

ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION AS SHOWN IN SCHEDULE A, TITLE COMMITMENT FILE NO. 12-5577, DATED July 30, 2012

JOB NO. 55-0696
BOOK NO.
DRAWN BY JTS
CHECKED BY
DATE Sept. 20, 2012
REVISIONS
REFERENCE FILE 8-28-12
DRAWING FILE TID 13 ALTA.DWG

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Menomonie, Wisconsin 54751

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Cedar
corporation

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: CITY OF MENOMONIE

SURVEYORS CERTIFICATE

- To the City of MENOMONIE, A MUNICIPAL CORPORATION; (2) DUNN COUNTY ABSTRACT & TITLE and (3) OLD REPUBLIC 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2011 and includes Items 3, 4, 11, 17 & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS on ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."
- This survey was made on the ground on September 14, 2012 and correctly shows the area of the subject property, the location and type of all improvements situated on subject property, and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible easements or right of way if which the undersigned has been advised. 4. There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property. 5. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title commitment dated July 30, 2012, Commitment File No. 12-5577, issued by DUNN COUNTY ABSTRACT & TITLE, as agents for OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that Title Commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The subject property has direct access to and from a duly dedicated and accepted public street known as 59TH Street NE.
- The subject property does serve adjoining property for utilities. The parties listed above and are entitled to rely on the survey and this certificate as being true and accurate.

James T. Swanson
Registration No. 1482



Revised Date: 9/24/12

NOTES:

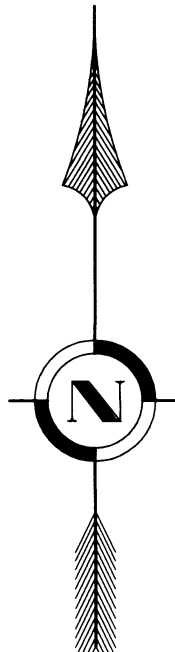
- No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
- Gross land area is shown on drawing.
- Location of utilities shown.
- No known street right of way changes known.
- No solid waste dump, sump or sanitary landfill observed.
- No wetlands were delineated on site.

CURVE DATA

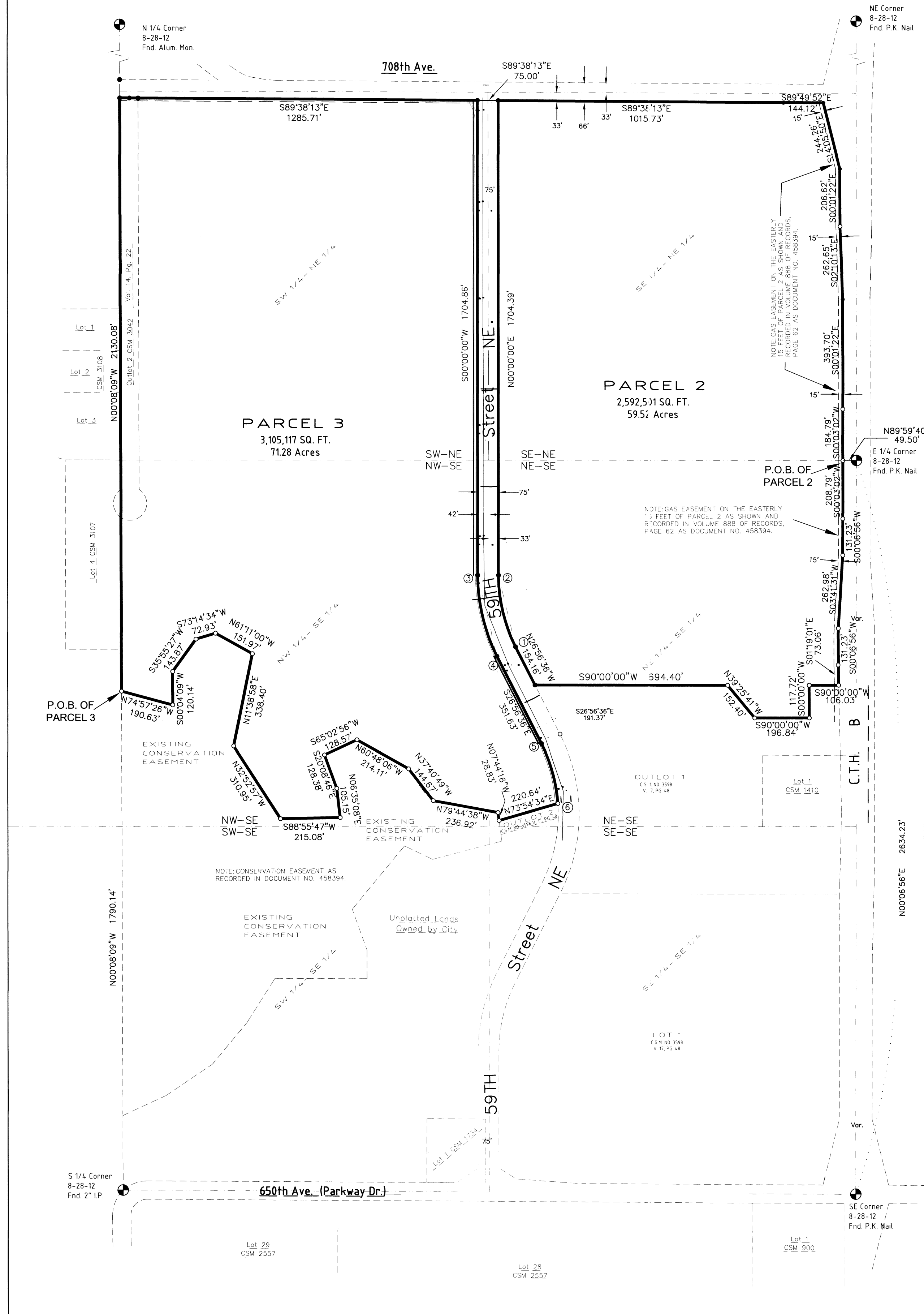
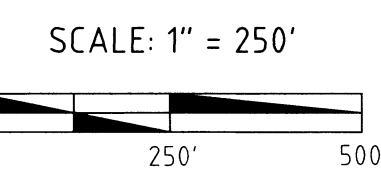
Curve	Radius	Length	Central Angle	Chord Bearing	Chord Length	Back Tan.	For. Tan.
1-2	567.00'	266.63'	28°56'36"	N13°28'18"W	264.18'	N26°56'36"W	N00°00'00"W
3-4	642.00'	301.90'	26°56'36"	S13°28'18"E	299.13'	S00°00'00"W	S26°56'36"E
5-6	558.00'	225.16'	23°07'12"	S15°23'00"E	223.64'	S26°56'36"E	S03°49'24"E

LEGEND

- Found Government Corner (as noted)
- Set 3/4" x 18" iron rebar weighing 1502 lbs./lineal ft.
- Found 3/4" Iron Rebar
- Sanitary Manhole
- Fire Hydrant and Gate Valve
- Found 3/4" Iron Rebar
- Sanitary Sewer
- Water Main
- Curb and gutter
- Overhead Utility



North is referenced to the East Line of SE 1/4, Sec. 8-28-12 measured as N00°06'56"E (Dunn County Coordinate System)



DESCRIPTION OF PARCEL 2, TID 13

Being part Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 8, Township 28 North, Range 12 West, City of Menomonie, Dunn County, Wisconsin, more particularly described as follows:
Commencing at the East 1/4 corner of said Section 8,
Thence N89°59'40"W 49.50 feet along the East-West one Quarter line of said Section 8 to the Westerly right of way line of C.T.H. "B" and the point of beginning of Parcel 2;
Thence S00°03'02"W 208.79 feet along said Westerly right of way line of C.T.H. "B";
Thence S00°06'56"W 131.23 feet along said Westerly right of way line of C.T.H. "B";
Thence S03°41'31"W 282.98 feet along said Westerly right of way line of C.T.H. "B";
Thence S00°06'56"W 131.23 feet along said Westerly right of way line of C.T.H. "B";
Thence S01°19'01"E 73.06 feet along said Westerly right of way line of C.T.H. "B";
Thence S90°00'00"W 106.03 feet along the Northerly line of Outlot 1, Certified Survey Map Number 3598, Volume 17, Page 48;
Thence S00°00'00"W 117.72 along said Northerly line of Outlot 1, Certified Survey Map Number 3598, Volume 17, Page 48;
Thence S90°00'00"W 196.84 feet along said Northerly line of Outlot 1, Certified Survey Map Number 3598, Volume 17, Page 48;
Thence N39°25'41"W 152.40 feet along said Northerly line of Outlot 1, Certified Survey Map Number 3598, Volume 17, Page 48;
Thence S90°00'00"W 694.40 feet along said Northerly line of Outlot 1, Certified Survey Map Number 3598, Volume 17, Page 48;
Thence N26°56'36"W 154.16 feet along the Easterly right of way line of 59TH Street NE; Thence Northerly 266.63 feet along the curve of a 567.00 radius curve concave Easterly with a chord of N13°28'18"W 264.18 feet along said Easterly right of way line; Thence N00°00'00"W 1704.86 feet along the Easterly right of way line of 59TH Street NE; Thence S89°38'13"E 1015.73 feet along said Southerly right of way line 708TH Avenue; Thence S89°49'52"E 144.12 feet along said Southerly right of way line 708TH Avenue; Thence S14°05'50"E 244.26 feet along said Westerly right of way line of C.T.H. "B"; Thence S00°01'22"E 206.62 feet along said Westerly right of way line of C.T.H. "B"; Thence S02°01'37"E 262.65 feet along said Westerly right of way line of C.T.H. "B"; Thence S00°01'22"E 393.70 feet along said Westerly right of way line of C.T.H. "B"; Thence S00°03'02"W 184.79 feet along said Westerly right of way line of C.T.H. "B" to the point of beginning;

DESCRIPTION OF PARCEL 3, TID 13

Being part of Outlot 2, Certified Survey Map Number 3042, Volume 14, Page 22, part of the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 8, Township 28 North, Range 12 West, City of Menomonie, Dunn County, Wisconsin, more particularly described as follows:
Commencing at the South 1/4 corner of said Section 8,
Thence N00°08'09"W 1790.14 feet along the North-South one Quarter line of said Section 8 to the point of beginning of Parcel 3;
Thence continuing N00°08'09"W 2130.05 feet to the Southerly right of way line of 708TH Avenue;
Thence S89°38'13"E 1285.71 feet along said Southerly right of way line;
Thence S00°00'00"W 1704.86 feet along the Westerly right of way line of 59TH Street; Thence Southerly 301.90 feet along the curve of a 642.00 radius curve concave Easterly with a chord of S13°28'18"E 299.13 feet along said Westerly right of way line;
Thence S26°56'36"E 351.63 feet along said Westerly right of way line;
Thence Southerly 225.16 feet along the curve of a 558.00 radius curve concave Westerly with a chord of S15°23'00"E 223.64 feet along said Westerly right of way line to the Northerly line of Outlot 2, Certified Survey Map Number 3598, Volume 17, Page 48;
Thence S73°54'34"W 220.64 feet to a point on the Easterly line of TID 13 Conservancy recorded in Document number 544922;
Thence N07°44'16"W 28.83 feet along said Easterly line of TID 13 Conservancy;
Thence N79°44'38"W 236.92 feet along the Northerly line of TID 13 Conservancy;
Thence N37°40'49"W 144.67 feet along said Easterly line of TID 13 Conservancy;
Thence N60°48'06"W 214.11 feet along said Northerly line of TID 13 Conservancy;
Thence S65°02'56"W 128.57 feet along said Northerly line of TID 13 Conservancy;
Thence S20°08'46"E 128.38 feet along said Easterly line of TID 13 Conservancy;
Thence S08°25'08"E 105.15 feet along said Easterly line of TID 13 Conservancy;
Thence S88°55'47"W 215.08 feet along said Northerly line of TID 13 Conservancy;
Thence N32°52'57"W 310.95 feet along said Easterly line of TID 13 Conservancy;
Thence N11°38'58"E 338.40 feet along said Easterly line of TID 13 Conservancy;
Thence N61°10'00"W 151.97 feet along the Northerly line of TID 13 Conservancy;
Thence S33°41'54"W 172.93 feet along said Northerly line of TID 13 Conservancy;
Thence S35°55'27"W 143.87 feet along said Easterly line of TID 13 Conservancy;
Thence S00°04'09"W 120.14 feet along said Easterly line of TID 13 Conservancy;
Thence N74°57'26"W 190.63 feet along said Southerly line of TID 13 Conservancy to the Westerly line of said North-South one Quarter line to the point of beginning.

NOTES SCHEDULE B - II - EXCEPTIONS:

- "5" - Any encroachments, encumbrance, violations or adverse circumstances affecting the Title that would be disclosed by an accurate complete survey of the Land. (NONE OBSERVED DURING SURVEY)
- "8" - Easement or claims of easements not shown by the public records. (NONE OBSERVED DURING SURVEY)
- "9" - Any claims of adverse possession or prescriptive easements. (NONE OBSERVED DURING SURVEY)
- "12" - Right of way of 708th Ave. on the Northerly side of described premises; right of way of County Highway B on the Easterly side of described premises and right of way of 59th Street NE.
- (RIGHT OF WAY IS ADJACENT TO THESE PARCELS AND HAVE NO GAPS BETWEEN THEM AND THE RIGHT OF WAY.)
- "13" - Annexation of described premises by City of Menomonie by ordinance of Common Council of City of Menomonie in instrument dated December 10, 2003 and recorded December 12, 2003 in Volume 1256 of Records, page 234 as document no. 506816 and dated June 7, 2004 and recorded June 10, 2004 as document no. 512969.
- (ALL OF THIS PROPERTY IS IN THE ANNEXATION)
- "14" - As to the SW1/4 of the NE1/4 and NW1/4 of SE1/4, conditions contained in agreement between City of Menomonie and Arnold O. Henderson and Marlene A. Henderson as to Outlot 2 of Certified Survey Map No. 3042; said agreement dated October 13, 2004 and December 15, 2004 as document no. 518822.
- (OUTLOT 2 IS PART OF PARCEL 3 AND SHOWN)
- "15" - As to the SE1/4 of the NE1/4 and NE1/4 of SE1/4, conveyance to the Dunn County for highway purposes in instrument dated October 11, 1999 and recorded October 18, 1999 in Volume 360 of Records, Page 174 as document no. 454802.
- (RIGHT OF WAY IS ADJACENT TO THE EAST SIDE OF PARCEL 2)
- "16" - As to the NE1/4 of SE1/4, gas easement to construct, install, mark, inspect, operate, repair, alter, relocate, reconstruct, replace, remove and maintain its facilities granted to Northern States Power Company in instrument dated April 4, 2000 and recorded April 7, 2000 in Volume 888 of Records, page 62 as document no. 458394.
- (RIGHT OF WAY IS ADJACENT TO THE EAST SIDE OF PARCEL 2)
- "17" - As to the NE1/4 of SE1/4, easement to construct and permanently maintain a transmission line for the transmission of electrical current granted to Wisconsin-Minnesota Light and Power Company in instrument dated January 3, 1917 and recorded January 10, 1917 in Volume 89 of Deeds, page 83 as document no. 130693.
- (BLANKET EASEMENT ON THE NE 1/4 OF THE SE 1/4)
- "18" - As to the W1/2 of SE1/4 and the E1/2 of SE1/4, conditions contained in Conservation Easement dated June 21, 2007 and recorded June 26, 2007 as document no. 544922.
- (CONSERVATION EASEMENT IS ADJACENT TO BUT NOT PART OF PARCEL 3)