

ALTA/NSPS LAND TITLE SURVEY

The Legal Description Commitment for Title Insurance provided to the Surveyor by First American Title Insurance Company, an Authorized Agent for Commonwealth Insurance Company.

Commitment Number NCS-1007796-04-MKE Effective Dated: March 25, 2020, 7:00 am
PARCEL ID #XA254400002

LEGAL DESCRIPTION

Lot 2 Certified Survey Map No. 2544, recorded December 27, 1994 in Volume 12 of Certified Survey Maps on Pages 318 through 320, as Document No. 298776 being a parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 24, Town 2 North, Range 15 East, City of Delavan, Walworth County, Wisconsin, and being a division of Outlot 2 of Westbury Subdivision recorded September 18, 1991 in Cabinet B, Side 109 as Document No. 218530, in the City of Delavan, Walworth County, Wisconsin.

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

Items 1-9 & 12-16 are considered general in nature or non-survey related and are not listed.

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Plat of Westbury Subdivision recorded September 18, 1991 in Cabinet B of Plats, Side 109 as Document No. 218530 and on Certified Survey Map No. 2544 recorded December 27, 1994 in Volume 12 of Certified Survey Maps, Pages 318 to 320 as Document No. 298776 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
PLOTTED HEREON.
NOTE: All 20' wide easements to include storm sewer.
11. Matters in a document entitled "Agreement for Temporary Limited Easement", executed by and between Stop N Go of Madison, Inc., a corporation and Regency Hills Development Corp., a corporation, recorded January 2, 2004 as Document No. 0589065 of Official Records, including but not limited to covenants, conditions, restrictions, easements, assessments, liens and charges. PLOTTED HEREON.

TABLE A NOTES

PURSUANT TO TABLE "A" ITEM 1, MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

PURSUANT TO TABLE "A" ITEM 2, SURVEYED PARCEL HAS AN ADDRESS OF 750 BELOIT STREET, DELAVAN, WI 53115. ADDRESS INFORMATION PROVIDED BY OTHERS OR TAKEN FROM PUBLIC RECORDS.

PURSUANT TO TABLE "A" ITEM 3, SUBJECT PARCEL IS LOCATED IN ZONE 'X' (AREA OF MINIMAL FLOODING OF FEMA FLOOD MAP NO. 55127C0281D HAVING AN EFFECTIVE DATE OF 10/22/2009. ZONE 'X' WAS SHOWN TO BE IN AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PURSUANT TO TABLE "A" ITEM 4, GROSS LAND AREA OF SURVEYED PARCEL IS 87,120 SQ. FT. (2,000 ACRES).

PURSUANT TO TABLE "A" ITEM 5, CONTOUR LINES PLOTTED HEREON AT 1 FOOT INTERVALS. SOURCE BENCHMARK IS NGS PID: D19664 - ELEVATION = 932.04 NAVD-88 (2012) VERTICAL DATUM.

PURSUANT TO TABLE "A" ITEM 6, NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.

PURSUANT TO TABLE "A" ITEM 7, EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON.

PURSUANT TO TABLE "A" ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

PURSUANT TO TABLE "A" ITEM 9, THERE ARE 31 REGULAR PARKING SPACES AND 1 HANDICAPPED PARKING SPACE MARKED ON SURVEYED PROPERTY.

PURSUANT TO TABLE "A" ITEM 11, LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR BY A DIGGERS HOTLINE REQUEST, TICKET NUMBER 20202031334 WITH A START DATE OF MAY 20, 2020. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. MEMBERS NOTIFIED WITH DIGGERS HOTLINE REQUEST ARE ALLIANT ENERGY, CHARTER COMMUNICATIONS, CITY OF DELAVAN, AT&T DISTRIBUTION, WE ENERGIES-WE GAS, AND BERGEN/SHARON TELEPHONE.

PURSUANT TO TABLE "A" ITEM 14, THE NEAREST INTERSECTING STREET IS ST. LAWRENCE DRIVE ALONG THE SOUTHEAST SIDE OF THE SURVEYED PARCEL.

PURSUANT TO TABLE "A" ITEM 17, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

PURSUANT TO TABLE "A" ITEM 18, NO EVIDENCE OF DELINEATED WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

PURSUANT TO TABLE "A" ITEM 19, NO DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR OF PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES.

GENERAL NOTES

- A. EXHIBIT 'A' (LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.
- B. THE SURVEYOR'S SCOPE OF SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DUTY OF CARE AND SOIL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE OF SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.
- C. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.
- D. R.H. BATTERMAN & CO., INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.
- E. INVERT DIRECTIONS WERE OBSERVED BY THE SURVEYOR IN THE FIELD FROM OPENING THE MANHOLE. CONNECTIONS TO SANITARY MANHOLE WERE NOT ABLE TO BE RESOLVED AND NO UTILITY MARKINGS WERE OBSERVED AROUND SAID MANHOLE AT TIME OF SURVEY.
- F. INVERT DIRECTIONS WERE OBSERVED BY THE SURVEYOR IN THE FIELD FROM OPENING THE MANHOLE. CONNECTIONS TO CURB INLET WERE NOT ABLE TO BE RESOLVED AND NO UTILITY MARKINGS WERE OBSERVED AROUND SAID CURB INLET AT TIME OF SURVEY.

MONUMENT KEY

- Iron Rebar Set
- 3/4" x 24" (1.5 Lbs./Ft.)
- 3/4" Iron Rebar Found
- 2" Iron Pipe Found
- (XXXXXX) Record Information

LEGEND

- | | |
|-----------------------------|-----------------------------|
| Existing Telephone Pedestal | Existing Right-of-Way |
| Existing Electric Box | Existing Boundary Line |
| Existing Electric Pedestal | Existing Adjacent Property |
| Existing Electric Meter | Existing Easement Line |
| Existing Light Pole | Existing Centerline |
| Existing Air Conditioner | X Existing Fence |
| Existing Gas Meter | ST Existing Storm Sewer |
| Existing Water Valve | 1AN Existing Sanitary Sewer |
| Existing Fire Hydrant | G Existing Gas Main |
| Existing Curb Inlet | W Existing Watermain |
| Existing Round Inlet | E Existing Electric |
| Existing Storm Manhole | T Existing Telephone |
| Existing Sanitary Manhole | No Direct Vehicular Access |
| Existing Sign | |
| Existing Monitoring Well | |
| Existing Mailbox | |

DETENTION BASIN EASEMENT

OUTLOT 1
WESTBURY SUBDIVISION

CITY OF DELAVAN
TOWN OF DARIEN

COUNTY TRUNK HIGHWAY "Y"
BELOIT STREET

Scale: 1" = 20'
DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE SOUTHEAST LINE OF LOT 2, C.S.M. NO. 2544 BEARING S 49°20'39" W
ELEVATIONS BASED ON NAVD 88 (2012)

Point #	Control Points			Description
	Northing	Easting	Elevation	
1	347658.22	729615.59	929.06	NAIL
2	347508.66	729441.40	928.12	NAIL
3	347520.46	729345.36	925.60	NAIL
4	347642.12	729241.04	924.12	NAIL
5	347816.43	729458.10	928.30	NAIL



SURVEYOR'S CERTIFICATE

To: Kwik Trip, Inc., a Wisconsin corporation
First American Title Insurance Company
National Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11, 14, 17, 18, 19, 21 and 22 of Table A thereof.

The field work was completed on June 15, 2020.

Kristin J. Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
Dated this 23rd day of June, 2020.



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Batterman
engineers surveyors planners

2016 Standard ALTA / NSPS Land Title Survey

FOR THE EXCLUSIVE USE OF:
KWIK TRIP, INC.
PO BOX 2107
LACROSSE, WI 54602

ORDER NO: 33618
FIELD CREW: DIE
DRAWN BY: DIE

File Name: 133003-259923918 - Kwik Trip - Delavan 259923918.DWG

XA2544-2

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