

WISCONSIN DEPARTMENT OF TRANSPORTATION
TRANSPORTATION SYSTEMS DEVELOPMENT
NORTH CENTRAL REGION – RHINELANDER OFFICE

PUBLIC SEALED BID SALE
OF
SURPLUS LAND

BIDDERS BULLETIN
(Contains Official Bid Forms)

LOCATION OF SUBJECT PROPERTY

Vacant land, Village of Plover
NE Corner of Post Road & Willow Drive
2700 Post Road
Portage County, WI

Project ID 6414-00-25, parcels 24 and 25 combined

BIDS MUST BE RECEIVED BEFORE:

1:30 p.m. on Wednesday, May 23, 2018

at the

WISCONSIN DEPARTMENT OF TRANSPORTATION
NORTH CENTRAL REGION - RHINELANDER OFFICE
REAL ESTATE UNIT
510 NORTH HANSON LAKE ROAD
RHINELANDER, WI 54501
ATTENTION: PATRICIA MASSINO

BID OPENING

1:30 p.m., Wednesday, May 23, 2018



Transportation Systems Development, North Central Region (Rhineland)
Department of Transportation
Real Estate Unit
510 N. Hanson Lake Road
Rhineland, WI 54501
Phone: (715) 365-5766

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GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALES

The Department of Transportation (also referred to as the "Department") urges you to visit and inspect the surplus parcel you are interested in before you bid. All lands will be conveyed on an "as is" basis. Ignorance of any condition of the site will not allow you to withdraw or adjust a bid after it is opened.

We urge you to secure firsthand information about the local real estate tax rate, utility services, zoning ordinances and building codes. With that information, you will be in a position to accurately determine the utility of the land and to prepare a bid reflective of that utility.

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Location: Land only, NE corner of Post Road and Willow Drive, 2700 Post Road, Village of Plover, Portage County, WI.
2. PIN #s: 173-42-0401
3. Area of Site: ± 0.998 acres (43,490 square feet) vacant land.
4. Zoning: B-2 General Business and District T Post Road Development Overlay, Village of Plover. For more information please contact Richard Holden, Village of Plover Community Development Manager, 715-345-5250.
5. Sample Quit Claim Deed with legal description and deed restrictions: See Attachment 1.
6. Certified Survey map prepared – Lot 1 CSM #11000-50-130, Portage County CSMs. See Attachment 2.
6. Taxes or Assessments Levied against Site: None known. Any taxes or assessments will be the responsibility of the Purchaser.
7. Access: One access point to Post Road/Business 51. Additional access from Willow Drive via alley.
8. This area is served by municipal sewer and water.

GENERAL TERMS OF SALE

1. Deadline for Bid Opening
It shall be your duty as a bidder to see that your bid is delivered within the time and at the place prescribed in this bulletin. No bid received after the time fixed in this invitation for the opening of bids will be considered and those bids will be returned unopened. Bidders are welcome to attend the bid opening but attendance is not mandatory.
2. Award of Bid
After payment of the full bid price, the Department will award title of the Subject Property to the bidder whose bid conforms to the terms and conditions stated in this bulletin and is the highest dollar value over the stated minimum bid and is acceptable to the Department. The Department reserves the right to reject all bids if no bid is received which would be in the best interest of the Department to accept. The Department reserves the right to withdraw the offered parcel from sale any time prior to the bid opening. The Department will reserve the parcel in the successful bidder's name for a period of 60 days, during which time the successful bidder shall complete the sale by payment of the outstanding balance and recording fees. In the event two or more acceptable high bids are received that are equal in all respects, the selection will either be made by a lottery limited to the tied bidders, or will be re-advertised for bid based on the discretion of the Department.
3. Modification or Withdrawal of Bids
The Department of Transportation will not entertain claims from bidders for withdrawal or modification of bids after the bid opening because of ignorance of the condition of the Subject Property offered for sale or misinterpretation of the terms and conditions of the sale. Submittal of a bid shall constitute knowledge by the bidder of all conditions, requirements, and descriptions contained herein.

4. Notice of Acceptance or Rejection of Bids
You will be notified by mail of acceptance or rejection of your bid within twenty (20) business days after the day of bid opening.
5. Contract for Sale
After the high bid has been accepted by the Department and the sale approved by the Region, Secretary, or Governor (required approval is dependent on dollar value of proposed sale), a sale agreement between the successful bidder and the state shall exist. Such agreement shall constitute the whole contract to be succeeded only by the formal conveyance instrument unless modified in writing and signed by both parties. Neither oral statements or representations made by or for, or on behalf of either party shall become part of such contract; nor shall the contract or any interest therein be transferred or assigned by the successful bidder without written consent of the Department. Any assignment transaction without such consent shall negate the sale. (See Item 7 below.)
6. Grounds for Rejection of Bids
The Department expressly reserves the right to reject any and all bids when deemed as irregular or when not in the best interest of the Department to accept. Bids containing any qualifying or contingent clauses not mentioned in this bulletin will be declared irregular and rejected. Minor irregularities in the bid form such as misspelled words, may be waived and the bid accepted.
7. Forfeiture of Bid Deposit
In the event of a default by the winning bidder in the performance of the contract of sale created by the Department accepting that bid, the bid deposit shall be forfeited. The Department shall take such actions as it deems necessary and appropriate to enforce the contract. Those actions may include legal redress, awarding title to the second acceptable high bidder or re-advertising the site for sale.
8. Transfer of Title
Transfer of title to the Subject Property to the successful bidder will be via a Quit Claim Deed. The deed will be executed by the Department on behalf of the State of Wisconsin and will recite approval of the Governor as required by the Section 84.09(5), Wisconsin Statutes. A sample Quit Claim Deed, which includes the legal description and deed restrictions, is included as part of this bulletin. The successful bidder must be included as a grantee on the recorded conveyance.
9. Recording Fees
The buyer is responsible for the mandated recording fees, apart from the bid and as a condition of sale will be required to submit a separate check made payable to the Portage County Register of Deeds for these fees along with the final parcel payment. Said fees are \$30.00. No real estate transfer tax will be required to be paid, as property sold by the Department of Transportation is exempt.
10. Final Payment to Seller and Recording of Deed
In the event the Department accepts the highest bid, the winning bidder shall, on a mutually agreeable date not later than sixty (60) days after acceptance of the bid or if required, Secretary's or Governor's Approval of the sale, whichever is later, tender to the Department the balance of the purchase price. Upon receipt of that payment, the Wisconsin Department of Transportation will record the Quit Claim Deed at the Portage County Register of Deeds Office.
11. Delivery of Deed
Once the deed has been recorded, the Department will deliver the original deed to the purchaser.
12. Title Evidence
The buyer will assume the expense of procuring any abstracts or title insurance that may be required.

13. Special Assessments
The purchaser will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the subject property at the time of sale. Amounts of these outstanding charges will be disclosed in the bulletin if known. None are known to exist.
14. Real Estate Taxes
The purchaser will be liable for all general real estate taxes levied against the subject property after title is transferred.
15. Inspections
Any qualified prospective bidder may request a physical inspection of the property by calling Patricia Massino at 715-365-5766. The property is being sold "as is" with no warranties as to condition or use. It is advised that all bidders research thoroughly, exercise due diligence and seek professional advice if necessary as in any real estate transaction.

INSTRUCTIONS TO BIDDERS

1. Special Bid Form

You must submit your bid on one of the two copies of the special Bid Form provided with this bulletin (Pages 5 & 6) and furnish all information requested. The second copy is provided for your records.

If your bid is submitted on forms other than those supplied in this bulletin, or if the bid fails to furnish all information required, the bid might be rejected at the sole option of the Department. Your bid should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing it. The bid must be signed in ink by you or your agent.

2. Bid Envelope

Your bid form must be placed in **an envelope clearly marked "SEALED BID SURPLUS LAND BID OPENING May 23, 2018, Project ID 6414-00-25, parcel 24 and 25"** with your name and address in the upper left hand corner of this envelope. That envelope should then be placed inside a mailing envelope and mailed or delivered to the address listed on the first page of this bulletin. No responsibility will be implied to any employee of the Department for the premature opening of, or failure to open a bid, which is not properly addressed and marked.

3. Bids Executed by Agents of Bidder

A bid executed by an attorney or agent on behalf of the bidder, shall be accompanied by an authenticated copy of his Power of Attorney or other written evidence of his authority to act on behalf of the bidder.

4. Deposit Must Accompany Bid

The bid submitted must be accompanied by a bid deposit in the form of a certified check, cashier's check or money order payable to the "Wisconsin Department of Transportation" in the amount of ten percent (10%) of the amount bid for the subject property. Failure to provide such bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriate bid deposit of the high bidder shall be applied toward payment of the bidder's obligation to the state. Bid deposits of unsuccessful bidders will be returned to bidders at the close of the bid opening or by mail without interest, as promptly as possible after the bid opening. **No personal checks or cash will be accepted. Bids containing those items will be summarily rejected.**

5. Minimum Bid is Required

The minimum acceptable bid for the parcel being offered for sale in this bulletin is **\$130,500.00**. No bids less than that amount will be accepted. Title to the property will be awarded to the party making the highest bid in acceptable form over the above stated minimum figure that is a bid deemed to be in the best interest of the State. The Department of Transportation retains the right to reject any and all offers that are not in the best interest of the Department to accept.

6. Bid Must be Delivered by Deadline

Bids **must** be in the hands of WisDOT; Division of Transportation Systems Development – Real Estate, North Central Region – Rhinelander, Real Estate Unit, 510 N. Hanson Lake Road, Rhinelander, WI 54501, Attention: Patricia Massino **before 1:30 p.m. Wednesday, May 23, 2018.** There are no exceptions to this deadline. Bids, whether hand delivered or mailed, that are received after the above stated deadline will not be opened and will be returned to the bidder.

SPECIAL BID FORM
WISCONSIN DEPARTMENT OF TRANSPORTATION
DIVISION OF SYSTEMS DEVELOPMENT- REAL ESTATE
NORTH CENTRAL REGION - RHINELANDER

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

BIDS DUE: **Prior to 1:30 p.m., Wednesday, May 23, 2018**
AT: NC Region Office, 510 N. Hanson Lake Road, Rhineland, WI, 54501

BID OPENING: **1:30 p.m., Wednesday, May 23, 2018**
AT: NC Region Office, 510 N. Hanson Lake Road, Rhineland, WI, 54501

PROPERTY LOCATION: ±0.998 Acres vacant land, PIN #s 173-42-0401
2700 Post Road, NE corner of Post Road and Willow Drive, Plover, WI
Lot 1 CSM #11000-50-130, Document #832018, Portage County CSM's
Part of the SE ¼ SW ¼, Section 22, T23N, R8E, Village of Plover, Portage Co., WI

PROJECT ID: 6414-00-25, PARCELS 24 and 25

I hereby submit a bid of _____ Dollars (\$ _____) for the above-described tract of land subject to the terms and conditions previously described in the bulletin.

Payment Schedule:

This bid is accompanied by a 10% bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ Dollars and ___/100 (\$ _____). Check to be made payable to: **"Wisconsin Department of Transportation"**. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the State of Wisconsin, the deposit shall be forfeited and the Department of Transportation shall take such action as it deems necessary and appropriate to enforce the contract.

Signature of Bidder

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(City) (State) (Zip Code)

Quit Claim Deed Grantee(s): In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s). Note: Please print clearly and spell names(s) exactly as you want them listed on the deed. (include middle initials, trust names, all parties, joint tenants, etc.)

Grantee(s): _____

All blanks on this form must be filled out completely and legibly, with any corrections initialed by person signing as bidder. Bidder's signature must be you or your agent, appear in ink and include a printed or typed name, as well as phone and mailing address. Keep one copy for your records.

Place in envelope marked: "Sealed Bid, Due May 23, 2018, Project I.D. # 6414-00-25, Parcel 24 and 25 remnants"

SPECIAL BID FORM
WISCONSIN DEPARTMENT OF TRANSPORTATION
DIVISION OF SYSTEMS DEVELOPMENT- REAL ESTATE
NORTH CENTRAL REGION - RHINELANDER

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

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Signature of Bidder

Date

(Printed or typed name of Bidder)

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Grantee(s): _____

All blanks on this form must be filled out completely and legibly, with any corrections initialed by person signing as bidder. Bidder's signature must be you or your agent, appear in ink and include a printed or typed name, as well as phone and mailing address. Keep one copy for your records.

Place in envelope marked: "Sealed Bid, Due May 23, 2018, Project I.D. # 6414-00-25, Parcel 24 and 25 remnants"

QUIT CLAIM DEED – STATE GRANTOR

Wisconsin Department of Transportation
Exempt from fee s. 77.25(2) Wis. Stats.
DT1563 11/2012

THIS DEED, made by the **State of Wisconsin, Department of Transportation**, GRANTOR, quit claims to **HIGHEST BIDDER** GRANTEE(s), for the sum of _____ (\$_____) pursuant to Section 84.09(5) Wisconsin Statutes, the property described below.

Legal description:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART OF BY REFERENCE.

This space is reserved for recording data

Return to
Division of Transportation System
Development
North Central Region
Rhineland Office Real Estate
510 N Hanson Lake Road
Rhineland WI 54501

Parcel Identification Number/Tax Key Number
173-42-0401

_____ Date

_____ Real Estate Manager Signature

_____ Print Name

_____ Date

State of Wisconsin)
)
) ss.
_____ County)

On the above date, this instrument was acknowledged before me by the named person(s).

_____ Signature, Notary Public, State of Wisconsin

_____ Print Name, Notary Public, State of Wisconsin)

_____ Date Commission Expires

ATTACHMENT 1

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 11000-50-130, recorded as document #832018, Portage County Register of Deeds, located in part of the SE ¼ SW ¼, of Section 22, T23N, R8E, Village of Plover, Portage County, Wisconsin.

Said parcels contain 43,490 square feet, or 0.998 acres, more or less.

It is expressly intended and agreed by and between the parties hereto that:

No additional right of access shall accrue between this parcel and the right-of-way of the highway currently designated as Business 51/Post Road. Access to Business 51/Post Road is controlled as shown on TPP 6414-00-25-4.02 Amendment No. 2. One (1) driveway connection to Business 51/Post Road is permitted at Station 127+60. Under state law, driveway connections to highways from abutting lands are subject to police power regulation and any driveway connection may be modified by the maintaining authority for the highway as conditions warrant or may be eliminated if reasonable alternative access to the property exists.

No advertising signs or billboards of any type shall be located, erected or maintained on the above-described lands, except for on-premise signs.

All existing public and private utilities and recreational trails located upon, over or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their transmission and/or distribution facilities located wholly or partially within the above-described lands as of the date of this instrument.

In the event facilities are constructed, maintained, or otherwise operated on the property described in this deed for the purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the GRANTEE will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

The above-described lands shall be subject to all applicable zoning laws and/or ordinances, and all easements, reservations, and restrictions of record, including the easements of record granted to the above described parcel of land for parking and for ingress and egress described in Document# 506798, Document# 785805 and Document# 792156, Portage County Register of Deeds.

These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, its successors and assigns; and, upon breach or failure of all or any part thereof, the State of Wisconsin, Department of Transportation (WisDOT) may bring an action in the courts of this state to enforce said restriction, and shall recover in any such action its costs and expenses of enforcing the restriction, including actual attorneys fees, from the owner of the property, his successors, assigns, trustees, personal representative or administrators.



8136161
Tx:4112342

832018

CYNTHIA A. WISINSKI
REGISTER OF DEEDS
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
08/24/2017 2:23 PM

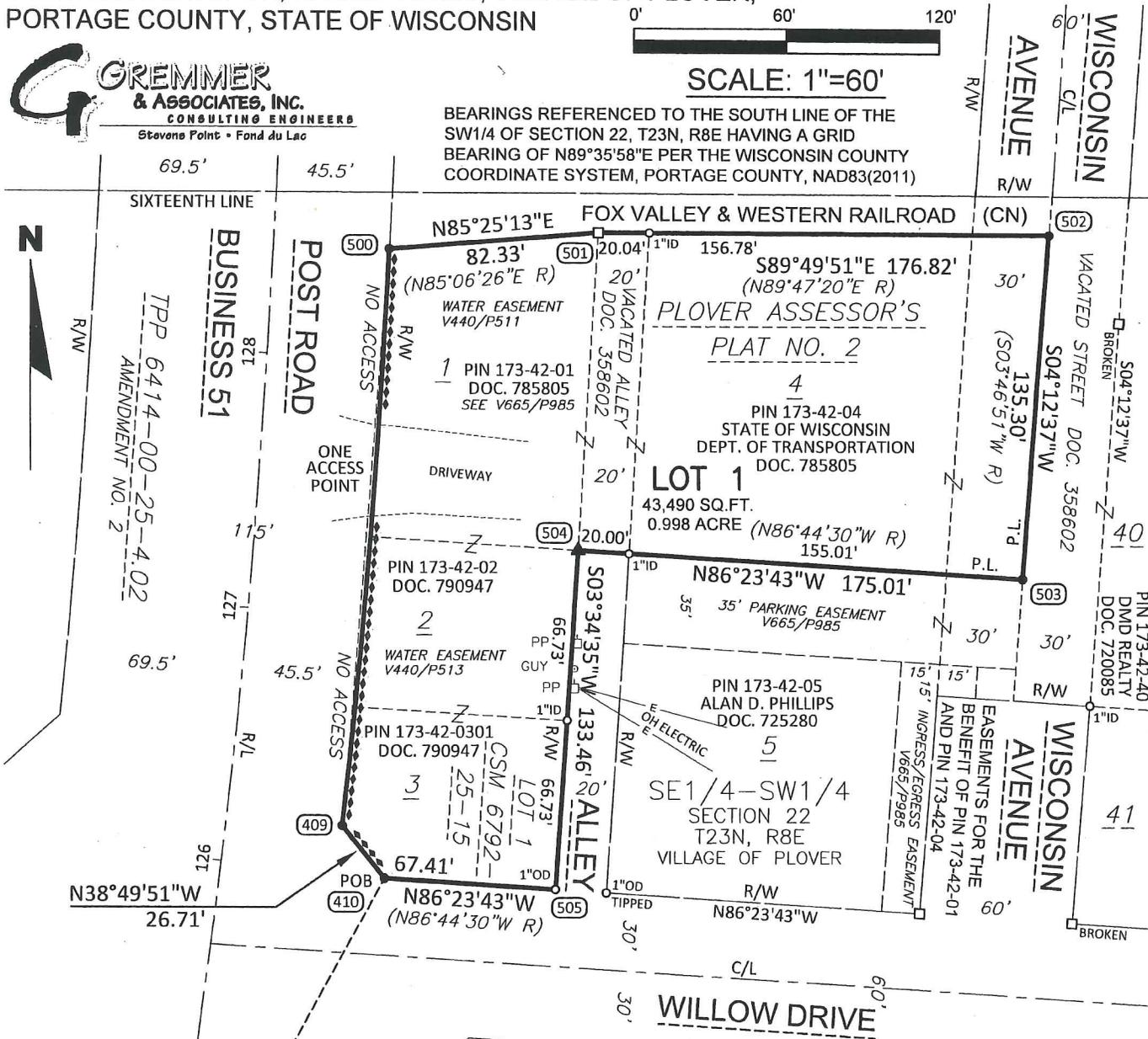
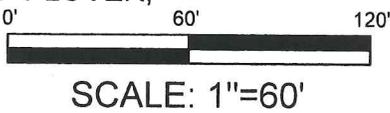
REC FEE: 30.00
PAGES: 2
FEE EXEMPT:

CERTIFIED SURVEY MAP # 11000-50-130

BEING PART OF LOTS 1, 2, 3 AND 4 OF PLOVER ASSESSOR'S PLAT NO. 2, INCLUDING PARTS OF AN ADJOINING VACATED STREET AND ALLEY, AND INCLUDING PART OF LOT 1 OF CERTIFIED SURVEY MAP 6792-25-15, LOCATED IN THE SOUTHEAST 1/4 - SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 8 EAST, VILLAGE OF PLOVER, PORTAGE COUNTY, STATE OF WISCONSIN



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 22, T23N, R8E HAVING A GRID BEARING OF N89°35'58"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY, NAD83(2011)



CURVE TABLE

FROM POINT	TO POINT	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
409	500	3775.50'	226.79'	N04°34'03"E	226.76'
		DELTA=3°26'30"	BT=N06°17'18"E	AT=N02°50'48"E	

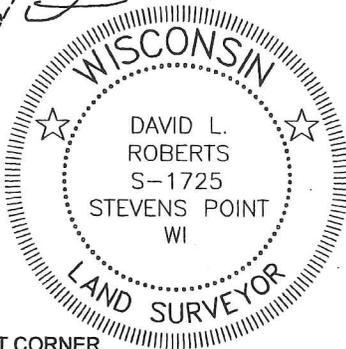
SURVEY FOR:
WISCONSIN DEPARTMENT OF TRANSPORTATION
NORTH CENTRAL REGION
510 N. HANSON LAKE ROAD
RHINELANDER, WI 54501.

PREPARED BY:
GREMMER & ASSOCIATES, INC.
120 WILSHIRE BLVD. NORTH
STEVENS POINT, WI 54481

FIELDWORK COMPLETED:
7/20/2017

LEGEND

- (R) PREVIOUSLY RECORDED AS
- ⊙ EXISTING COUNTY MONUMENT
- EXISTING 4"x4" CONC. MONUMENT
- EXISTING IRON PIPE, DIAMETER AS NOTED
- (XX) POINT NUMBER
- PP POWER POLE
- SET 1" I.D. x 24" IRON PIPE WEIGHING 1.68 LBS./LIN. FT.
- ▲ SET 3/8"x3" STEEL SURVEY NAIL



SOUTHWEST CORNER
SECTION 22, T23N, R8E
Y 177544.53, X 172259.91
EXISTING CROSS IN CONCRETE
PREPARED NEW TIESHEET

N89°35'58"E 2625.18'
SECTION LINE

SOUTH QUARTER CORNER
SECTION 22, T23N, R8E
Y 177562.88, X 174885.03
EXISTING BRASS CAP
VERIFIED EXISTING TIESHEET

Dated August 22, 2017

SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP

BEING PART OF LOTS 1, 2, 3 AND 4 OF PLOVER ASSESSOR'S PLAT NO. 2, INCLUDING PARTS OF AN ADJOINING VACATED STREET AND ALLEY, AND INCLUDING PART OF LOT 1 OF CERTIFIED SURVEY MAP 6792-25-15, LOCATED IN THE SOUTHEAST 1/4 - SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 8 EAST, VILLAGE OF PLOVER, PORTAGE COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

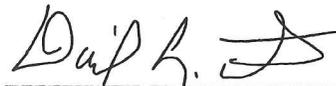
I, David L. Roberts, Professional Land Surveyor, hereby certify to the Wisconsin Department of Transportation:

That I have surveyed and mapped a parcel of land being part of Lots 1, 2, 3, and 4 of Plover's Assessor's Plat No. 2, including parts of an adjoining vacated street and alley, and including part of Lot 1 of Certified Survey Map 6792-25-15, located in the Southeast 1/4 - Southwest 1/4 of Section 22, Township 23 North, Range 8 East, Village of Plover, Portage County, State of Wisconsin, described as follows:

Commencing at the southwest corner of said Section 22, T23N, R8E; thence N54°45'59"E 1711.32 feet to the point of beginning; thence N38°49'51"W along the easterly line of Post Road/Business 51 26.71 feet; thence along the easterly line of Post Road/Business 51 along the arc of a curve concave westerly having a radius of 3775.50 feet, whose chord bears N04°34'03"E 226.76 feet; thence N85°25'13"E along the southerly line of the Fox Valley & Western Railroad 82.33 feet; thence S89°49'51"E along the southerly line of the Fox Valley & Western Railroad 176.82 feet; thence S04°12'37"W along centerline of vacated Wisconsin Avenue 135.30 feet; thence N86°23'43"W along the southerly line of said Lot 4 and said Lot 4 extended 175.01 feet; thence S03°34'35"W along the westerly line of an alley 133.46 feet; thence N86°23'43"W along the northerly line of Willow Drive 67.41 feet to point of beginning. Said parcel contains 0.998 acre, more or less. Parcel subject to restrictions, reservations, easements and rights-of-way in use or of record.

That I have made this survey and map at the direction of the Wisconsin Department of Transportation. That said map is a correct representation of all the exterior boundaries of the land surveyed and any division thereof made, and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying and mapping the same.

Dated this 22th day of AUGUST, 2017.



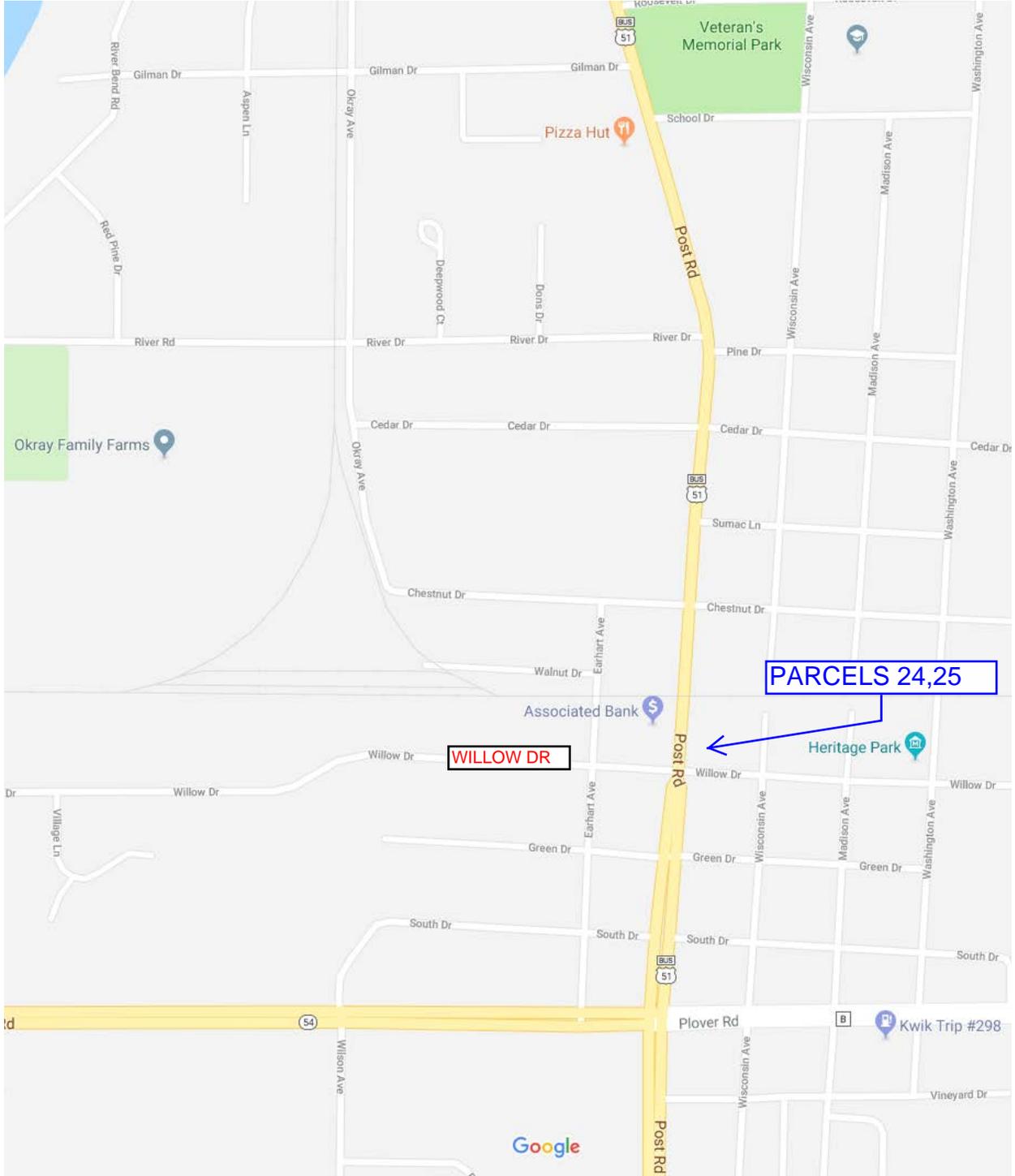
David L. Roberts, PLS 1725



ACCESS CONTROL NOTE

Access to Business 51 is controlled as shown on Transportation Project Plat 6414-00-25-4.02 Amendment No. 2. One (1) driveway connection is permitted at station 127+60. Under state law driveway connections to highways from abutting lands are subject to police power regulation and any driveway connection may be modified by the maintaining authority for the highway as conditions warrant or may be eliminated if reasonable alternative access to the property exists.

GENERAL LOCATION MAP
VILLAGE OF PLOVER
SURPLUS PARCELS 24,25 COMBINED
BUS 51/POST ROAD



ATTACHMENT 3

SURPLUS PARCELS 24, 25 COMBINED
CSM 11000-50-130
2700 POST ROAD



ATTACHMENT 4

SUBJECT PHOTOGRAPHS

Taken by Maria Krueger

January 9, 2018



View looking north at the corner of Post Road/Business 51 and Willow Drive



View looking east at the corner of Post Road/Business 51 and Willow Drive

ATTACHMENT 4

SUBJECT PHOTOGRAPHS

Taken by Maria Krueger

January 9, 2018



View looking east along Post/Business 51 at the northern property line



Photo taken by Patricia Massino August 2017 looking northwest.

DOT COMPOSITE: ORIGINAL DOCUMENT LOCATED AT THE REGISTER OF DEEDS OFFICE

TRANSPORTATION PROJECT PLAT NO: 6414-00-25 - 4.02

BUS. 51, VILLAGE OF PLOVER & WHITING (5TH 54 - MINNESOTA AVE.)

PART OF LOTS 1, 2, & OUTLOT 1 OF PLOVER ASSessor's PLAT NO. 2, PART OF OUTLOT 1 & LOT 67 PLOVER ASSessor's PLAT NO. 3, PART OF LOT 1, CSM NO. 6792, LOCATED IN AND INCLUDING PART OF THE SE 1/4 OF THE SW 1/4, PART OF LOTS 38, 39, 42, 66, 67 & OUTLOT 1 OF PLOVER ASSessor's PLAT NO. 3, PART OF LOTS 56, 58, & 59 OF PLOVER ASSessor's PLAT NO. 5, PART OF LOTS 1 & 2 OF CSM NO. 3672, LOCATED IN AND INCLUDING PART OF THE NE 1/4 OF THE SW 1/4; PART OF OUTLOT 2 OF PLOVER ASSessor's PLAT NO. 4, PART OF OUTLOT 2 OF PLOVER ASSessor's PLAT NO. 5 AND PART OF LOT 1, CSM NO. 6843, PART OF POST ROAD PROPERTIES CONDOMINIUM, LOCATED IN AND INCLUDING PART OF THE SW 1/4 OF THE SW 1/4; PART OF LOTS 56, 58 THRU 59, 61, & OUTLOT 2 OF ASSessor's PLAT NO. 5, PART OF POST ROAD PROPERTIES CONDOMINIUM, PART OF LOT 79, CSM NO. 2950, LOCATED IN AND INCLUDING PART OF THE NW 1/4 OF THE SW 1/4; ALL IN SECTION 22, T23N, R8E, VILLAGE OF PLOVER, PORTAGE COUNTY, WISCONSIN

RELOCATION ORDER BUS 51 PORTAGE COUNTY TO PROPERLY ESTABLISH LAY OUT, Widen, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESCRIBED ABOVE, THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (3) AND 84.09, WISCONSIN STATUTES, THE DEPARTMENT OF TRANSPORTATION HEREBY ORDERS THAT: 1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS Laid OUT AND ESTABLISHED TO THE LINES AND NOTHS AS SO SHOWN FOR THE ABOVE PROJECT. 2. THAT LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE MANNER OF THE STATE OF WISCONSIN PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.

THE TITLE OF THE STATE OF WISCONSIN PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (3) AND 84.09, WISCONSIN STATUTES, THE DEPARTMENT OF TRANSPORTATION HEREBY ORDERS THAT:

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS Laid OUT AND ESTABLISHED TO THE LINES AND NOTHS AS SO SHOWN FOR THE ABOVE PROJECT.

2. THAT LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE MANNER OF THE STATE OF WISCONSIN PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

Table with columns: PARCEL NUMBER, OWNER(S), INTEREST REQUIRED, NEW EXISTING TOTAL, TLE S.F., and TLE S.F. (RECORDED). Lists parcels 15-29 and their respective owners and interests.

UTILITY INTERESTS REQUIRED

Table with columns: UTILITY NUMBER, OWNER(S), INTEREST REQUIRED, RELEASE OF RIGHTS, and RELEASE OF RIGHTS. Lists utility lines 200 and 220.

EASEMENT TABLE

Table with columns: UTILITY INFORMATION, PARCEL, and EASEMENT INFORMATION. Lists easements for parcels 15-29.

UTILITY INTERESTS REQUIRED

Table with columns: UTILITY NUMBER, OWNER(S), INTEREST REQUIRED, RELEASE OF RIGHTS, and RELEASE OF RIGHTS. Lists utility lines 200 and 220.

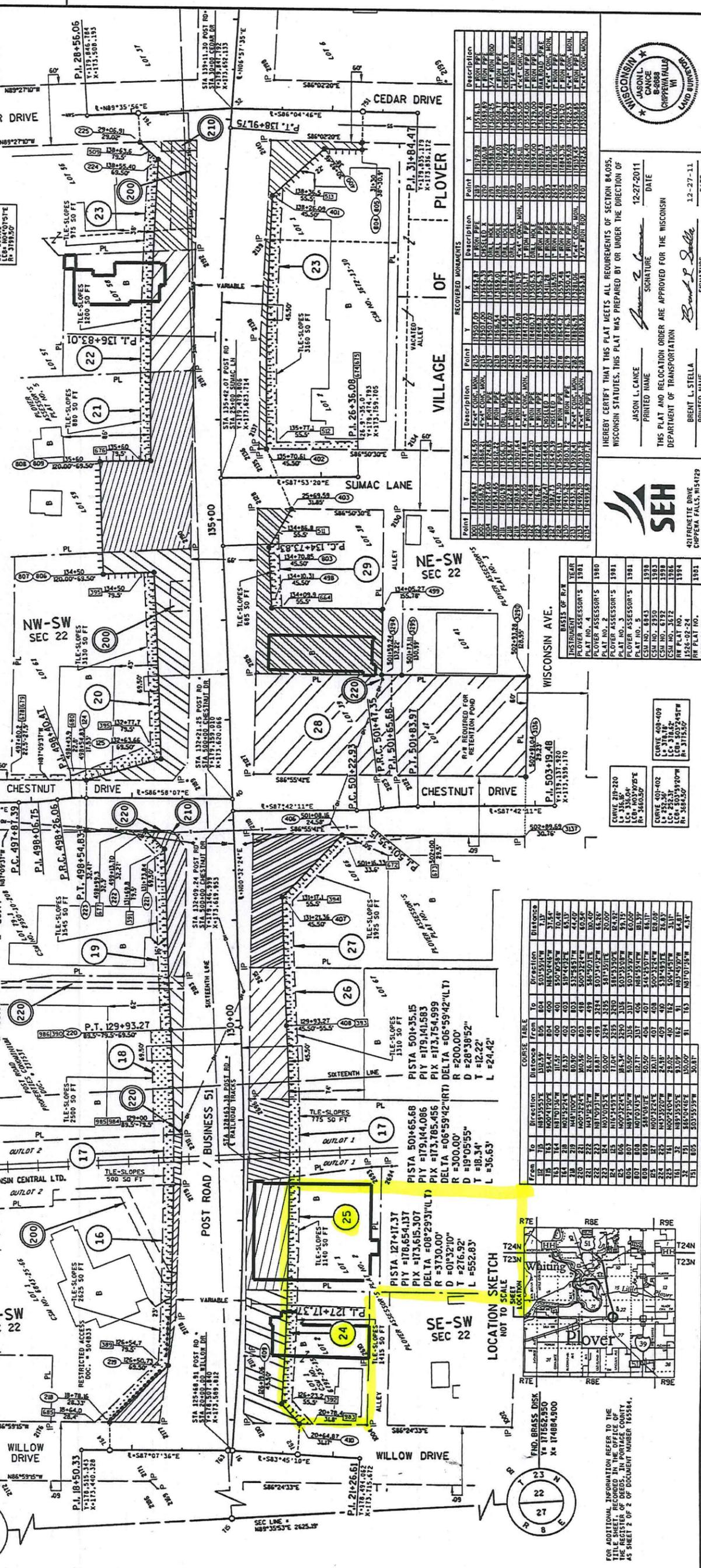


Table with columns: Point, Description, Point, Y, Description, Point, Y. Lists various points and their descriptions, including monument locations and utility points.

Professional seal and signature block for BRENT L. STELLA, Surveyor, dated 12-27-2011. Includes the Wisconsin State Seal and the Surveyor's name and address.

Table with columns: YEAR, PLOVER ASSESSOR'S 1981, PLOVER ASSESSOR'S 1980, PLOVER ASSESSOR'S 1981, PLOVER ASSESSOR'S 1980, PLOVER ASSESSOR'S 1981, PLOVER ASSESSOR'S 1980. Lists assessor information for various years.

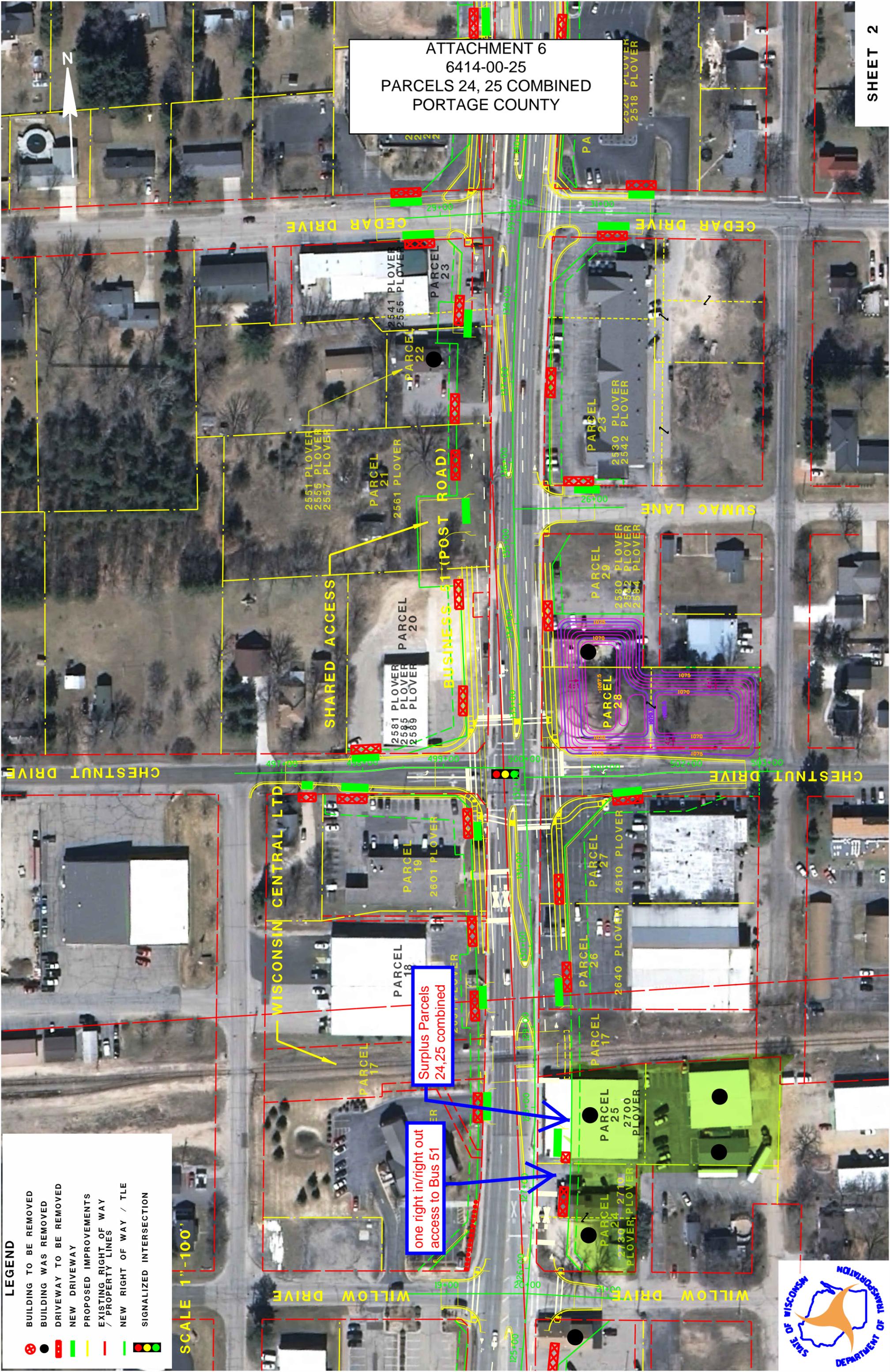
Table with columns: FROM, TO, DISTANCE, BEARING, TO, DISTANCE, BEARING. Lists various points and their descriptions, including monument locations and utility points.

LOCATION SKETCH NOT TO SCALE showing the project location relative to surrounding streets and landmarks. Includes a north arrow and scale bar.

FOR ADDITIONAL INFORMATION REFER TO THE REGISTER OF DEEDS, IN PORTAGE COUNTY AS SHEET 2 OF 2 OF DOCUMENT NUMBER 165584.

FILE NAME: P:\NZN\WV\112424\CAD\040103 RP.dgn APPRAISAL PLAT DATE: PLOT DATE: 12-27-2011 PLOT BY: SEH PLOT SCALE: N/A

ATTACHMENT 6
 6414-00-25
 PARCELS 24, 25 COMBINED
 PORTAGE COUNTY



SCALE 1"=100'

LEGEND

-  BUILDING TO BE REMOVED
-  BUILDING WAS REMOVED
-  DRIVEWAY TO BE REMOVED
-  NEW DRIVEWAY
-  PROPOSED IMPROVEMENTS
-  EXISTING RIGHT OF WAY / PROPERTY LINES
-  NEW RIGHT OF WAY / TLE
-  SIGNALIZED INTERSECTION

