

POTENTIAL ENCROACHMENTS

- A POWER POLE AND GUY WIRE ARE ON THE WEST SIDE OF THE PROPERTY AS WELL AS OVERHEAD UTILITIES WHICH ARE CONNECTED TO THE POWER POLE THAT CROSS THE NORTH PROPERTY LINE AS SHOWN ON THIS SURVEY.
- B A CHAIN LINK FENCE CROSSES AND TRAVELS ALONG THE NORTH PROPERTY LINE AS SHOWN ON THIS SURVEY.
- C OVERHEAD UTILITIES ON THE EAST SIDE OF THE PROPERTY CROSS THE EAST AND NORTH PROPERTY LINES AS SHOWN ON THIS SURVEY.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
FLAG BOLT (SOUTHWEST FLANGE BOLT) ON HYDRANT, LOCATED ON THE WEST SIDE OF SUPERIOR STREET (ALSO KNOWN AS U.S.H. "45" AND S.T.H. "47/52"), APPROXIMATELY 330 FEET SOUTH OF THE INTERSECTION OF SUPERIOR STREET AND 7TH AVENUE.
ELEVATION = 1487.61

BENCHMARK #2
600 SPIKE ON SOUTHWEST SIDE OF POWER POLE, LOCATED ON THE WEST SIDE OF SUPERIOR STREET (ALSO KNOWN AS U.S.H. "45" AND S.T.H. "47/52"), APPROXIMATELY 125 FEET SOUTH OF THE INTERSECTION OF SUPERIOR STREET AND 7TH AVENUE.
ELEVATION = 1489.44

CLIENT

CRJ VENTURES, LLC
3027 AUTUMN LEAVES CIRCLE
GREEN BAY, WI 54313

OWNER

FRANCHISE REALTY INTERSTATE CORPORATION
MCDONALDS CORPORATION
80 HAYDEN AVENUE
LEXINGTON, MA 02421

UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.), of which can be visually inspected, are shown herein based on actual surveyed location. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown herein based on actual surveyed elevation. Depths, sizes, and material types of pipes, which can be visually inspected, existing and/or proposed, are shown herein based on actual mapping, if available. If depths, sizes, and material types of pipes are shown herein, based on as-built mapping only, they are noted accordingly, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown herein are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (flaggers hotline) and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown herein will be forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown herein. POB makes no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown herein, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown herein provided.

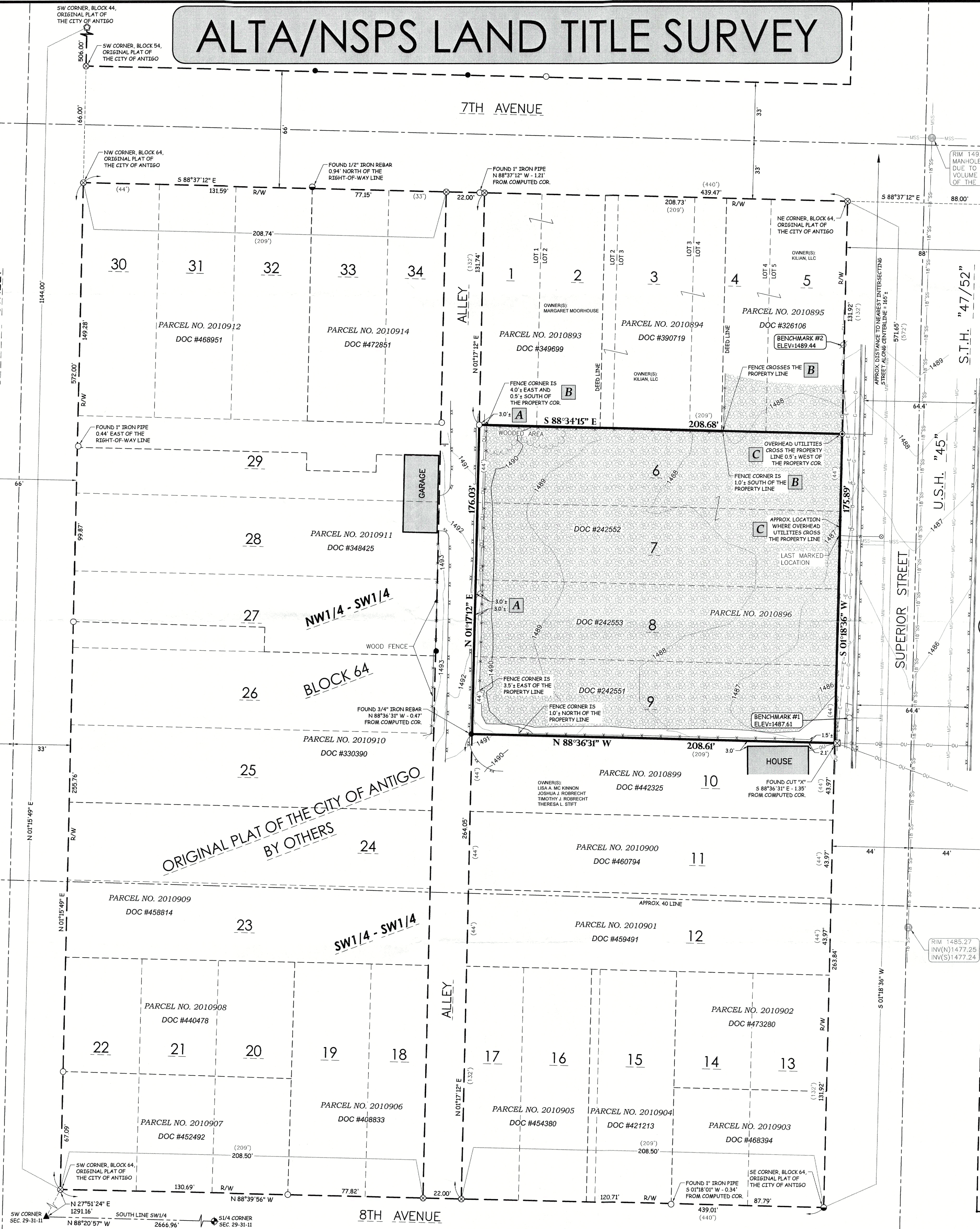
*Digging Hotline Ticket #2025310241 for public utilities was ordered for this survey.

*A private utility locate was not a part of the scope of work contracted for this project and was therefore not ordered.

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ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 11 EAST WHICH BEARS N 88°20'57" W AS REFERENCED TO THE LANGLAGE CO. CRD. SYSTEM, NAD83 (2011).
- ADDRESS OF PROPERTY: AS PROVIDED BY INSURER: 332 SUPERIOR STREET, ANTIGO, WI.
- PROPERTY IS IN FLOOD ZONE DESIGNATION "C". PER FEMA FLOOD HAZARD BOUNDARY MAP H-01-02, FLOOD INSURANCE RATE MAP I-01-02, COMMUNITY NUMBER 555541A, LAST REVISION DATE OF OCTOBER 31, 1975.
- AREA OF SUBJECT PROPERTY: 36,714 SQUARE FEET (0.843 ACRES).
- INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.
- AT THE TIME OF THE SURVEY, THERE WERE NO DIVISION OR PARTY WALLS OBSERVED WITH RESPECT TO ADJOINING PROPERTIES.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

SCHEDULE B, PART II EXCEPTIONS

FROM TITLE COMMITMENT FILE NO. 01040-25574, SECOND REVISION, EFFECTIVE DATE OF JULY 29, 2025 AT 8:00 A.M., PREPARED BY STEWART TITLE GUARANTY COMPANY, AND LISTS THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, PART II:

THERE ARE NO EXCEPTIONS LISTED WITHIN THE AFOREMENTIONED SCHEDULE B, PART II.

RECORD LEGAL DESCRIPTION

LOTS 6 THROUGH 9, BLOCK 64, ORIGINAL PLAT OF THE CITY OF ANTIGO, LANGLAGE COUNTY, WISCONSIN.

SURVEYOR

JORDAN G. BROST
POINT OF BEGINNING INC.
4941 KIRSCHLING COURT
STEVENS POINT, WISCONSIN 54481
OFFICE (715)344-9999
MOBILE (715)344-1269
FAX (715)344-9922
EMAIL jordan@pobinc.com

SURVEYOR'S CERTIFICATE

TO: CRJ VENTURES LLC, FRANCHISE REALTY INTERSTATE CORPORATION AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6a, 6b, 7c, 8, 10, 13, 14, 16, 17, 18 AND 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2025.

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR #3009

9/11/2025 DATE



RECORD # 40199
LANGLAGE COUNTY SURVEYORS OFFICE
DATE FILED: 11/12/25 BY: D.T.

REVISIONS	
CHECKED: JORDAN G. BROST	
DRAWN: CHAD A. GORETSKI	
DATE: 9-11-25	
PROJECT NO. 25.0117	

ALTA/NSPS LAND TITLE SURVEY

CRJ VENTURES, LLC
DOLLAR GENERAL SITE
CITY OF ANTIGO
LANGLAGE COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922



SHEET 1 OF 1