

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

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

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



SCALE: 1"=30'

RECORDED AS DESCRIPTIONS

NCS-972958-MAD - 725 LINCOLN AVENUE

LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3) BYERLY'S ADDITION TO THE VILLAGE (NOW CITY) OF FENIMORE, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

ALSO THE NORTH 1 FOOT OF THE EAST 31 FEET OF LOT THREE (3) IN BLOCK THREE (3) OF BYERLY'S ADDITION TO THE VILLAGE (NOW CITY) OF FENIMORE, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

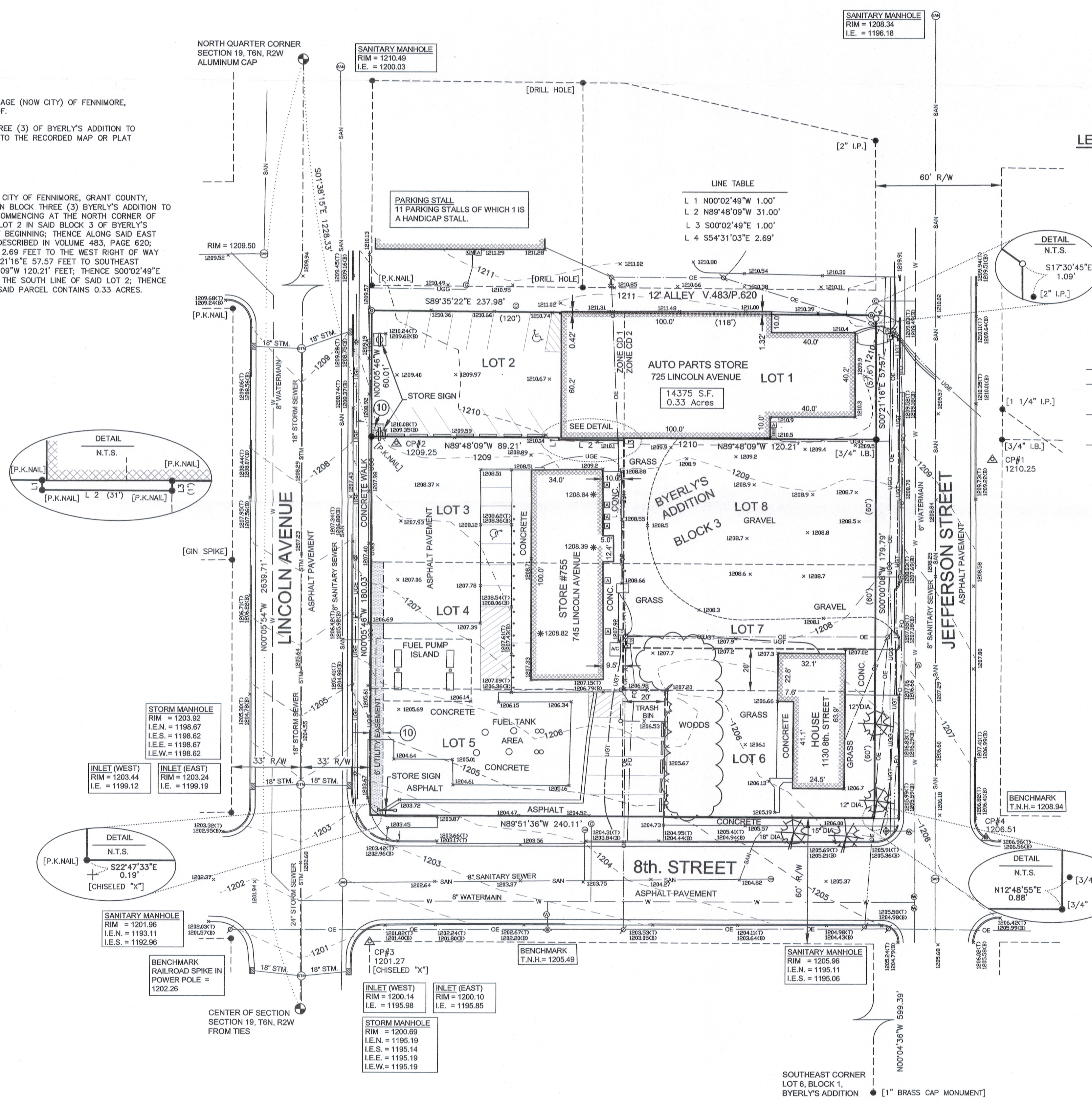
AS SURVEYED DESCRIPTION

LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3) OF BYERLY'S ADDITION TO THE CITY OF FENIMORE, GRANT COUNTY, WISCONSIN, ALSO THE NORTH 1 FOOT OF THE EAST 31 FEET OF LOT THREE (3) IN BLOCK THREE (3) BYERLY'S ADDITION TO THE CITY OF FENIMORE, 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 SAID EAST RIGHT OF WAY LINE N00°05'46"W 60.01 FEET TO THE SOUTH LINE OF AN ALLEY DESCRIBED IN VOLUME 483, PAGE 620; THENCE ALONG SAID SOUTH LINE S89°35'22"E 237.98 FEET; THENCE S54°31'03"E 2.69 FEET TO THE WEST RIGHT OF WAY LINE OF JEFFERSON STREET; THENCE ALONG SAID WEST RIGHT OF WAY LINE S00°21'18"E 57.57 FEET TO SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 N89°48'09"W 120.21 FEET; THENCE S00°02'49"E 1.00 FEET; THENCE N89°48'09"W 31.00 FEET; THENCE N00°02'49"W 1.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE N89°48'09"W 89.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.33 ACRES.

FILE NUMBER: NCS-972958-MAD - 725 LINCOLN STREET
PART OF THE 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'
AND
PART OF THE 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 FENIMORE

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)
- ⊙ SET MAG NAIL
- ⊗ SET 3/8" DRILL HOLE
- ⊕ FOUND CHISELED "X" (UNLESS NOTED)
- ⊙ SECTION CORNER
- () RECORDED AS BEARINGS AND/OR DISTANCES
- * FLOOR ELEVATION
- x 100.00 SPOT ELEVATION
- E/T ELECTRICAL TRANSFORMER (OR BOX)
- IB IRON BAR
- IP IRON PIPE
- I.E. INVERT ELEVATION
- TAPED TELEPHONE PEDESTAL
- TNH TOP NUT HYDRANT
- PLATTED OR RIGHT OF WAY LINES
- UTILITY EASEMENT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER LINE
- ⊕ STORM SEWER MANHOLE
- ⊕ STORM SEWER LINE
- ⊕ CATCH BASIN
- ⊕ CURB INLET
- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ CURB STOP
- ⊕ UTILITY PEDESTAL
- ⊕ GAS VALVE
- FO UNDERGROUND FIBER OPTIC
- UGG UNDERGROUND GAS
- UGE UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE WIGUY WIRE
- ⊕ SIGNS
- ⊕ CHAIN LINK FENCE (UNLESS NOTED)
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE

NOTES REGARDING SCHEDULE B11 EXCEPTIONS

COMMITMENT NO. NCS-972958-MAD

10 - NINETY-NINE (99) YEAR LEASE GRANTED IN WARRANTY DEED TO PAUL S. GRAHAM, DATED NOVEMBER 21, 1969 AND RECORDED IN VOLUME 464, PAGE 409. DOES AFFECT PARCEL SHOWN AS PLOTTED ON MAP.

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: 8-16-2019

DAVID W. GORMAN, PLS #2974



REVISIONS	BY

PARAGON ASSOCIATES
Environmental Design & Consulting
Civil Engineering, Landscape Architecture, Surveying
632 COPPELAND AVENUE, LA CROSSE, WI 54603
Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Associates.biz

ALTA / NSPS SURVEY
KWIK TRIP, INC.
725 LINCOLN AVENUE
FENIMORE, GRANT COUNTY, WISCONSIN

DRAWN	D.W.G.
DATE	8-16-2019
SCALE	1"=30'
CAD FILE	18-102A Kwik Trip 725 Lincoln Fenimore ALTA.dwg
PROJECT NUMBER	18-102A
SHEET	