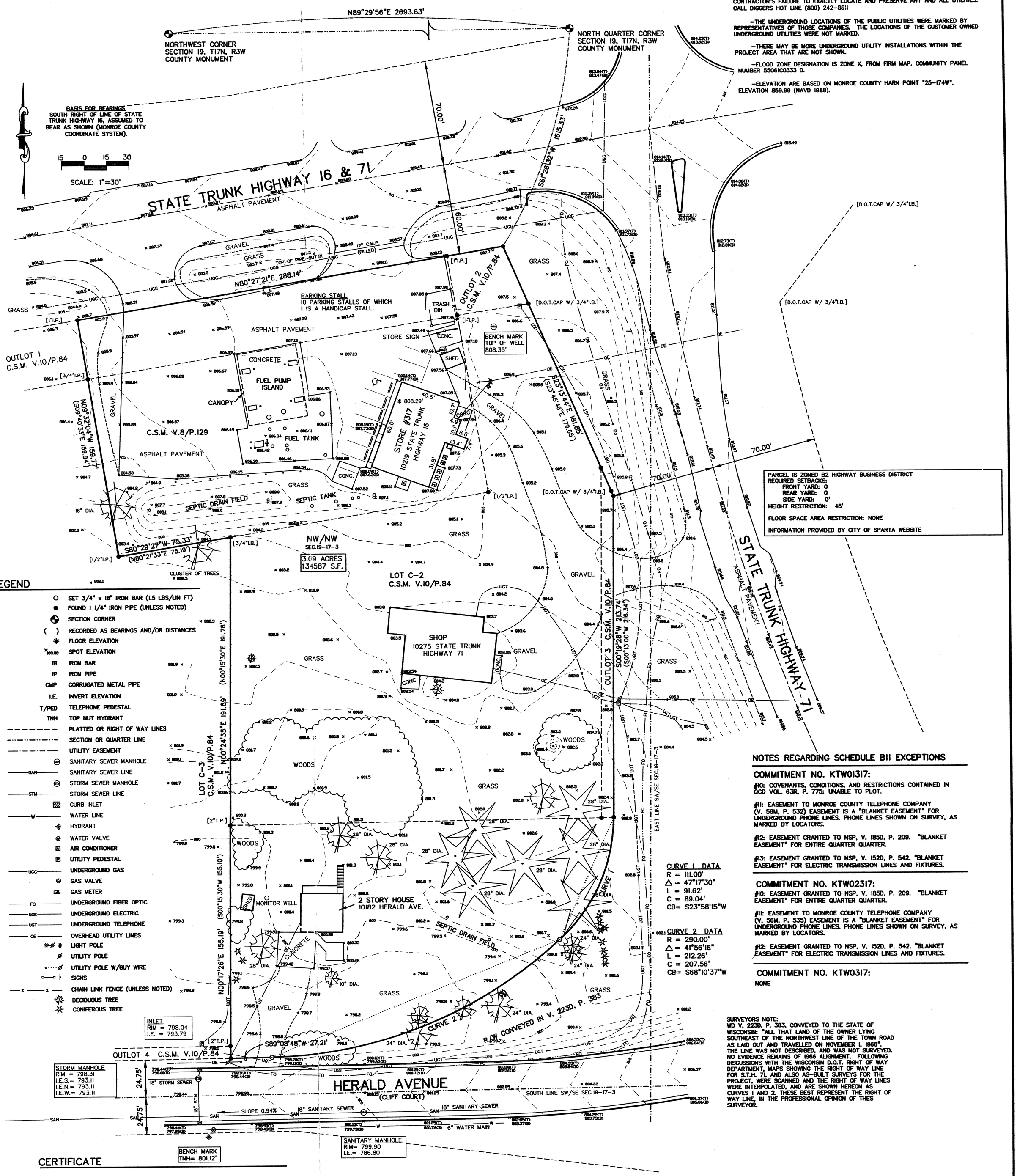
CSR 1533

ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION

LOT C-2, OUTLOT 2 AND 3 OF CERTIFIED SURVEY MAP IN VOLUME 10, PAGE 84, CERTIFIED SURVEY MAP IN VOLUME 8, PAGE 129, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL LOCATED IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 3 WEST, TOWN OF ANGELO, MONROE COUNTY, WISCONSIN, PARCEL DESCRIBED AS FOLLOWS; COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 19, THENCE S61°26'32"W 1615.33 FEET TO THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 16 AND THE WEST RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 71, THE NORTHEAST CORNER OF OUTLOT 2 OF CERTIFIED SURVEY MAP IN VOLUME 10, PAGE 84 AND THE POINT OF BEGINNING; THENCE THE NEXT 4 CALLS ALONG SAID WEST RIGHT OF WAY LINE SAID HIGHWAY 71; 1) S23°13'44"E 181.85 FEET; 2) S00°19'28"W 213.74 FEET TO THE BEGINNING OF A 111.00 FOOT RADIUS CURVE CONCAVE TO NORTHWEST; 3) ALONG THE ARC OF SAID CURVE 91.62 FEET, THE CHORD OF WHICH BEARS S23°58'15"W 89.04 FEET, TO THE BEGINNING OF A 290.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; 4) ALONG THE ARC OF SAID CURVE 212.26 FEET, THE CHORD OF WHICH BEARS S68°10'37"W 207.56 FEET TO THE NORTH RIGHT OF WAY LINE OF HERALD AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S89°08'48"W 27.21 FEET TO THE SOUTHWEST CORNER OF LOT C-3 OF CERTIFIED SURVEY MAP IN VOLUME 10, PAGE 84; THENCE THE NEXT 4 CALLS ALONG SAID PARCEL; 1) N00°17'26"E 155.19 FEET; 2) N00°24'35"E 191.69 FEET; 3) S80°29'27"W 75.33 FEET; 4) N09°32'04"W 159.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 16; THENCE ALONG SAID RIGHT OF WAY LINE N80°27'21"E 288.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.09 ACRES.



NOTES

-THIS DOCUMENT IS BEING FURNISHED TO KWIK TRIP, INC AS AN ELECTRONIC FILE IN THE FORM OF AN AUTO CAD DRAWING. THE PURPOSE OF THE AUTO CAD DRAWING IS FOR USE WITHIN THE AUTO CAD SOFTWARE PROGRAM WITH THE UNDERSTANDING THAT THE CAPABILITY OF AUTO CAD TO DIMENSION AN ELEMENT OF A DRAWING EXCEEDS THE DEGREE OF PRECISION TO WHICH THAT ELEMENT MAY HAVE BEEN LOCATED. FIELD VERIFICATION MAY BE NECESSARY BEFORE DESIGN IS FINALIZED.

-THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. CALL DIGGERS HOT LINE (800) 242-0511

-THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATIONS OF THE CUSTOMER OWNED UNDERGROUND UTILITIES WERE NOT MARKED.

-THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

-FLOOD ZONE DESIGNATION IS ZONE X, FROM FIRM MAP, COMMUNITY PANEL NUMBER 55081C0333 D.

-ELEVATION ARE BASED ON MONROE COUNTY HARN POINT "25-174W", ELEVATION 859.99 (NAVD 1988).

PARCEL IS ZONED B2 HIGHWAY BUSINESS DISTRICT
REQUIRED SETBACKS:
FRONT YARD: 0
REAR YARD: 0
SIDE YARD: 0'
HEIGHT RESTRICTION: 45'

FLOOR SPACE AREA RESTRICTION: NONE

INFORMATION PROVIDED BY CITY OF SPARTA WEBSITE

LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND 1 1/4" IRON PIPE (UNLESS NOTED)
- SECTION CORNER
- ( ) RECORDED AS BEARINGS AND/OR DISTANCES
- FLOOR ELEVATION
- SPOT ELEVATION
- IB IRON BAR
- IP IRON PIPE
- CMP CORRUGATED METAL PIPE
- I.E. INVERT ELEVATION
- T/PED TELEPHONE PEDESTAL
- TNH TOP NUT HYDRANT
- PLATTED OR RIGHT OF WAY LINES
- SECTION OR QUARTER LINE
- UTILITY EASEMENT
- SANITARY SEWER MANHOLE
- SAN SANITARY SEWER LINE
- STORM SEWER MANHOLE
- STM STORM SEWER LINE
- CURB INLET
- W WATER LINE
- HYDRANT
- WATER VALVE
- AIR CONDITIONER
- UTILITY PEDESTAL
- UGG UNDERGROUND GAS
- GAS VALVE
- GAS METER
- FO UNDERGROUND FIBER OPTIC
- UGE UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE
- OE OVERHEAD UTILITY LINES
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/GUY WIRE
- SIGNS
- CHAIN LINK FENCE (UNLESS NOTED)
- DECIDUOUS TREE
- CONIFEROUS TREE

NOTES REGARDING SCHEDULE BII EXCEPTIONS

COMMITMENT NO. KTW01317:

#10: COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN QCD VOL. 63R, P. 775: UNABLE TO PLOT.

#11: EASEMENT TO MONROE COUNTY TELEPHONE COMPANY (V. 56M, P. 532) EASEMENT IS A "BLANKET EASEMENT" FOR UNDERGROUND PHONE LINES. PHONE LINES SHOWN ON SURVEY, AS MARKED BY LOCATORS.

#12: EASEMENT GRANTED TO NSP, V. 185D, P. 209. "BLANKET EASEMENT" FOR ENTIRE QUARTER QUARTER.

#13: EASEMENT GRANTED TO NSP, V. 152D, P. 542. "BLANKET EASEMENT" FOR ELECTRIC TRANSMISSION LINES AND FIXTURES.

COMMITMENT NO. KTW02317:

#10: EASEMENT GRANTED TO NSP, V. 185D, P. 209. "BLANKET EASEMENT" FOR ENTIRE QUARTER QUARTER.

#11: EASEMENT TO MONROE COUNTY TELEPHONE COMPANY (V. 56M, P. 535) EASEMENT IS A "BLANKET EASEMENT" FOR UNDERGROUND PHONE LINES. PHONE LINES SHOWN ON SURVEY, AS MARKED BY LOCATORS.

#12: EASEMENT GRANTED TO NSP, V. 152D, P. 542. "BLANKET EASEMENT" FOR ELECTRIC TRANSMISSION LINES AND FIXTURES.

COMMITMENT NO. KTW0317:

NONE

CURVE 1 DATA
R = 111.00'
Δ = 47°17'30"
L = 91.62'
C = 89.04'
CB= S23°58'15"W

CURVE 2 DATA
R = 290.00'
Δ = 41°56'16"
L = 212.26'
C = 207.56'
CB= S68°10'37"W

SURVEYORS NOTE:
WD V. 223D, P. 383, CONVEYED TO THE STATE OF WISCONSIN: "ALL THAT LAND OF THE OWNER LYING SOUTHEAST OF THE NORTHWEST LINE OF THE TOWN ROAD AS LAID OUT AND TRAVELLED ON NOVEMBER 1, 1966". THE LINE WAS NOT DESCRIBED, AND WAS NOT SURVEYED. NO EVIDENCE REMAINS OF 1966 ALIGNMENT. FOLLOWING DISCUSSIONS WITH THE WISCONSIN D.O.T. RIGHT OF WAY DEPARTMENT, MAPS SHOWING THE RIGHT OF WAY LINE FOR S.T.H. 71, AND ALSO AS-BUILT SURVEYS FOR THE PROJECT, WERE SCANNED AND THE RIGHT OF WAY LINES WERE INTERPOLATED, AND ARE SHOWN HEREON AS CURVES 1 AND 2. THESE BEST REPRESENT THE RIGHT OF WAY LINE, IN THE PROFESSIONAL OPINION OF THES SURVEYOR.

CERTIFICATE

TO CONVENIENCE STORE INVESTMENTS, A WISCONSIN LIMITED PARTNERSHIP, TO WACHOVIA BANK, NATIONAL ASSOCIATION, TO THE TITLE COMPANY, INC., TO CHICAGO TITLE INSURANCE COMPANY;

REGARDING TITLE COMMITMENT NUMBER

KTW00317 – 10219 STATE TRUNK HIGHWAY 16

KTW01317 – 10275 STATE TRUNK HIGHWAY 71

KTW02317 – 10182 HERALD AVENUE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, INCLUDES ITEMS 1, 3, 4, 5, 6, 7a, 8, 9, 10, 11a, 11b, 19, 20, 21, AND 22 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 A "URBAN", SURVEY.

WISCONSIN PAUL E. FAIRCHILD S-2058 WESTBY, WISCONSIN LAND SURVEYOR

11/9/09

DRAWN	D.W.G.
DATE	11-09-09
SCALE	1"=30'
CAD FILE	09 114 KWIK TRIP ALTA STORE 317 SPARTA WISCONSIN
PROJECT NUMBER	KTW00317 KTW02317 KTW01317

ALTA / ACSM SURVEY
KWIK TRIP, INCORPORATED
STORE 317 10219 STATE TRUNK HIGHWAY 16, 10275 STATE TRUNK HIGHWAY 71 AND 10182 HERALD AVENUE
SPARTA, MONROE COUNTY, WISCONSIN

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REVISIONS	BY

CSR 1533