

ALTA / ACSM LAND TITLE SURVEY

BEING ALL OF LOT 2 OF C.S.M. NO. 2872, LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 20,
T.4N., R.18E., VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN

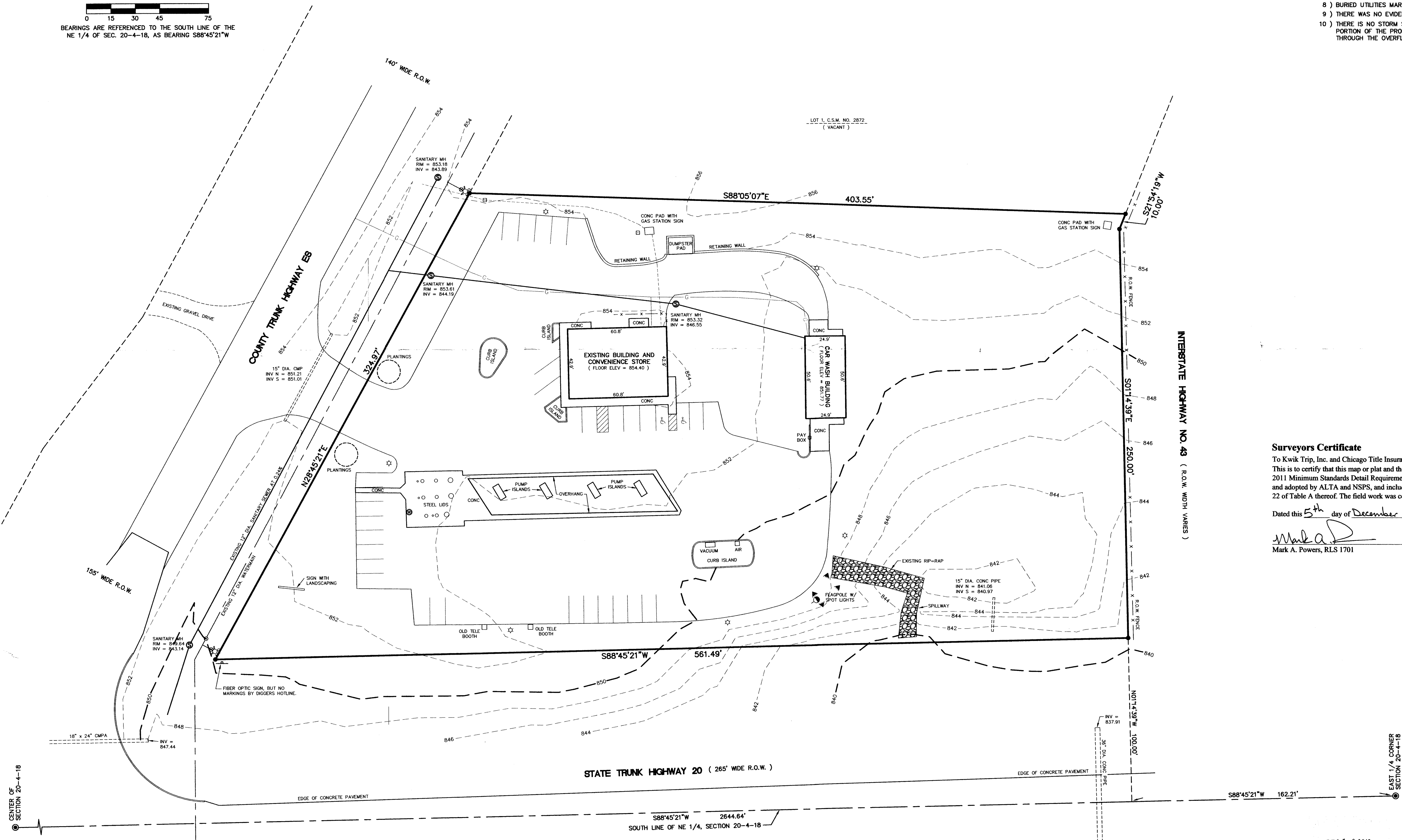
SURVEYOR
MARK A. POWERS, RLS 1701
LAKE COUNTRY ENGINEERING, INC.
970 S. SILVER LAKE STREET, SUITE 105
OCONOMOWOC, WI. 53066
(262)569-9331
EMAIL: MARK@LCE.BIZ

SURVEY FOR
KWIK TRIP, INC.
STORE ENGINEERING
P.O. BOX 2107, 1626 OAK STREET
LACROSSE, WI. 54601-2107

LEGEND
● - CAST IRON PLUG W/CROSS FOUND
● - 1" DIA. IRON PIPE FOUND
⊗ - WATER VALVE
☆ - LIGHT POLE W/2' CONC BASE
⊙ - SANITARY SEWER MANHOLE
--- - BURIED ELEC AND TELE LINES
--- - BURIED GAS
⊙ - MONITORING WELL

- GENERAL NOTES:**
- 1) TOTAL AREA OF LANDS SURVEYED = 130,782 SQ. FT. (3.002 ACRES)
 - 2) CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. KTW00853, DATED NOVEMBER 2, 2012 WAS USED FOR THIS SURVEY.
 - 3) ACCORDING TO FEMA MAP NO. 55127C0092D, THE SURVEYED PROPERTY DOES NOT LIE WITHIN ANY FEDERALLY DESIGNATED FLOODPLAIN.
 - 4) THE ADDRESS OF THE SURVEYED PARCEL IS 1880 COUNTY TRUNK HIGHWAY ES, AND THE TAX KEY IS RA287200002
 - 5) THERE ARE NO PLANNED STREET RIGHT-OF-WAY CHANGES.
 - 6) THE ZONING OF THE PROPERTY PER VILLAGE RECORDS IS HB HIGHWAY BUSINESS. THE FOLLOWING SETBACKS ARE TAKEN FROM PAGES 51-52 OF VILLAGE ZONING CODE : 25' STREET SETBACK, 0 OR 10' SIDEYARD SETBACK, 25' REARYARD SETBACK
 - 7) THERE ARE 33 TOTAL PARKING STALLS; 2 HANDICAP STALLS AND 31 REGULAR STALLS
 - 8) BURIED UTILITIES MARKED UNDER DIGGERS HOTLINE TICKET NO. 20124805090
 - 9) THERE WAS NO EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
 - 10) THERE IS NO STORM SEWER. THE PROPERTY SURFACE DRAINS TO THE SOUTHEASTERLY PORTION OF THE PROPERTY BEFORE EXITING THROUGH THE 15" CONCRETE PIPE, OR THROUGH THE OVERFLOW SPILLWAY.

SCALE : 1" = 30'
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE
NE 1/4 OF SEC. 20-4-18, AS BEARING S88°45'21"W



Surveyors Certificate

To Kwik Trip, Inc. and Chicago Title Insurance Company:
This is to certify that this map or plat and the survey on which it based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 11a, 11b, 14, 17, 20 and 22 of Table A thereof. The field work was completed on December 3, 2012.

Dated this 5th day of December, 2012.

Mark A. Powers
Mark A. Powers, RLS 1701



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970 S. SILVER LAKE STREET, SUITE 105
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REVISION DATE	COMMENTS

ALTA/ACSM LAND TITLE SURVEY

FOR : KWIK TRIP, INC.
AT : 1880 COUNTY TRUNK HWY ES
IN : NE1/4 OF SECTION 20-4-18

SCALE : 1" = 30'	PROJECT NO. : 12-2435
DRAFTED BY : M.A.P.	DATE : DECEMBER, 2012
CHECKED BY : M.A.P.	SHEET NUMBER : 1 OF 1

DEC 10 2013

RA2872-2

003-1038