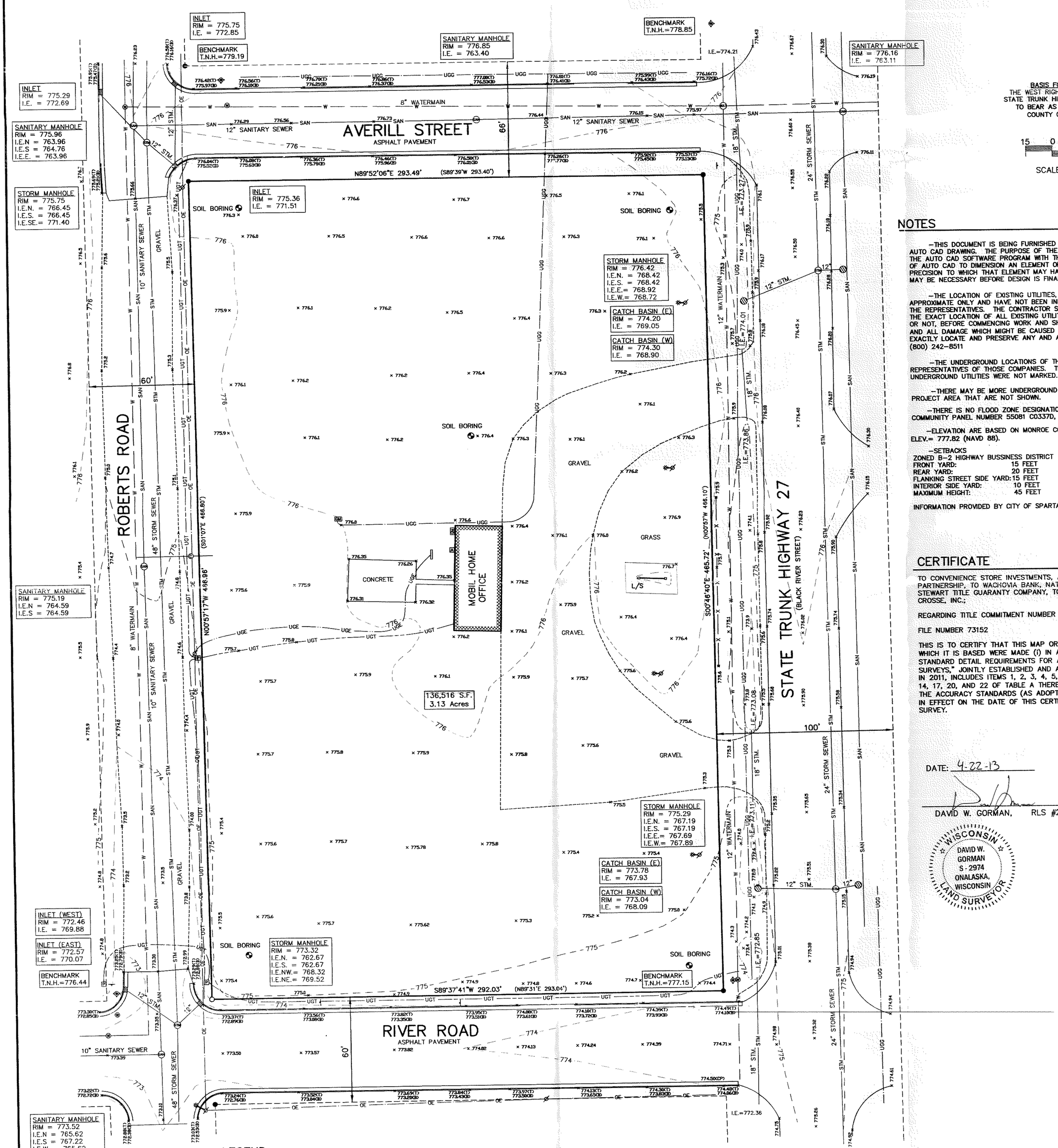
CSR 2274

ALTA/ACSM LAND TITLE SURVEY

DESRCIPTION

CERTIFIED SURVEY MAP RECORDED SEPTEMBER 26, 1979, IN VOLUME 4 OF CERTIFIED SURVEY MAPS, PAGE 128, AS DOCUMENT NUMBER 345848, BEING LOCATED IN OUTLOT 112 OF ASSESSOR'S SUBDIVISION TO THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN.



BASIS FOR BEARINGS
THE WEST RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 27, ASSUMED TO BEAR AS SHOWN (MONROE COUNTY COORDINATES).

15 0 15 30
SCALE: 1"=30'

NOTES

—THIS DOCUMENT IS BEING FURNISHED TO KWIK TRIP, INC 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) 242–8511

—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.

—THERE IS NO FLOOD ZONE DESIGNATION FOR THIS PSRCEL, FROM FIRM MAP, COMMUNITY PANEL NUMBER 55081 C0337D, JANUARY 20, 2010.

—ELEVATION ARE BASED ON MONROE COUNTY GPS HARN POINT 27 174W – ELEV.= 777.82 (NAVD 88).

—SETBACKS
ZONED B–2 HIGHWAY BUSSINESS DISTRICT

FRONT YARD:	15 FEET
REAR YARD:	20 FEET
FLANKING STREET SIDE YARD:	15 FEET
INTERIOR SIDE YARD:	10 FEET
MAXIMUM HEIGHT:	45 FEET

INFORMATION PROVIDED BY CITY OF SPARTA.

CERTIFICATE

TO CONVENIENCE STORE INVESTMENTS, A WISCONSIN LIMITED PARTNERSHIP, TO WACHOVIA BANK, NATIONAL ASSOCIATION, TO STEWART TITLE GUARANTY COMPANY, TO NEW CASTLE TITLE OF LA CROSSE, INC.;

REGARDING TITLE COMMITMENT NUMBER

FILE NUMBER 73152

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 2011, INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 11a, 11b, 14, 17, 20, 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.

DATE: 4-22-13

DAVID W. GORMAN, RLS #2974

WISCONSIN
DAVID W. GORMAN
S-2974
ONALASKA, WISCONSIN
LAND SURVEYOR

LEGEND

O	SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
●	FOUND 3/4" IRON BAR (UNLESS NOTED)
( )	RECORDED AS BEARINGS AND/OR DISTANCES
✳	FLOOR ELEVATION
×100.00	SPOT ELEVATION
IB	IRON BAR
IP	IRON PIPE
I.E.	INVERT ELEVATION
L/S	LANDSCAPE AREA
T/PED	TELEPHONE PEDESTAL
TNH	TOP NUT HYDRANT
— — — —	PLATTED OR RIGHT OF WAY LINES
— · — · —	SECTION OR QUARTER LINE
— — · — · —	UTILITY EASEMENT
SAN	SANITARY SEWER MANHOLE
—SAN—	SANITARY SEWER LINE
STM	STORM SEWER MANHOLE
—STM—	STORM SEWER LINE
	CATCH BASIN
	CURB INLET
—W—	WATER LINE
	HYDRANT
WM	WATER MANHOLE
WV	WATER VALVE
CS	CURB STOP
A	AIR CONDITIONER
P	UTILITY PEDESTAL
—UGG—	UNDERGROUND GAS
GM	GAS METER
—UGE—	UNDERGROUND ELECTRIC
—UGT—	UNDERGROUND TELEPHONE
—OE—	OVERHEAD UTILITY LINES
	LIGHT POLE
	UTILITY POLE
	UTILITY POLE W/GUY WIRE
	SIGNS
—X—X—	CHAIN LINK FENCE (UNLESS NOTED)

DRAWN D.W.G.
DATE 4-22-13
SCALE 1"=30'
CAD FILE 13 25 KWIK TRIP ALTA 1014 BLACK RIVER STREET .dwg
PROJECT NUMBER 13-25
SHEET 1 of 1

ALTA / ACSM SURVEY
KWIK TRIP, INC.
1014 BLACK RIVER STREET
SPARTA, MONROE COUNTY, WISCONSIN

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REVISIONS	BY