ALTA/NSPS LAND TITLE SURVEY

DEC 0 3 2018

BASIS FOR BEARINGS
THE EAST RIGHT OF WAY LINE OF LINCOLN AVENUE, ASSUME TO BEAR AS SHOWN (GRANT COUNTY COORDINATE SYSTEM).

15 0 15 30

SCALE: 1"=30'

RECORDED AS DESCRIPTIONS

NCS-932908-MAD - 745 LINCOLN AVENUE

LOTS THREE (3), FOUR (4), FIVE (5) AND THE WEST 20 FEET OF LOT SIX (6), ALL IN BLOCK THREE (3) OF BYERLY'S ADDITION TO THE CITY OF FENNIMORE, GRANT COUNTY, WISCONSIN. EXCEPT THE NORTH 1 FOOT OF THE EAST 31 FEET OF LOT THREE (3) IN BLOCK THREE (3) BYERLY'S ADDITION TO THE CITY OF FENNIMORE, GRANT COUNTY, WISCONSIN.

NCS-932909-MAD - 1130 8th. STREET

LOT SIX (6), EXCEPT 20 FEET OF THE WEST END THEREOF, AND THE SOUTH 20 FEET OF LOT SEVEN (7), ALL IN BLOCK THREE (3) BYERLY'S ADDITION TO THE CITY OF FENNIMORE, GRANT COUNTY, WISCONSIN.

NCS-932393-MAD - 760 JEFFERSON STREET

LOT EIGHT (8) AND THE NORTH 40 FEET OF LOT SEVEN (7) IN BLOCK THREE (3) BYERLY'S ADDITION TO THE VILLAGE (NOW CITY) OF FENNIMORE, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

AS SURVEYED DESCRIPTION (THREE PARCELS COMBINED)

LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) ALL IN BLOCK THREE (3) OF BYERLY'S ADDITION TO THE CITY OF FENNIMORE, GRANT COUNTY, WISCONSIN. EXCEPT THE NORTH 1 FOOT OF THE EAST 31 FEET OF LOT THREE (3) IN BLOCK THREE (3) BYERLY'S ADDITION TO THE CITY OF FENNIMORE, GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER OF SECTION 19, THENCE S01°38'15"E 1228.33 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BLOCK 3 OF BYERLY'S ADDITION, THE EAST RIGHT OF WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 S89°48'09"E 89.21 FEET; THENCE S00°02'49"E 1.00 FEET; THENCE S89°48'09"E 31.00 FEET; THENCE N00°02'49"W 1.00 TO THE SOUTH LINE OF LOT 1 IN SAID BLOCK 3 OF BYERLY'S ADDITION; THENCE ALONG SAID SOUTH LINE S89°48'09"E 120.21 FEET TO THE WEST RIGHT OF WAY LINE OF JEFFERSON STREET; THENCE ALONG SAID RIGHT OF WAY LINE S00°00'08"W 179.79 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF 8TH STREET; THENCE ALONG SAID RIGHT OF WAY LINE N89°51'36"W 240.11 FEET TO THE INTERSECTION WITH SAID EAST RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE N00°05'46"W 180.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.99 ACRES.

FILE NUMBER: NCS-932908-MAD - 745 LINCOLN STREET

PARCEL IS ZONED CD-1 COMMERCIAL DISTRICT - LINCOLN AVENUE
REQUIRED SETBACKS:
FRONT SIDE: NONE
REAR YARD: 12' PRINCIPAL STRUCTURE
8' ACCESSORY STRUCTURE
SIDE YARD: 8' EACH SIDE
HEIGHT RESTRICTION: 45'

INFORMATION PROVIDED BY CITY OF FENNIMORE

FILE NUMBER: NCS-932909-MAD - 1130 8th. STREET
FILE NUMBER: NCS-932393-MAD - 760 JEFFERSON STREET

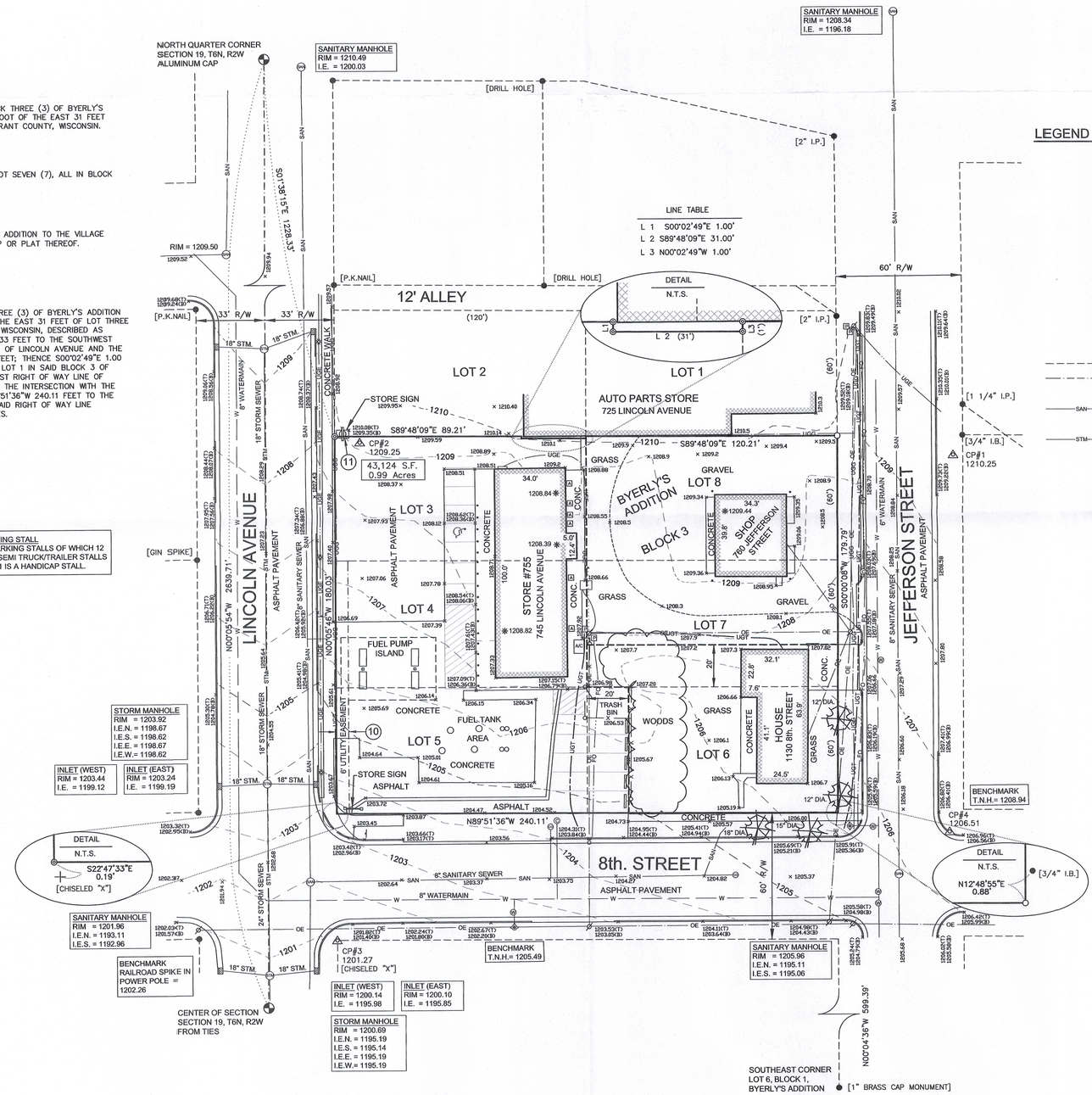
PARCEL IS ZONED CD-2 COMMERCIAL DISTRICT - ADJACENT-OFF LINCOLN AVENUE
REQUIRED SETBACKS:
FRONT SIDE: NONE
REAR YARD: 12' PRINCIPAL STRUCTURE
8' ACCESSORY STRUCTURE
SIDE YARD: 8' EACH SIDE
HEIGHT RESTRICTION: 45'

INFORMATION PROVIDED BY CITY OF FENNIMORE

PARKING STALL
65 PARKING STALLS OF WHICH 12 ARE SEMI TRUCK/TRAILER STALLS AND 1 IS A HANDICAP STALL.

CONTROL POINTS

CP#1	N 573,614.83	E 833,974.37	1210.25	16P SPIKE
CP#2	N 573,621.90	E 833,690.52	1209.25	P.K. NAIL
CP#3	N 573,384.80	E 833,678.93	1201.27	CHISELED "X"
CP#4	N 573,434.97	E 833,972.30	1206.51	P.K. NAIL



LEGEND

○	SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)	⊘	CATCH BASIN
◎	SET MAG NAIL	▨	CURB INLET
⊗	SET 3/8" DRILL HOLE	W	WATER LINE
●	FOUND CHISELED "X" (UNLESS NOTED)	◈	HYDRANT
◔	SECTION CORNER	WM	WATER MANHOLE
( )	RECORDED AS BEARINGS AND/OR DISTANCES	⊛	WATER VALVE
✳	FLOOR ELEVATION	⊙	CURB STOP
×100.00	SPOT ELEVATION	⊡	UTILITY PEDESTAL
E/T	ELECTRICAL TRANSFORMER (OR BOX)	FO	UNDERGROUND FIBER OPTIC
IB	IRON BAR	UGG	UNDERGROUND GAS
IP	IRON PIPE	UGE	UNDERGROUND ELECTRIC
I.E.	INVERT ELEVATION	UGT	UNDERGROUND TELEPHONE
T/PED	TELEPHONE PEDESTAL	✳	LIGHT POLE
TNH	TOP NUT HYDRANT	⌀	UTILITY POLE
	PLATTED OR RIGHT OF WAY LINES	⌀	UTILITY POLE W/GUY WIRE
	UTILITY EASEMENT	⊸	SIGNS
SM	SANITARY SEWER MANHOLE	x x	CHAIN LINK FENCE (UNLESS NOTED)
SAN	SANITARY SEWER LINE	✳	CONIFEROUS TREE
STM	STORM SEWER MANHOLE	✳	DECIDUOUS TREE
STM	STORM SEWER LINE		

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 ZONE X FROM FIRM MAP, COMMUNITY PANEL NUMBER 55043 C0350E, SEPTEMBER 2, 2011.

-ELEVATION ARE BASED ON GRANT COUNTY GPS WISCOR STATION LANCASTER - ELEVATION = 1031.66 (NAVD88 DATUM).

NOTES REGARDING SCHEDULE B11 EXCEPTIONS

COMMITMENT NO. NCS-932908-MAD

10 - GRANT OF EASEMENT TO TDS TELECOM, INC. RECORDED JUNE 5, 1999 IN VOLUME 830, PAGE 485 AS DOCUMENT NUMBER 610991. DOES AFFECT PARCEL. SHOWN AS PLOTTED ON MAP.

11 - RELATES TO SIGN "ENCROACHMENT". SHOWN AS PLOTTED ON MAP.

COMMITMENT NO. NCS-932909-MAD

NONE

COMMITMENT NO. NCS-932393-MAD

NONE

CERTIFICATE

TO KWIK TRIP, INC., A WISCONSIN CORPORATION, ZRH LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY;

REGARDING TITLE COMMITMENT NUMBERS

NCS-932908-MAD, NCS-932909-MAD AND NCS-9323393-MAD

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 ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 11-29-2018

DAVID W. GORMAN, PLS #2974

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

REVISIONS	BY

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
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ALTA / NSPS SURVEY
KWIK TRIP, INC.
745 LINCOLN AVENUE, 760 JEFFERSON STREET AND 1130 8th STREET
FENNIMORE, GRANT COUNTY, WISCONSIN

DRAWN	D.W.G.
DATE	11-29-2018
SCALE	1"=30'
CAD FILE	18-102 Kwik Trip Store 755 Fennimore ALTA.dwg
PROJECT NUMBER	18-102
SHEET	1 of 1