

ALTA/NSPS LAND TITLE SURVEY

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.

-PARCELS ARE ZONED X FROM FIRM MAP, COMMUNITY PANEL NUMBER 55081 C03290, JANUARY 20, 2010.

-ELEVATION ARE BASED ON MONROE COUNTY GPS HORN POINT '28-174W", ELEVATION = 777.816 (FROM GEOID09).

RECORDED AS DESCRIPTIONS

FILE #: 1053028 - 701 NORTH MAIN STREET

LOT 1 OF MONROE COUNTY CERTIFIED SURVEY MAP RECORDED ON APRIL 22, 2009 IN VOLUME 23 OF CERTIFIED SURVEY MAPS, PAGE 34, AS DOCUMENT NO. 594053, BEING PART OF LOTS 9 AND 10 OF BINGHAM'S SUBDIVISION AND PART OF LOT 8 OF BAROS FOURTH ADDITION, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

FILE #: 1053048 - 223 NORTH BLACK RIVER STREET AND 777 NORTH STREET

PARCEL A: LOT 1 OF MONROE COUNTY CERTIFIED SURVEY MAP RECORDED ON OCTOBER 7, 2003, IN VOLUME 16 OF CERTIFIED SURVEY MAPS, PAGE 213, AS DOCUMENT NO. 530400 LOCATED IN LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BINGHAM'S SUBDIVISION, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.
 (ABOVE DESCRIPTION INCLUDES ALL OF PARCEL D OF A CERTIFIED SURVEY MAP RECORDED ON AUGUST 16, 2000 IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGE 147, AS DOCUMENT NO. 489332 AND PART OF THOSE LANDS DESCRIBED IN CERTIFIED SURVEY MAP RECORDED ON MARCH 20, 1968 IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 228, AS DOCUMENT NO. 291006.

PARCEL B: OUTLOT 1 OF MONROE COUNTY CERTIFIED SURVEY MAP RECORDED ON APRIL 22, 2009 IN VOLUME 23 OF CERTIFIED SURVEY MAPS, PAGE 34, AS DOCUMENT NO. 594053 BEING PART OF LOTS 9 AND 10 OF BINGHAM'S SUBDIVISION AND PART OF LOT 8 OF BAROS FOURTH ADDITION, CITY OF SPARTA, MONROE COUNTY, WISCONSIN.

AS SURVEYED DESCRIPTION (BOTH PARCELS COMBINED)

LOT 1 OF CERTIFIED SURVEY MAP (C.S.M.) IN VOLUME 16, PAGE 213, LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP IN VOLUME 23, PAGE 34, EXCEPT PARCEL 36 OF TRANSPORTATION PROJECT PLAT (TPP) 7062-04-22-4.03, DOCUMENT NUMBER 598218 AND PARCEL 36 OF TPP 7062-04-22-4.04, DOCUMENT NUMBER 598219, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 4 WEST, THE CITY OF SPARTA, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14, THENCE N01°36'38"E 1048.64 FEET THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE, THE EAST RIGHT OF WAY OF NORTH BLACK RIVER STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE NEXT 3 CALLS, 1) N45°15'41"W 14.25 FEET; 2) N00°41'41"W 440.09 FEET; 3) N44°57'14"E 14.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH STREET; THENCE ALONG SAID SOUTH LINE S89°50'07"E 251.85 FEET TO THE NORTHWEST CORNER OF PARCEL C OF C.S.M. IN VOLUME 13, PAGE 147; THENCE ALONG SAID PARCEL, (1) S00°31'39"E 230.37 FEET; (2) S89°42'05"E 21.39 FEET TO THE NORTHWEST CORNER OF PARCEL C OF C.S.M. IN VOLUME 13, PAGE 147; THENCE ALONG THE WEST LINE OF SAID PARCEL C AND PARCEL B S03°28'44"E 230.43 FEET TO SAID NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE; THENCE ALONG SAID NORTH LINE N89°52'13"W 16.58 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF SAID C.S.M. V.13/P.147; THENCE THE NEXT 4 CALLS ALONG SAID PARCEL, (1) N03°26'59"W 127.16 FEET; 2) N89°53'27"W 48.95 FEET; 3) N00°40'02"W 35.07 FEET; 4) S89°58'57"W 26.00 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 544274; THENCE THE NEXT 3 CALLS, N01°03'08"W 8.33 FEET; 2) N89°54'04"W 42.06 FEET; 3) S00°50'25"E 170.21 FEET TO AN UNLOCATED POINT ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE; THENCE ALONG SAID NORTH LINE N89°52'13"W 144.06 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.50 ACRES.

NOTES REGARDING SCHEDULE B11 EXCEPTIONS

COMMITMENT NO. 1053028

NONE

COMMITMENT NO. 1053048

200 - TELEPHONE BURIED PLANT RIGHT OF WAY EASEMENT AND OTHER MATTERS CONTAINS IN THE INSTRUMENT RECORDED FEBRUARY 28, 1981 IN VOLUME 11 OF RECORDS, PAGE 628, AS DOCUMENT NUMBER 352404. DOES AFFECT PARCEL. SHOWN AS PLOTTED ON MAP.

201 - EASEMENT AND OTHER MATTERS CONTAINS IN THE INSTRUMENT RECORDED JUNE 28, 2002 IN VOLUME 397 OF RECORDS, PAGE 632, AS DOCUMENT NUMBER 511233. DOES AFFECT PARCEL. SHOWN AS PLOTTED ON MAP.

202 - TERMS AND CONDITIONS CONTAINED IN TRANSPORTATION PROJECT PLAT NUMBER 7062-04-22-4.03 RECORDED AUGUST 28, 2009, AS DOCUMENT NUMBER 598218.

NOTE: BASED ON THE FORGOING IDENTIFIED TRANSPORTATION PLAT, IT APPEARS THAT THE WISCONSIN DEPARTMENT OF TRANSPORTATION HAS INTEREST IN PART OF THE LAND SHOWN ON SCHEDULE A FOR THE PURPOSE OF EXPANDING OR OTHERWISE CHANGING THE PUBLIC ROAD WHICH ADJOINS THE LAND. IT IS ANTICIPATED THAT THE WISCONSIN DEPARTMENT OF TRANSPORTATION EITHER HAS CONTACTED THE OWNER OF THE LAND OR WILL CONTACT THE OWNER, REGARDING OBTAINING FEE TITLE AND/OR AN EASEMENT TO A PART OF THE LAND EITHER THROUGH A VOLUNTARY CONVEYANCE BY OWNER TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR BY A CONDEMNATION ACTION. DOES AFFECT PARCEL. SHOWN AS PLOTTED ON MAP.

203 - TERMS AND CONDITIONS CONTAINED IN TRANSPORTATION PROJECT PLAT NUMBER 7062-04-22-4.04 RECORDED AUGUST 28, 2009, AS DOCUMENT NUMBER 598219.

NOTE: BASED ON THE FORGOING IDENTIFIED TRANSPORTATION PLAT, IT APPEARS THAT THE WISCONSIN DEPARTMENT OF TRANSPORTATION HAS INTEREST IN PART OF THE LAND SHOWN ON SCHEDULE A FOR THE PURPOSE OF EXPANDING OR OTHERWISE CHANGING THE PUBLIC ROAD WHICH ADJOINS THE LAND. IT IS ANTICIPATED THAT THE WISCONSIN DEPARTMENT OF TRANSPORTATION EITHER HAS CONTACTED THE OWNER OF THE LAND OR WILL CONTACT THE OWNER, REGARDING OBTAINING FEE TITLE AND/OR AN EASEMENT TO A PART OF THE LAND EITHER THROUGH A VOLUNTARY CONVEYANCE BY OWNER TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR BY A CONDEMNATION ACTION. DOES AFFECT PARCEL. SHOWN AS PLOTTED ON MAP.

CERTIFICATE

TO KWIK TRIP, INC., A WISCONSIN CORPORATION, KNIGHT BARRY TITLE UNITED LLC AND CHICAGO TITLE INSURANCE COMPANY;

REGARDING TITLE COMMITMENT NUMBER FILE NUMBER 1053028 AND 1053048

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/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN FEBRUARY 23, 2016, INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 11, 14, 17, 18, 19, 21, AND 22 OF TABLE A THEREOF. PURSUANT TO THE LAND, OR WILL CONTACT THE OWNER, REGARDING OBTAINING FEE TITLE AND/OR AN EASEMENT TO A PART OF THE LAND EITHER THROUGH A VOLUNTARY CONVEYANCE BY OWNER TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR BY A CONDEMNATION ACTION. DOES AFFECT PARCEL. SHOWN AS PLOTTED ON MAP.

DATE: 8-29-2019

DAVID W. GORMAN, PLS #2974



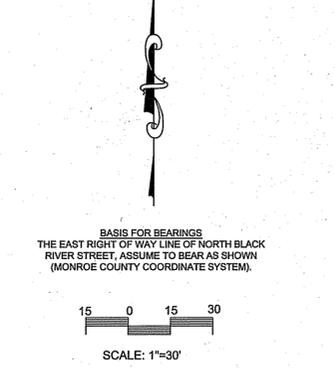
CSR 2736

REVISIONS	BY

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ALTA / NSPS LAND TITLE SURVEY
 KWIK TRIP, INC.
 223 NORTH BLACK RIVER STREET, 701 AND 777 NORTH STREET
 SPARTA, MONROE COUNTY, WISCONSIN

DRAWN	DATE
19-086 Kwik Trip ALTA Survey Map 223	8-29-2019
North Black Street, 701 and 777 North Street, Sparta, Wisconsin.dwg	SCALE
PROJECT NUMBER	1" = 30'
19-086	CAD FILE
SHEET	19-086 Kwik Trip ALTA Survey Map 223
1 of 1	North Black Street, 701 and 777 North Street, Sparta, Wisconsin.dwg



LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- SET-MAG NAIL
- SET 3/8" DRILL HOLE
- FOUND 3/4" IRON BAR (UNLESS NOTED)
- SECTION CORNER
- () RECORDED AS BEARINGS AND/OR DISTANCES
- * FLOOR ELEVATION
- x_{100.00} SPOT ELEVATION
- ET ELECTRICAL TRANSFORMER (OR BOX)
- IB IRON BAR
- IP IRON PIPE
- I.E. INVERT ELEVATION
- TPED TELEPHONE PEDESTAL
- TNH TOP NUT HYDRANT
- L LANDSCAPE AREA
- S SHED
- SECTION OR QUARTER LINE
- PLATTED OR RIGHT OF WAY LINES
- UTILITY EASEMENT
- SAN SANITARY SEWER MANHOLE
- SAN SANITARY SEWER LINE
- STM STORM SEWER MANHOLE
- STM STORM SEWER LINE
- W WATER LINE
- W WATER VALVE
- W WATER VALVE
- W CURB STOP
- W UTILITY PEDESTAL
- W UNDERGROUND FIBER OPTIC
- W UNDERGROUND GAS
- W GAS METER
- W UNDERGROUND ELECTRIC
- W UNDERGROUND TELEPHONE
- W LIGHT POLE
- W UTILITY POLE
- W UTILITY POLE WIGUY WIRE
- W SIGNS
- W CHAIN LINK FENCE (UNLESS NOTED)
- W DECIDUOUS TREE

LINE	BEARING/DISTANCE	RECORDED AS
L 1	N45°15'41"W 14.25'	(S45°15'01"E 14.25')
L 2	N44°57'14"E 14.81'	(S44°40'17"W 14.05')
L 3	S89°42'05"E 21.39'	(S89°53'00"E 21.39')
L 4	N89°52'13"W 16.58'	(N89°53'00"W 16.58')
L 5	N00°40'02"W 35.07'	(N00°38'39"W 35.00')
L 6	S89°58'57"W 26.00'	(N89°53'00"W 26.00')
L 7	N01°03'08"W 8.33'	(N00°38'39"W 8.29')
L 8	N89°54'04"W 42.06'	(N89°53'00"W 42.15')

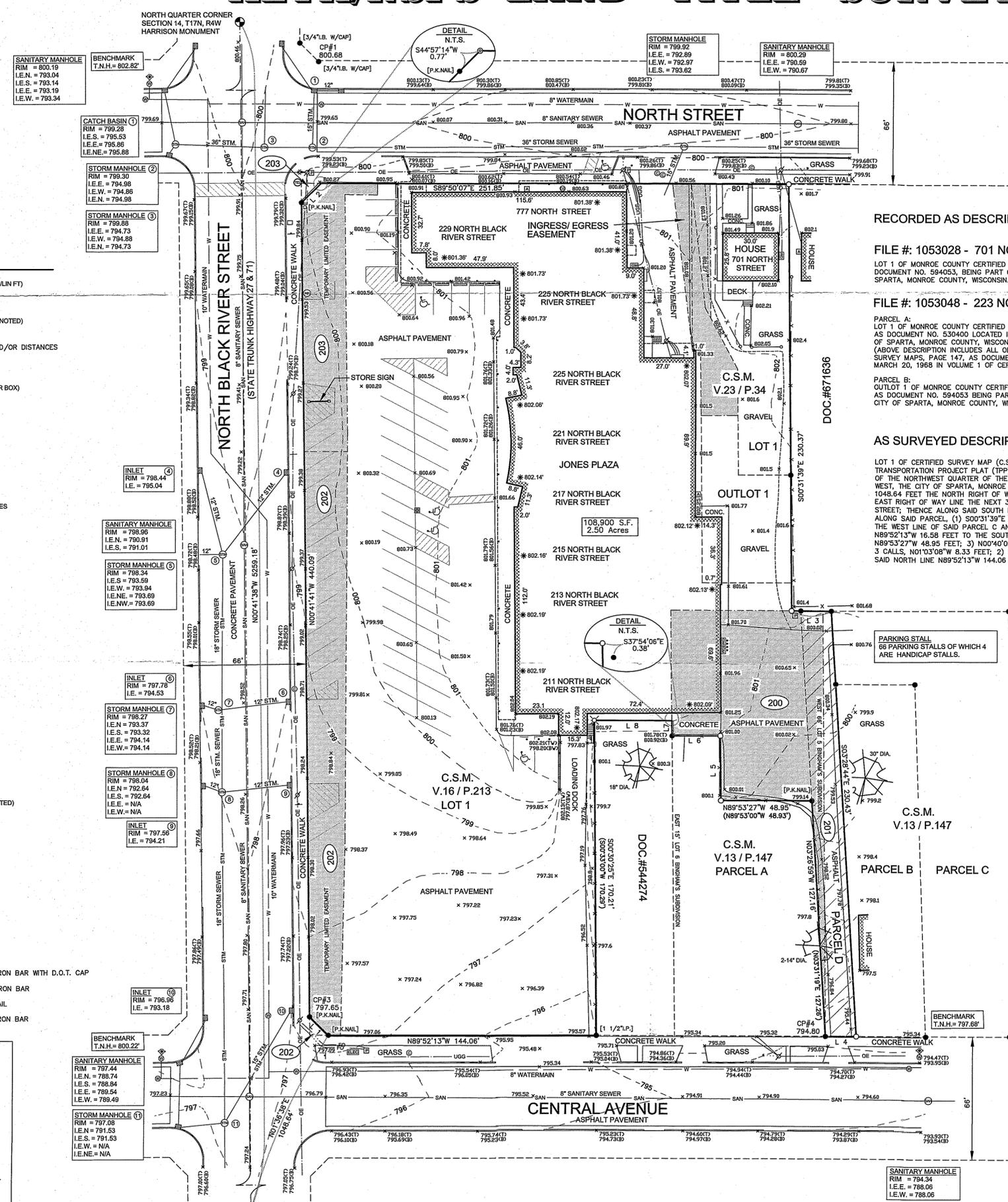
CONTROL POINTS

- CP#1 N 380,705.17 E 623,854.35 800.68 3/4" IRON BAR WITH D.O.T. CAP
- CP#2 N 380,704.43 E 624,319.86 796.37 3/4" IRON BAR
- CP#3 N 380,189.16 E 623,850.66 797.65 P.K. NAIL
- CP#4 N 380,178.52 E 624,128.56 794.80 3/4" IRON BAR

FILE NUMBER: 1053048 - 223 NORTH BLACK RIVER STREET AND 777 NORTH STREET
 PARCEL IS ZONED B-2 HIGHWAY BUSINESS DISTRICT
 REQUIRED SETBACKS:
 FRONT YARD: 15'
 REAR YARD: 20'
 FLANKING STREET SIDE YARD: 15'
 INTERIOR SIDE YARD: 10'
 HEIGHT RESTRICTION: 40'

FILE NUMBER: 1053028 - 701 NORTH STREET
 PARCEL IS ZONED R-1 SINGLE FAMILY
 FRONT YARD: 25'
 REAR YARD: 30'
 FLANKING STREET SIDE YARD (CORNER LOTS): 20'
 INTERIOR SIDE YARD: 10'
 HEIGHT RESTRICTION: 35'

INFORMATION PROVIDED BY CITY OF SPARTA



777 NORTH STREET
 701 NORTH STREET
 223 NORTH BLACK RIVER STREET
 221 NORTH BLACK RIVER STREET
 217 NORTH BLACK RIVER STREET
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