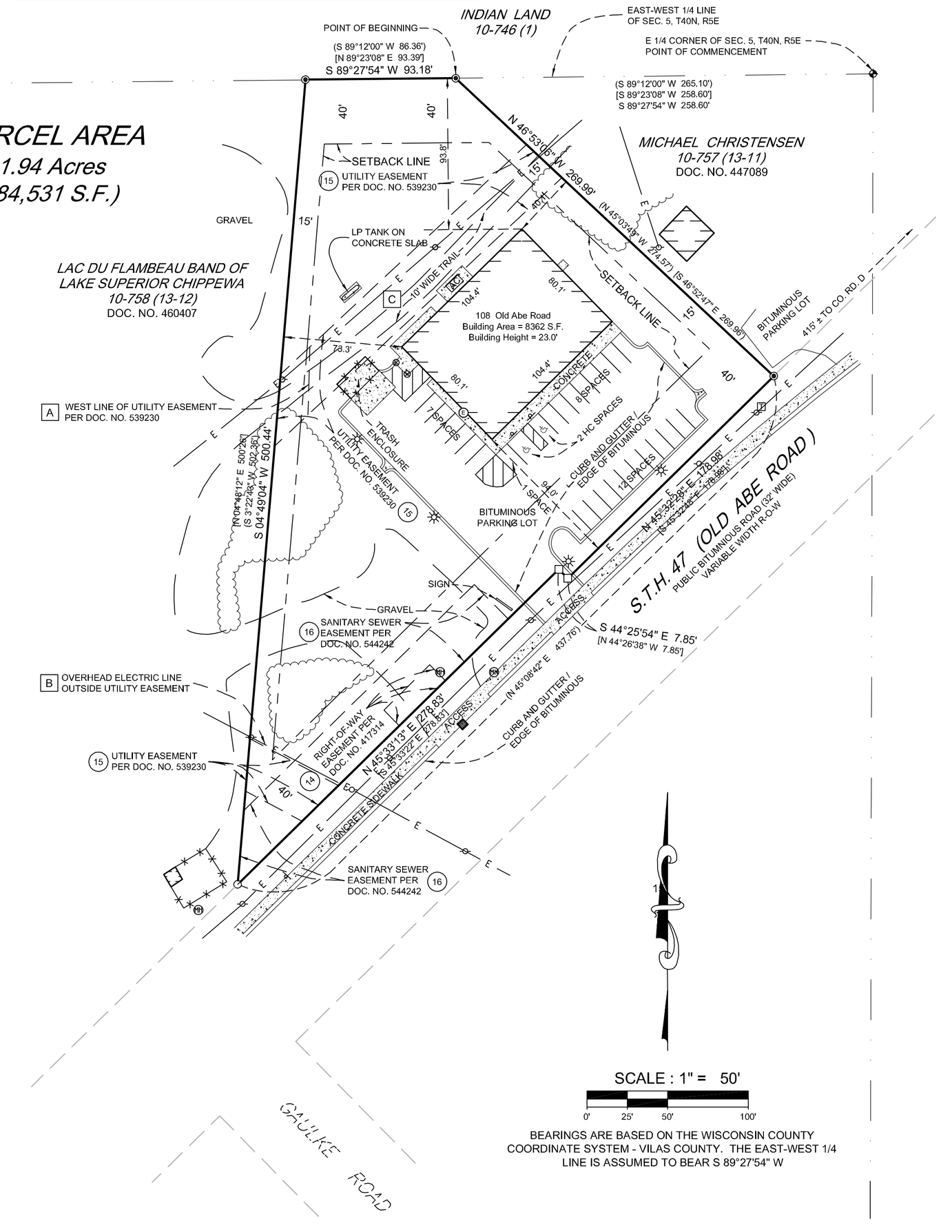


SIGNIFICANT OBSERVATIONS

A. The description for the northerly utility easement strip per Document No. 539230 leaves a gap between the west line of the easement and the west line of the subject parcel. I believe the intent is to extend the north and south lines of the easement to the west line of the subject parcel and it is shown as such on the map.

B. The description for the southerly utility easement strip per Document No. 539230 does not extend northeast enough to include the overhead power line as shown on the map.

C. The 10' wide trail appears to be used as a recreational trail to cross the subject property.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM - VILAS COUNTY. THE EAST-WEST 1/4 LINE IS ASSUMED TO BEAR S 89°27'54" W

LEGEND OF SYMBOLS & ABBREVIATIONS

- ○ SET 5/8" IRON ROD WITH PLASTIC CAP BEARING PLS NO. S-2546
- □ SET P.K. NAIL
- ◉ FOUND CAPPED IRON MONUMENT
- ✥ SECTION CORNER PER COUNTY RECORDS
- (XXX) RECORD DATA
- [XXX] "AS SURVEYED" DATA BY OTHERS
- MH MANHOLE
- CB CATCH BASIN
- E — OVERHEAD ELECTRIC LINE
- ELECTRIC METER
- POWER POLE
- TELEPHONE PEDESTAL
- CONCRETE POST
- SIGN
- LIGHT POLE
- TREE LINE
- NO PARKING AREA

FLOOD NOTE

The subject property lies within the Flood Insurance Rate Map, Community Panel No. 55125C0550B which has not been printed as of October 31, 2017

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
10/18/2017	FIRST DRAFT	10/31/2017	CLIENT COMMENTS
10/19/2017	BOCK & CLARK COMMENTS	11/07/2017	TYPO CORRECTED
10/24/2017	BOCK & CLARK COMMENTS		
FIELD WORK: TMH	DRAFTED: TMH	CHECKED BY: TMH	FB & PG: 16/79

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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RECORD DESCRIPTION

RECORD DESCRIPTION
A parcel of land in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), Section Five (5), Township forty (40) North, Range Five (5) East of the Fourth Principal Meridian, Lac du Flambeau Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the one-quarter corner common to Section 4 and 5, marked by U.S.G.L.O. brass cap, witnessed by a nail in a 15" White Pine bearing South 77° West, 23.4 feet and a nail in a 16" White Pine bearing North 33° West, 25.0 feet; thence South 89°12'00" West, 265.10 feet along the East-West one-quarter line to the PLACE OF BEGINNING, marked by a 2" iron pipe; thence continuing South 89°12'00" West, 86.36 feet to a 1" iron pipe; thence South 3°22'43" West, 502.36 feet to a 1" iron pipe on the Northwesterly right-of-way line of State Trunk Highway "47" thence North 45°08'42" East, 437.76 feet along said right-of-way line to a 2" iron pipe; thence North 45°03'49" West, 274.57 feet to the Place of Beginning.

As Surveyed As:

BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 5 EAST, TOWN OF LAC DU FLAMBEAU, VILAS COUNTY, WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 5 EAST, THENCE S89°23'08"W, 258.60 FEET (RECORDED AS S89°12'00"W, 265.10 FEET) ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE MONUMENTED EAST LINE OF DOCUMENT NUMBER 491567 AS MONUMENTED ON THE NORTH AND THE SOUTH BY CALLED FOR 2" IRON PIPE, AND THE POINT OF BEGINNING; THENCE S46°52'47"E (RECORDED AS N45°03'49W), 269.96 FEET ALONG SAID MONUMENTED LINE TO THE NORTH RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY "47"; THENCE S45°32'48"W, 178.86 FEET ALONG SAID RIGHT OF WAY; THENCE N44°26'38"W, 7.85 FEET ALONG SAID RIGHT OF WAY; THENCE S45°33'22"W, 278.83 FEET ALONG SAID RIGHT OF WAY TO THE WEST LINE OF SAID DOCUMENT NUMBER 491567 AS MONUMENTED BY FOLTZ AND ASSOCIATES, INC. IN A SURVEY RECORDED IN B8706, VILAS COUNTY SURVEYORS OFFICE: THENCE N04°48'12"E (RECORDED AS S3°22'43"E), 500.26 FEET ALONG SAID WEST LINE TO SAID NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N89°23'08"E, 93.39 FEET (RECORDED AS S89°12'00"W, 86.36 FEET) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-869968-MAD, DATED SEPTEMBER 18, 2017.

ALTA/NSPS LAND TITLE SURVEY

Family Dollar - Lac Du Flambeau Project
B&C Project No. 201703610, 001
108 Old Abe Road, Lac Du Flambeau, WI

Based upon Title Commitment NCS-869968-MAD of First American Title Insurance Company bearing an effective date of September 18, 2017 at 7:30 A.M.

Surveyor's Certification

To: First American Title Insurance Company; Miiagros C. Huertas and Federman Steifman, LLP; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on October 13, 2017.

Thomas M. Healy
Registered Land Surveyor No. S-2546
In the State of Wisconsin
Date of Plat or Map: October 18, 2017
Date of Last Revision: November 7, 2017

Network Project No. 201703610-001

Survey Performed By:
Healy Land Surveying
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0566
Email: info@healysurveying.com

WISCONSIN
THOMAS M. HEALY
S-2546
NIAGARA, WI
LAND SURVEYOR

Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com