

ALTA/NSPS LAND TITLE SURVEY

The Legal Description of record as contained within a Commitment for Title Insurance provided to the Surveyor by First American Title Insurance Company.
Commitment Number NCS-1064701-MAD Effective Date: April 27, 2021 at 7:30 AM

LEGAL DESCRIPTION

Lot 2 and Outlot 1 of Darien Business Park, as recorded in Cabinet C, Slide 5 as Document No. 370562, located in the Southwest 1/4 of the Northwest 1/4 of Section 27 and the Southeast 1/4 and Northeast 1/4 of Section 28, T2N, R15E, Village of Darien, Walworth County, Wisconsin.

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

Items 1-10 & 14-19 are considered general in nature or non-survey related and are not listed.

11. Easements, Notations, Designations, Provisions, Restrictions or Conditions, if any, as shown and/or described on recorded plat of Darien Business Park.
PLOTTED HEREON. THE FOLLOWING NOTATIONS ARE FROM THE RECORDED PLAT.

"As owner I hereby restrict all lots and blocks in that no owner, processor, user, nor license, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. 14, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation."

"No improvements of structures are allowed between the right of way and the setback line. Improvements include, but are not limited to signs, parking lots, parallel driveways, wells, septic systems, drainage facilities, etc. It being expressly intended that this restriction shall constitute a restriction for the benefit of public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation District Office. For more information, the phone number may be obtained by contacting your County Highway Department."

12. Points of access to and from U.S.H. "14", a controlled access highway.
NO POINT OF DIRECT ACCESS TO THE SURVEYED PROPERTY FROM U.S.H. "14" OBSERVED (SEE ITEM 11).

13. Permanent Limited Easement to State of Wisconsin Department of Transportation, dated November 5, 2007 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on November 28, 2007 as Document No. 724366.
BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT, DOES NOT AFFECT SURVEYED PROPERTY.

TABLE A ITEMS

ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

ITEM 2: SURVEYED PARCEL (LOT 2) HAS AN ADDRESS OF 500 N. WALWORTH STREET, DARIEN. NO PROPERTY ADDRESS INFORMATION PROVIDED FOR OUTLOT 1. ADDRESS INFORMATION PROVIDED BY OTHERS OR TAKEN FROM PUBLIC RECORDS.

ITEM 3: SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOODING) OF FEMA FLOOD MAP NO. 55127C0276E HAVING AN EFFECTIVE DATE OF 9/3/2014.

ITEM 4: GROSS LAND AREA OF SURVEYED PARCEL IS 162,324 SQ. FT. (3.726 ACRES), BEING BOTH LOT 2 AND OUTLOT 1 COMBINED.

ITEM 5: CONTOUR LINES PLOTTED HEREON AT 1 FOOT INTERVALS. SOURCE BENCHMARK IS NGS PID: NH0276 - ELEVATION = 936.13 NAVD-88(2012) VERTICAL DATUM.

ITEM 6a(b): IN A COPY OF AN E-MAIL SUPPLIED TO THE SURVEYOR, PREPARED BY SHANNON MARLEY, CODE ENFORCEMENT/ZONING ADMINISTRATOR FOR THE VILLAGE OF DARIEN, DATED APRIL 28, 2021, NOTES THE CURRENT ZONING OF THE PROPERTY OF 500 N. WALWORTH STREET TO BE SC (SUBURBAN COMMERCIAL). BELOW ARE THE REGULATIONS APPLICABLE TO NONRESIDENTIAL USES COPIED FROM THE VILLAGE ORDINANCE SECTION 17.46.040. SETBACKS REQUIRE INTERPRETATION BY THE SURVEYOR AND ARE NOT PLOTTED HEREON.

- A. Nonresidential Density and Intensity Requirements.
Minimum zoning district area: 40,000 square feet (20,000 square feet as a conditional use).
Minimum landscape: surface ratio (LSR): 25%
Maximum building size (MBS): na.
- B. Nonresidential Bulk Requirements.
1. Minimum lot size: 40,000 square feet (20,000 square feet is permitted with a conditional use permit and site plan for end use of property demonstrating full compliance with this title. Existing lots smaller than one acre may be used for nonresidential uses. No new lots smaller than 20,000 square feet may be created).
2. Minimum lot width: 80 feet.
3. Minimum street frontage: 50 feet.
4. Minimum setbacks (Note Subsection (B)(5) of this section, along zoning district boundaries).
a. Building to front or street side lot line: 25 feet, 40 feet for a lot adjacent to a street with an officially mapped right of way equal to or exceeding 100 feet.
b. Building to residential side lot line: 10 feet.
c. Building to residential rear lot line: 25 feet.
d. Building to nonresidential side lot line: 10 feet or zero feet on zero lot line side.
e. Building to nonresidential rear lot line: 25 feet.
5. Peripheral setback: See Section 17.68.100(D), Table B along zoning district boundary.
6. Minimum paved surface setback five feet from side or rear; 10 feet from street.
7. Minimum building separation: 20 feet or zero feet on zero lot line side.
8. Maximum building height: 35 feet.
9. Minimum number of off-street parking spaces required on the lot; see parking lot requirements per specific land use in Chapters 17.06 through 17.24.
- C. Nonresidential Landscaping Requirements (Nonresidential, Two- and Multifamily).
1. Forty landscaping points per 100 linear feet of building foundation.
2. Ten landscaping points per 1,000 square feet of gross floor area.
3. Forty landscaping points per 100 linear feet of street frontage.
4. Eighty landscaping points per 10,000 square feet paved area/20 stalls.
- D. Nonresidential performance standards: (see Chapter 17.66).
- E. Nonresidential signage regulations: (see Chapter 17.62).

ITEM 7(a): EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

ITEM 9: 30 REGULAR IDENTIFIABLE PARKING SPACES (NO IDENTIFIABLE DISABLED SPACES) OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON.

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 20212321898 WITH A START DATE OF JUNE 9, 2021 AND A PRIVATE UTILITY LOCATE PERFORMED BY GLS UTILITY, LLC ON MAY 25, 2021. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. MEMBERS NOTIFIED WITH DIGGERS HOTLINE REQUEST ARE ALLIANT ENERGY, BERGEN/SHARON TELEPHONE, FRONTIER COMMUNICATIONS, VILLAGE OF DARIEN, AND WE ENERGIES-WE GAS.

ITEM 14: THE NEAREST INTERSECTING STREET IS BADGER PARKWAY ALONG THE SOUTHEASTERLY SIDE OF THE SURVEYED PARCEL.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

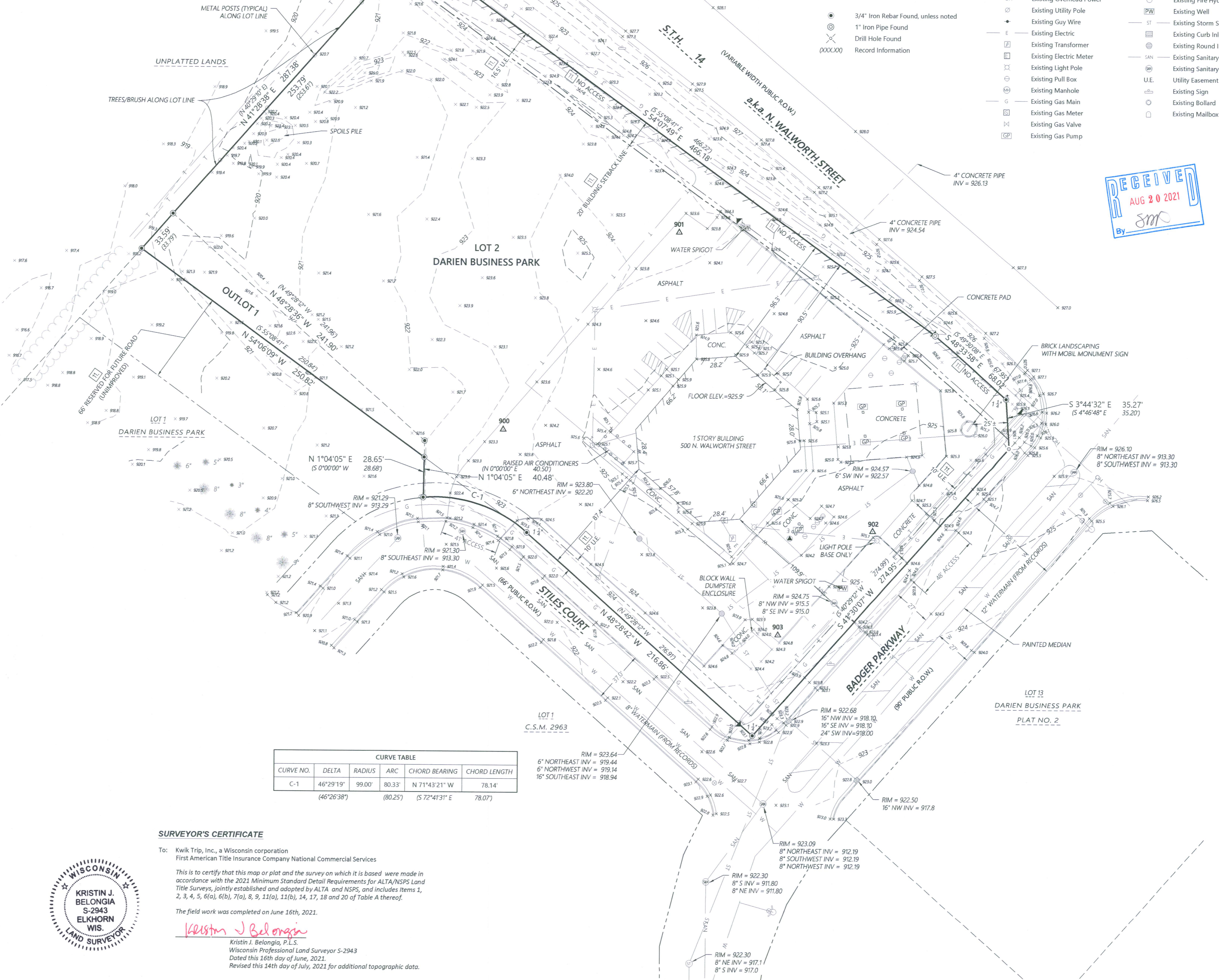
ITEM 18: NO DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR OF PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES.

ITEM 20: SANITARY, STORM AND WATER INVERTS AND PIPE SIZES PLOTTED HEREON, WHERE INFORMATION HAS BEEN SURVEYED OR PROVIDED. STREET WIDTHS/MEDIANS, ADJACENT AND CROSS DRIVEWAYS PLOTTED HEREON. CONTROL POINT LOCATIONS AND INFORMATION PLOTTED HEREON.

GENERAL NOTES

- A. EXHIBIT "A" LEGAL DESCRIPTIONS 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 DEGREE OF CARE AND SKILL 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. THE SURVEYED PARCEL HAS TWO PHYSICAL ACCESS LOCATIONS TO BADGER PARKWAY AND STILES COURT AS PLOTTED HEREON.

Point #	Raw Description	Elevation	Northing	Easting
900	CP NAIL	923.53	341243.663	714798.546
901	CP NAIL	923.65	341384.992	714923.572
902	CP NAIL	924.74	341172.723	715063.174
903	CP NAIL	924.26	341098.434	714996.003



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 2021 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), 7(a), 8, 9, 11(a), 11(b), 14, 17, 18 and 20 of Table A thereof.

The field work was completed on June 16th, 2021.

Kristin J. Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

Dated this 16th day of June, 2021.
Revised this 14th day of July, 2021 for additional topographic data.

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

ORDER NO: 33924
BOOK SEE FILE
FIELD CREW: DIE
DRAWN BY: KJB
SHEET 1 OF 1

File Name: 133500-140023701_Kwik Trip - Darien Survey.dwg
Map Title: Darien Survey
Drawing Scale: 1"=40'

2021 Standard ALTA / NSPS Land Title Survey

Batterman
engineers surveyors planners

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