

# ALTA/NSPS LAND TITLE SURVEY

The Legal Description as contained within the Commitment for Title Insurance provided to the Surveyor by Chicago Title Insurance Company.

Commitment Number WA-11504

Effective Dated: March 28, 2018

For reference purposes only:

Property Address:  
436 S. Wright Street  
Tax No. XA 6420001

The land referred to in this Commitment is situated in the City of Delavan, State of Wisconsin, Walworth County, and described as follows:

## SCHEDULE A LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 642, recorded in Volume 3 of Certified Survey Maps on page 122, being part of the Southwest 1/4 of the Southeast 1/4 of Section 17, Town 2 North, Range 16 East, Said land being in the City of Delavan, County of Walworth and State of Wisconsin.

EXCEPTING THEREFROM all that portion thereof as is set forth in a Quit Claim Deed from Brian J. Torgerson to Del-Crest, L.L.C., recorded August 20, 2014 as Document No. 890153 and being more particularly described as:

Part of Certified Survey Map No. 642 recorded in Volume No. 3 of Certified Survey Maps on page 122, to become a part of Lot 1 of Certified Survey Map No. 4408, now Certified Survey Map No. 4544, recorded as Document No. 834280 being located in part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 17, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin, described as follows:

Beginning at the Northwest corner of Lot 1 of said CSM 642; thence North 88 deg. 00' 37" East, along the North line of said CSM 642, 360.03 feet; thence South 00 deg. 53' 52" East, 46.48 feet to the Northeast corner of Lot 1 of said CSM 4408; thence South 87 deg. 59' 27" West, 359.96 feet; thence North 00 deg. 58' 51" West, 46.60 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM all that portion thereof as is set forth an Award of Damages by the City of Delavan recorded September 19, 2014 as Document No. 891871, and being more particularly described as:

Fee Title in and to the following tract of land in Walworth County, State of Wisconsin, being part of Lot 1 of CSM number 642, recorded in Volume 3 of CSMs on pages 122-123 as document number 13378, in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 2 North, Range 16 East, City of Delavan, described as:

Commencing at the South 1/4 corner of said Section 17; thence North 0° 07' 45" East, 647.67 feet along the west line of the Southeast 1/4 of Section 17 to the project reference line; thence North 88° 57' 29" East, 109.12 feet along said reference line to point RW284; thence North 1° 02' 31" West, 41.22 feet to the northerly existing right of way line of E. Geneva St.; thence North 88° 57' 29" East, 79.11 feet along said northerly line to the westerly existing right of way line of Bauer Pkwy; thence North 84° 52' 48" East, 66.23 feet to point PRW72 on the easterly existing right of way line of Bauer Pkwy; thence South 50° 15' 48" East, 7.21 feet to the northerly existing right of way line of E. Geneva St.; thence North 88° 57' 29" East, 563.70 feet along said northerly line; thence North 85° 26' 13" East, 33.12 feet; thence North 81° 45' 56" East, 37.91 feet; thence North 88° 7' 29" East, 98.32 feet to the westerly existing right of way line of S. Wright St. and a point of curve to the left having a radius of 50.00 feet; thence northerly, 31.57 feet along the arc of said curve and westerly line of curve to the left having a radius of 109.00 feet; thence northerly, 7.71 feet along the arc of said curve whose long chord bears North 3° 03' 36" East, 7.71 feet; thence North 0° 17' 43" West, 75.70 feet; thence North 3° 19' 00" East, 32.07 feet to the westerly existing right of way line of S. Wright St.; thence North 0° 19' 01" West, 24.56 feet along said westerly line; thence North 8° 50' 50" West, 17.08 feet; thence North 0° 19' 05" West, 256.12 feet to point PRW293 and the point of beginning and point of curve to the right having a radius of 373.50 feet; thence northerly, 43.58 feet along the arc of said curve whose long chord bears North 3° 01' 29" East, 43.56 feet to the existing westerly right of way line of S. Wright St.; thence South 0° 19' 01" East, 211.06 feet along said westerly line to the owners southerly property line; thence South 88° 57' 58" West, 2.54 feet along said southerly line; thence North 0° 19' 05" West, 167.60 feet to the point of beginning.

## NOTES CORRESPONDING TO SCHEDULE B, PART II ITEMS

ITEMS 1-8 AND 17-19 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEYED RELATED AND ARE NOT LISTED

9. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Power and Light Company, recorded on November 9, 1962, as Document No. 544214.

NOT PLOTTABLE. ELECTRIC LINE EASEMENT REFERENCES THE CENTER LINE OF WOOD POLE STRUCTURES AS LAID OUT AND DESCRIBED. THE DESCRIPTION PROVIDED IS UNCLEAR. NO WOOD POLE STRUCTURES EXIST ON SUBJECT PROPERTY.

10. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Power and Light Company, recorded on May 3, 1973, as Document No. 663973.

PLOTTED HEREON.

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to American National Bank and Trust Co., recorded on January 31, 1977, as Document No. 12999.

PLOTTED HEREON.

12. Recitals as shown on that certain map/plat recorded on February 11, 1977, as Document No. 13378. Reference is hereby made to said document for full particulars.

PLOTTED HEREON.

13. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Power and Light Company, recorded on April 6, 1977, as Document No. 15099.

PLOTTED HEREON.

14. Agreement Cross Easement and Setback Restriction by and between Kirsman Development Company and the Copps Corporation, re orded May 4, 1977, as Document No. 16263.

NOT PLOTTABLE. CROSS EASEMENT DESCRIBED AS INGRESS AND EGRESS ZONE OVER THE EAST 45 FEET OF THE SOUTH BOUNDARY LINE OF LOT 1 (CSM 642) AND THE NORTH BOUNDARY LINE OF LOT 2 (CSM 642). NO WIDTH OF CROSS ACCESS EASEMENT PROVIDED.

15. Reciprocal easements for the purpose(s), and rights incidental thereto as created by the following document, Reciprocal Easement Agreement, executed by T&K Investments, LLP d/b/a Delavan Furniture, Inc., PAM Real Estate, LLC, and PH Green Bay, LLC, recorded on July 13, 2009, as Document No. 768341.

NOT PLOTTABLE. ACCESS EASEMENT AS DESIGNATED ON EXHIBIT C CANNOT BE ACCURATELY AND RELIABLY MAPPED. FURTHERMORE, THE TERM/TERMINATION OF THIS AGREEMENT SHALL CONTINUE UNTIL 11:59 PM ON AUGUST 31, 2017.

16. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to the City of Delavan, for , recorded on September 19, 2014, as Document No. 891871.

ACQUISITION PARCEL NOTED HEREON. TEMPORARY LIMITED EASEMENT HAS TERMINATED UPON THE COMPLETION OF THE 5TH SO RECONSTRUCTION.

## GENERAL NOTES

- SCHEDULE A LEGAL DESCRIPTION AND SCHEDULE B PART II ITEMS ARE REPRODUCED EXACTLY FROM THE TITLE POLICY PROVIDED FOR THIS SURVEY.
- THE SUBJECT PROPERTY SURVEYED HAS DIRECT ACCESS TO WRIGHT STREET OVER TWO CONCRETE APPROACHES.
- MAILBOXES EXIST APPROXIMATELY TWO FEET SOUTH OF THE NORTH LINE OF THE SURVEYED PROPERTY AS DEPICTED.
- A MOVEABLE SHED EXISTS 0.6' EAST OF SOUTHERLY LINE OF THE SURVEY PROPERTY AS DEPICTED.
- A DISCERNABLE ASPHALT MATCHLINE EXISTS ALONG THE SOUTHERLY PROPERTY LINE WITH LOT 2 OF C.S.M. 462 AS DEPICTED AND DIMENSIONED.
- NO CLEARLY IDENTIFIABLE PARKING STRIPING EXIST.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR. 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.
- THE NEAREST INTERSECTING STREET IS 5TH SO (E. GENEVA STREET), APPROXIMATELY 330' TO THE SOUTH.
- RECENT RECONSTRUCTION OF 5TH SO (E. GENEVA STREET) HAVE INCLUDED NEW STREET AND SIDEWALK IMPROVEMENTS ADJACENT TO SURVEYED PROPERTY AS DEPICTED.
- NO EVIDENCE OF FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED.
- ANY PREVIOUSLY PLATTED ADJACENT OFFSITE EASEMENTS HAVE BEEN PLOTTED AS PART OF THIS SURVEY.
- ASPHALT EDGE IS APPROXIMATELY 0.5' NORTH OF THE SOUTHERLY LINE WITH C.S.M. 4544 OF THE SUBJECT PROPERTY.
- FLAGGED AND PAINTED GAS LINE(S) WITHIN THE SOUTHERLY LINE OF THE SUBJECT PROPERTY APPEAR TO NOT HAVE EASEMENT RIGHTS.

## ZONING INFORMATION TABLE

SOURCE INFORMATION:	CITY OF DELAVAN LETTER DATED APRIL 10, 2018 PREPARED BY MARK E. WENDORF (DIRECTOR OF PUBLIC WORKS) FROM PO BOX 465 (123 SOUTH SECOND STREET), DELAVAN, WI 53115 (262-728-5585).
ZONING DISTRICT:	BUSINESS LOCAL (BL) ZONING DISTRICT (ALSO WITHIN THE CITY'S WELLHEAD PROJECTION OVERLAY ZONING DISTRICT)
BUILDING SETBACK REQUIREMENTS:	FRONT AND STREET YARDS: 25 FEET SIDE FROM RESIDENTIAL: 25 FEET SIDE FROM NON-RESIDENTIAL: 10 FEET REAR FROM RESIDENTIAL: 50 FEET REAR FROM NON-RESIDENTIAL: 25 FEET
PAVEMENT SETBACK TO LOT LINE:	FROM STREET/R-O-W: 10 FEET FROM OTHER LOT LINES: 5 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET
MINIMUM LANDSCAPE SURFACE %:	15%
MAXIMUM FLOOR AREA RATIO:	0.350 INCREASES WITH ADDED BUILDING FLOORS
PARKING REQUIREMENTS:	ONE SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA



## SURVEYOR'S CERTIFICATE

To: Kwik Trip, Inc., a Wisconsin corporation  
Chicago Title Insurance Company

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)(b), 7(a), 8, 9, 11, 14, 17, 18, 19, 21 and 22 of Table A thereof.

The field work was completed on May 23rd, 2018.

Date of Plat: May 30th, 2018.

*Kristin Belongia*  
Kristin J. Belongia, P.L.S.

Wisconsin Professional Land Surveyor S-2943

Dated this 30th day of May, 2018.

Revised this 19th day of June, 2018.

Scale: 1" = 30'

BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE WEST LINE OF LOT 1 BEARING N 0°19'24" W

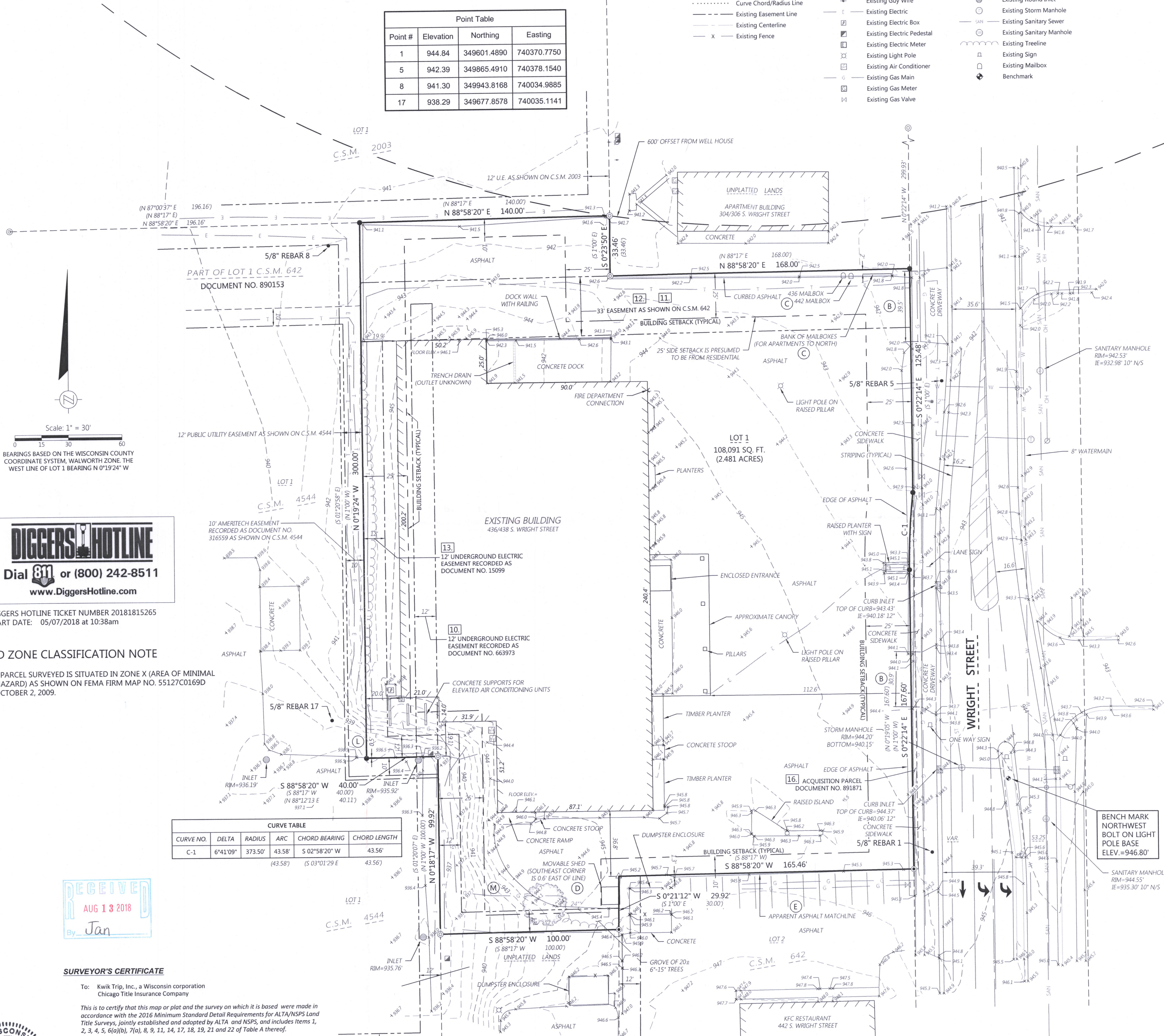
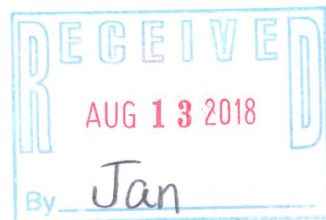
**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

DIGGERS HOTLINE TICKET NUMBER 20181815265  
START DATE: 05/07/2018 at 10:38am

## FLOOD ZONE CLASSIFICATION NOTE

SUBJECT PARCEL SURVEYED IS SITUATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP NO. 55127C0169D DATED OCTOBER 2, 2009.

CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	6°41'09"	373.50'	43.58'	S 02°58'20" W	43.56'
			(43.58')	(S 03°01'29" E	43.56')



Point #	Elevation	Northing	Easting
1	944.84	349601.4890	740370.7750
5	942.39	349865.4910	740378.1540
8	941.30	349943.8168	740034.9885
17	938.29	349677.8578	740035.1141

## LEGEND

- Iron Rebar Set
- 3/4" x 24"(L5 Lbs./Ft.)
- 1" Iron Pipe Found
- Railroad Spike Set
- Record Information
- Curve Chord/Radius Line
- Existing Easement Line
- Existing Centerline
- Existing Fence
- Existing Telephone
- Existing Telephone Manhole
- Existing Telephone Pedestal
- Existing Overhead Power
- Existing Utility Pole
- Existing Guy Wire
- Existing Electric
- Existing Electric Box
- Existing Electric Pedestal
- Existing Electric Meter
- Existing Light Pole
- Existing Air Conditioner
- Existing Gas Main
- Existing Gas Meter
- Existing Gas Valve
- Existing Watermain
- Existing Water Valve
- Existing Fire Hydrant
- Existing Storm Sewer
- Existing Curb Inlet
- Existing Round Inlet
- Existing Storm Manhole
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Existing Treeline
- Existing Sign
- Existing Mailbox
- Benchmark