

GENERAL NOTES

- Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The East line of the Northeast 1/4 of Section 25, Township 3 North, Range 16 East, was used as South 02°01'13" East.
- Project Conversion Factor: Grid/ 0.99996220 = Ground
- Horizontal Datum: North American Datum of 1927.
(Minus 2,000,000 from the East coordinate.)
- Vertical Datum: NGVD 1929 Datum.
- Reference Benchmark: Concrete monument with brass cap marking the southeast corner of the Northeast 1/4 of Section 25-3-16, Elevation = 994.08.
- Site Benchmark: Northwest flange bolt of hydrant, located in the southwest quad of North Wisconsin Street and Hidden Trail, Elevation = 993.43.
- Original on the Ground Survey performed by Jenkins Survey & Design, Inc., during August, 2007.

7. Underground utility locations shown are based on field location markings by "Digger's Hotline", Ticket No. 2007-33-02446 with a clear date of August 23, 2007 and Ticket No. 2007-33-02739 with a clear date of August 23, 2007. Underground utility information is shown for informational purposes only and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.

8. At the time of survey, the property is zoned B-2, Community Business District per the City of Elkhorn Zoning Department and has the following building setback restrictions:
- Front Yard Setback: 30'
 - Side Yard Setback: 15'
 - Corner Side Yard Setback: 30'
 - Rear Yard Setback: 25'
 - Height Restriction: 35'
 - Maximum Impervious Coverage: 75%

Any future development is subject to approval and may require other setbacks and restrictions.

9. Existing vehicular access to this property is via West Hidden Trail, being a maintained public right-of-way, however all access and development plans are subject to approval by governmental agencies having jurisdiction which may restrict location or limit access.

10. This property is located within unmapped area per FEMA Map Service Center. Walworth County Interactive Mapping System indicates the subject property is not located within designated floodplain area.

11. Property contains no striped designated parking areas.

12. This ALTA/ACSM Land Title Survey was prepared and based on Stewart Title Guaranty Company, Title Commitment File No. 36119, effective date of commitment September 21, 2007 and a revised date of September 25, 2007.

14. Right-of-way widths and location for North Wisconsin Street and West Hidden Trail are based on CSM No. 2651 AND CSM No. 2747, WisDOT Plat of Right-of-Way Required Project No. T 04-1(22), Sheet Number 4.11, Dated November 24, 1964 and Plat of Survey maps for the subject property area.

15. Existing public utility information shown on this survey is based on visual observations and field measurements. The City of Elkhorn Engineering Department was not able to supply Jenkins Survey & Design, Inc. any information regarding said public utilities.

16. Water main information shown on this survey is based on Plat of Survey As-Built Mapping, prepared by Farris, Hansen & Associates, Inc., dated October 7, 2005.

LEGAL DESCRIPTION

(Based on Stewart Title Guaranty Company, Title Commitment File No. 36119, effective date of commitment September 21, 2007 and a revised date of September 25, 2007)

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 25; thence South 2 degrees 01 minutes 13 seconds East, along the East line of said Northeast 1/4, 1326.23 feet; thence South 88 degrees 25 minutes 47 seconds West, along the North line of the Southeast 1/4 of said Northeast 1/4 of Section 25, 111.04 feet to a point on the Westerly line of Wisconsin Street/State Trunk Highway 67; thence South 6 degrees 11 minutes 56 seconds East, along said Westerly line, 89.63 feet to the point of beginning; thence continuing South 6 degrees 11 minutes 56 seconds East, along said Westerly line, 356.20 feet; thence South 88 degrees 01 minutes 00 seconds West, along the North line of West Hidden Trail, 114.83 feet to a point of curvature; thence Northwest along said North line and the arc of a curve to the right (radius = 417.00 feet, whose chord bears = North 82 degrees 35 minutes 32 seconds West, 136.32 feet) 137.24 feet; thence North 1 degree 31 minutes 41 seconds West, 334.55 feet; thence North 88 degrees 25 minutes 47 seconds East 220.79 feet to the point of beginning.

Tax Key No: YU NW 00244F Property Address: North Wisconsin Street, Elkhorn, WI 53121

SCHEDULE B - SECTION II EXCEPTIONS

13. Title to that portion of insured premises laid out, taken, dedicated or used for street, alley or highway purposes. (NOT MAPPABLE)

14. Easement from Duane Newman AND Linda Newman, husband and wife, to Mills Enterprises, LLC, A Wisconsin Limited Liability Company, dated September 18, 2006 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on October 6, 2006, as Document No. 690123.

15. Agreement by and between the City of Elkhorn and F.L. Partners, Mills-McKillip Ventures, Berwick Properties, Inc. And Duane and Linda Newman, dated June 8, 2000 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on February 26, 2004 as Document No. 0594500. (NOT MAPPABLE)

16. Easement from Duane Newman and Linda Newman to State Long Distance Telephone Co., recorded in the office of the Register of Deeds for Walworth County, Wisconsin on October 26, 1987, in Volume 415 of Records, at Page 528, as Document No. 154792. (NOT MAPPABLE - EASEMENT DESCRIPTION NOT RETRACEABLE)

17. Encroachment of a wire R.O.W. Fence, and rights of others in and to all that portion of the subject premises as lies easterly of said fence, as set forth on a plat of Survey by Jensen & Olson Land Surveying, LLC dated May 13, 2004 as Job No. 2004.035.

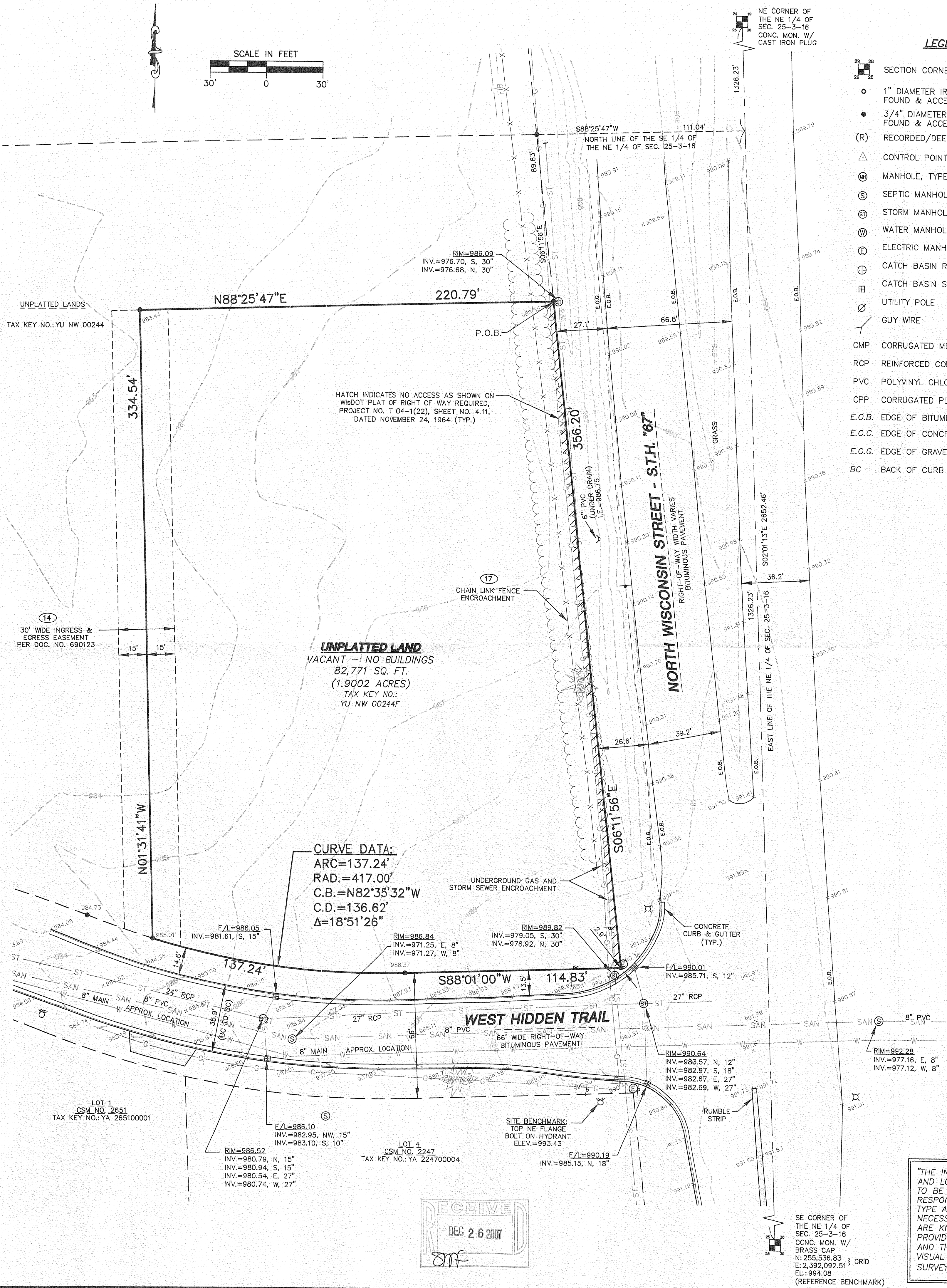
SURVEYOR'S CERTIFICATE

To Convenience Store Investments, LLP, a Wisconsin Limited Partnership, Wachovia Bank, National Association, The Title Company, Inc., Stewart Title Guaranty Company, a Texas Corporation ("Company") and all those who purchase, mortgage or insure title to the property for a period of one year after the date of the survey:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 11(b), and Client Items 19, 20, 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, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 10/30/07

(signed) John P. Konopacki, R.L.S.
Registered Land Surveyor, S-2461
Jenkins Survey & Design, Inc.
N22 W22931 Nancy Court, Suite 3
Waukesha, WI 53186
262-513-0666



LEGEND

SECTION CORNER

- 1" DIAMETER IRON PIPE FOUND & ACCEPTED
- 3/4" DIAMETER REBAR FOUND & ACCEPTED

(R) RECORDED/DEEDED DIMENSION

△ CONTROL POINT

MANHOLE, TYPE UNKNOWN

SEPTIC MANHOLE COVER

STORM MANHOLE

WATER MANHOLE

ELECTRIC MANHOLE

CATCH BASIN ROUND

CATCH BASIN SQUARE

UTILITY POLE

GUY WIRE

CMP CORRUGATED METAL PIPE

RCP REINFORCED CONCRETE PIPE

PVC POLYVINYL CHLORIDE (PIPE)

CPP CORRUGATED PLASTIC PIPE

E.O.B. EDGE OF BITUMINOUS

E.O.C. EDGE OF CONCRETE

E.O.G. EDGE OF GRAVEL

BC BACK OF CURB

OUTFALL PIPE

LIGHT POLE

WATER VALVE

FIRE HYDRANT

SIGN

TELEPHONE PEDESTAL

WATER MAIN

UNDERGROUND GAS

SANITARY SEWER

STORM SEWER

FIBER OPTIC

UNDERGROUND TELEPHONE

UNDERGROUND ELECTRIC

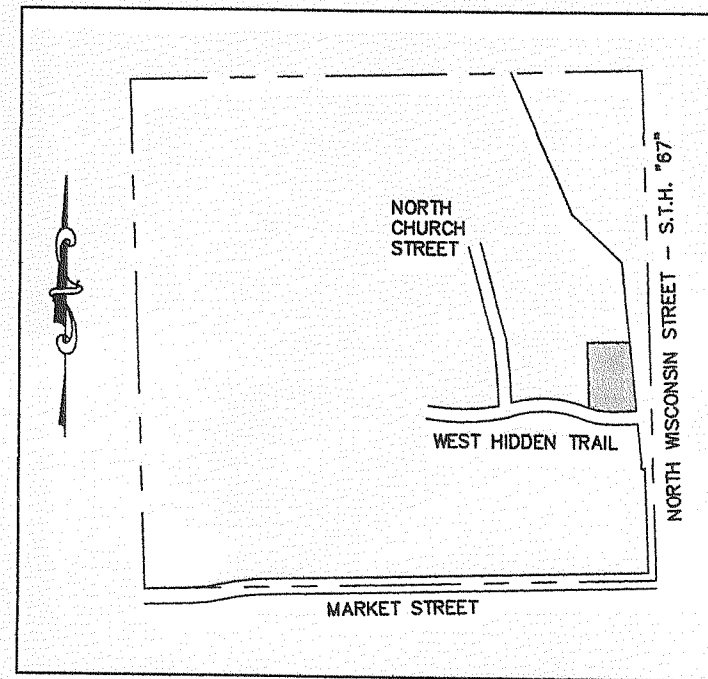
TREE LINE

CONCRETE

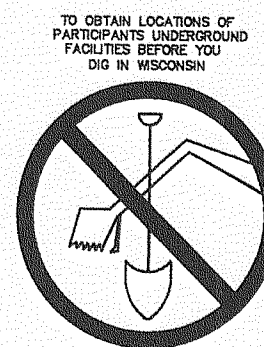
CAUTION UNDERGROUND GAS

INDICATES MAPPABLE ITEM FROM SCHEDULE B - SECTION 2 EXCEPTIONS

SPOT ELEVATION



NE 1/4 SEC. 25, T3N, R16E
SCALE 1" = 1000'



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE SERVICE INDUSTRY/RESIDENTS
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

SE CORNER OF THE NE 1/4 OF SEC. 25-3-16 CONC. MON. W/ BRASS CAP N:255,536.83 E:2,392,092.51 GRID E.L.:994.08 (REFERENCE BENCHMARK)

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

JSD Engineers & Surveyors

Jenkins Survey & Design, Inc.

CIVIL SITE ENGINEERING
SURVEYING & MAPPING
TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT

MILWAUKEE REGIONAL OFFICE

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Waukesha, Wisconsin 53186
(262) 513-0666

MADISON REGIONAL OFFICE

161 Horizon Drive
Suite 101
Verona, Wisconsin 53593
(608) 648-5060

PREPARED FOR:

Kwik
TRIP
INCORPORATED

1626 OAK STREET
LA CROSSE, WI 54602

PROJECT

NE 1/4
SEC. 25-3-16

CITY OF ELKHORN
WALWORTH COUNTY, WI

STORE NO. 485

ITEM	DATE
Design:	
Drawn: JPK	09-10-07
Checked: KRD	09-10-07
Revised: Title Revised	09-26-07
Revised: Utility Update	10-30-07

SEAL/SIGNATURE

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all detail and dimensions of their trade and be responsible for the same.

These plans and designs are copyright protected and may not be used in whole or in part without the written consent of Jenkins Survey & Design, Inc.

SHEET TITLE

ALTA/ACSM
LAND TITLE
SURVEY

SHEET NUMBER

CS-1

JSD PROJECT NUMBER

07C2886

JSD PROJECT TASK

Task 1

SCALE

1" = 30'

004-2183