

**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

5-1662 8/14/95  
NUMBER DATE

**SITE SURVEY**  
**PART OF SE 1/4 SEC. 31, T 3 N, R 17 E**  
**WALWORTH COUNTY**  
**ELKHORN, WISCONSIN**

PROJECT NUMBER	4702-95
COMPUTER FILE	4702SS01.DWG
DATE	08/08/95
DRAWN BY	R.A.S.
CHECKED BY	
REVISIONS	
SHEET NUMBER	1
OF TWO SHEETS	

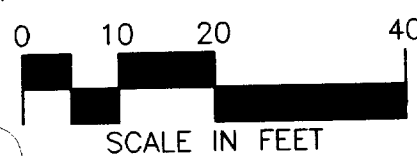
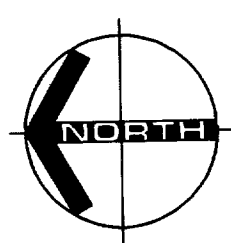
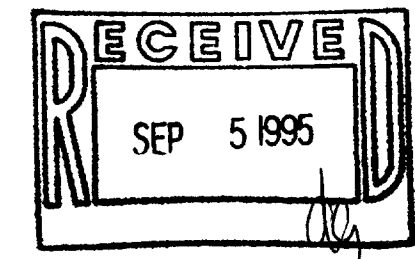
**BENCH MARKS:**  
HYDRANT BOLT WITH CHISEL X AT NE CORNER OF GETZEN AND E. GENEVA 1022.24  
TOP NUT HYDRANT NEAR SW CORNER OF PROPERTY 1021.82

**UTILITY LOCATIONS**  
UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE THE MARKING, AND YAGGY COLBY ASSOCIATES DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES.

TRACT IS ZONED B-3  
NEIGHBORHOOD BUSINESS DISTRICT  
FRONT YARD SETBACK 25 FT.  
REAR YARD SETBACK 25 FT.  
SIDE YARD SETBACK 10 FT.

TRACT IS FLOOD ZONE C,  
AREA IS ABOVE THE LIMITS  
OF THE 500 YEAR FLOOD  
ZONE, MINIMAL FLOOD RISK.

SURVEY PREPARED FOR:  
CASEY'S GENERAL STORES, INC.  
ONE CONVENIENCE BOULEVARD  
ANKENY, IOWA 50021

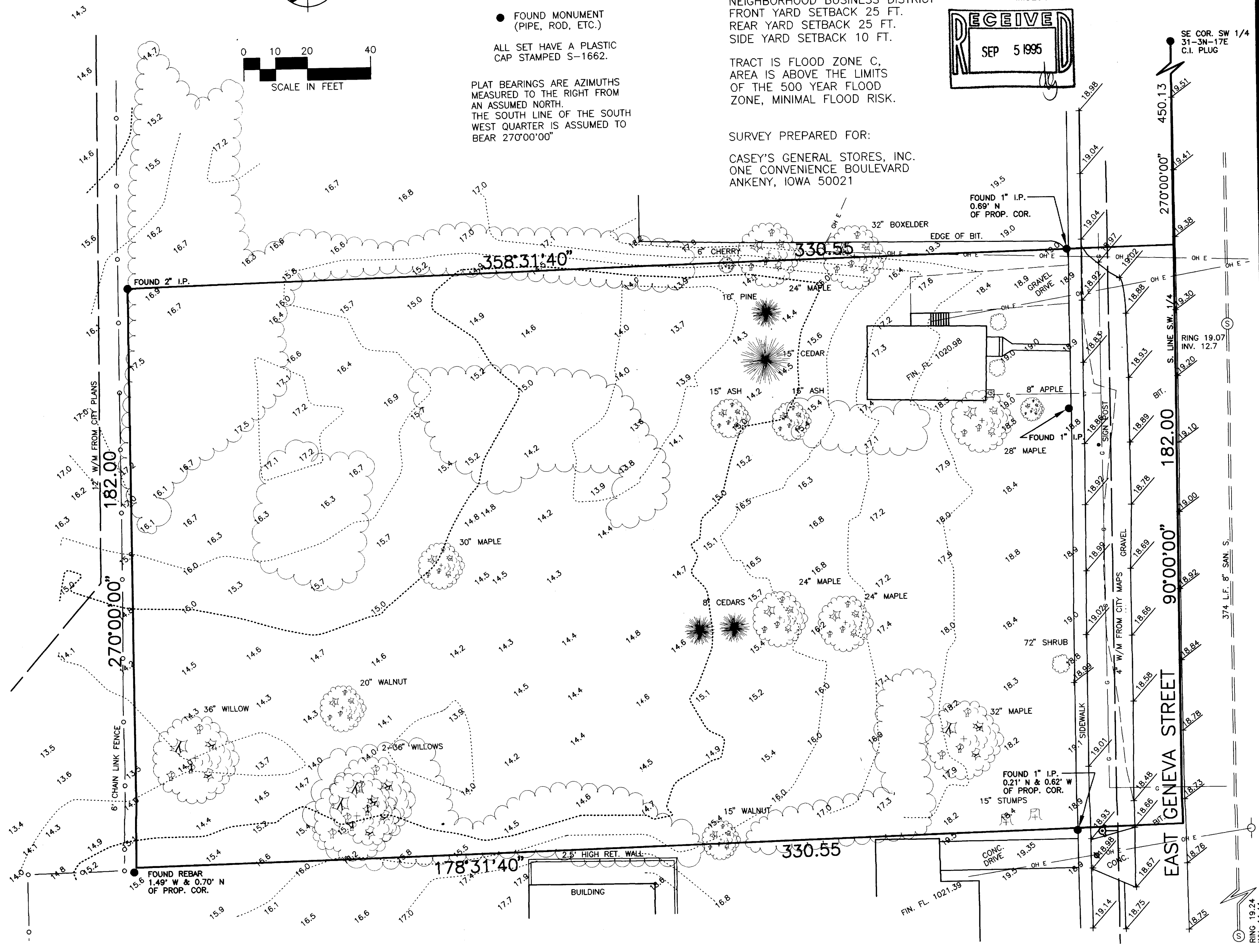


**MONUMENTS**

- SET 1" IRON PIPE
- FOUND MONUMENT (PIPE, ROD, ETC.)

ALL SET HAVE A PLASTIC CAP STAMPED S-1662.

PLAT BEARINGS ARE AZIMUTHS MEASURED TO THE RIGHT FROM AN ASSUMED NORTH. THE SOUTH LINE OF THE SOUTH WEST QUARTER IS ASSUMED TO BEAR 270°00'00"



YUNE-29  
Yune-30A

004-950

# GRAPHIC SYMBOLS

	CENTER LINE
	EASEMENT LINE
	RIGHT OF WAY LINE, PROPERTY LINE
	QUARTER SECTION LINE
	SECTION LINE
	SIXTEENTH SECTION LINE
	BARBED WIRE FENCE
	CHAIN-LINK FENCE
	WOODEN FENCE
	TREE LINE
	1/2" REBARS
	3/4" IRON PIPES
	FOUND MONUMENTS (PIPE, ROD, ETC..)
	NO MONUMENTS FOUND OR SET
	SECTION CORNER MARKER
	QUARTER SECTION MARKER
	EXISTING WATER MAIN, WATER SHUTOFF MANHOLE, REDUCER, GATE VALVE AND HYDRANT
	EXISTING WATER SHUT OFF
	EXISTING SANITARY MANHOLE AND LINE
	EXISTING STORM SEWER MANHOLE, LINE AND CATCH BASIN OR INTAKE
	EXISTING CATCH BASIN OR INTAKE
	EXISTING UNDERGROUND GAS LINE, VALVE AND METER
	EXISTING UNDERGROUND TELEPHONE MANHOLE, LINE AND PEDESTAL
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND ELECTRIC MANHOLE, LINE AND TRANSFORMER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND TELEVISION LINE AND PEDESTAL
	EXISTING OVERHEAD TELEVISION LINE

	EXISTING CURB AND GUTTER
	PEDESTRIAN CURB RAMP
	POWER POLE AND GUY WIRE
	EXISTING LIGHT POLE
	TRAFFIC SIGNAL
	BORING LOCATION AND NUMBER
	TOP OF CURB/GUTTER ELEVATION
	SPOT ELEVATION
	SHRUB
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	STUMP
	RAILROAD TRACKS
	MONITORING WELL

## PROPOSED DESCRIPTION

That part of the Southwest Quarter of Section 31, Township 3 North, Range 17 East, Walworth County Wisconsin, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence westerly on an assumed azimuth from north of 270 degrees 00 minutes 00 seconds along the south line of said Southwest Quarter 450.13 feet to the point of beginning; thence northerly 358 degrees 31 minutes 40 seconds azimuth 330.55 feet; thence westerly 270 degrees 00 minutes 00 seconds azimuth 182.00 feet; thence southerly 178 degrees 31 minutes 40 seconds azimuth 330.55 feet to the south line of said southwest Quarter; thence easterly 90 degrees 00 minutes 00 seconds azimuth along said south line 182.00 feet to the point of beginning.

Said tract contains 60,160 square feet, more or less, including 6006 square feet more or less of East Geneva Street right of way.

Said tract subject to a street right of way easement over the southerly 33.00 feet.

## DEED DESCRIPTION

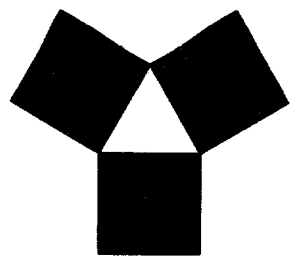
### PARCEL 1

Commencing on the South Line of Section 31, Township 3 North, of Range 17 East at a point 7 and 50/100 chains West of the 1/4 post of said Section, thence West 2 chains, thence North 5 chains, thence East 2 chains, and thence South 5 chains to the place of beginning, located in the City of Elkhorn, Walworth County, Wisconsin.

### PARCEL 2

A parcel of land in the Southwest 1/4 of Section 31, Township 3 North, Range 17 East described as follows:

Beginning at the Southeast corner of land formerly owned by Isaac Jewell and deeded to him by Lydia Hickox in the South line of the Southwest 1/4 of said Section 31, thence North 20 rods, thence East 50 feet, thence South 20 rods to the center of the Old Spring Prairie Road, thence West to the place of beginning, all in the City of Elkhorn, said point of beginning being a point 7.50 chains West of the quarter post on the South line of said section.



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

5-1662 8/16/95  
NUMBER DATE

SITE SURVEY  
 PART OF SE 1/4 SEC. 31, T 3 N, R 17 E  
 WALWORTH COUNTY  
 ELKHORN, WISCONSIN

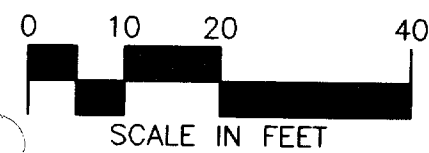
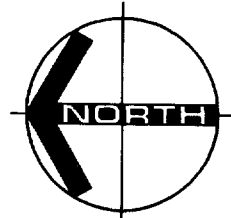
PROJECT NUMBER	4702-95
COMPUTER FILE	4702SS01.DWG
DATE	08/08/95
DRAWN BY	R.A.S.
CHECKED BY	
REVISIONS	

SHEET NUMBER

2

OF TWO SHEETS

RECEIVED  
SEP 5 1995



MONUMENTS

- SET 1" IRON PIPE
- FOUND MONUMENT (PIPE, ROD, ETC.)

ALL SET HAVE A PLASTIC CAP STAMPED S-1662.

PLAT BEARINGS ARE AZIMUTHS MEASURED TO THE RIGHT FROM AN ASSUMED NORTH. THE SOUTH LINE OF THE SOUTH WEST QUARTER IS ASSUMED TO BEAR 270°00'00"

BENCH MARKS:

HYDRANT BOLT WITH CHISEL X AT NE CORNER OF GETZEN AND E. GENEVA 1022.24  
TOP NUT HYDRANT NEAR SW CORNER OF PROPERTY 1021.82

UTILITY LOCATIONS

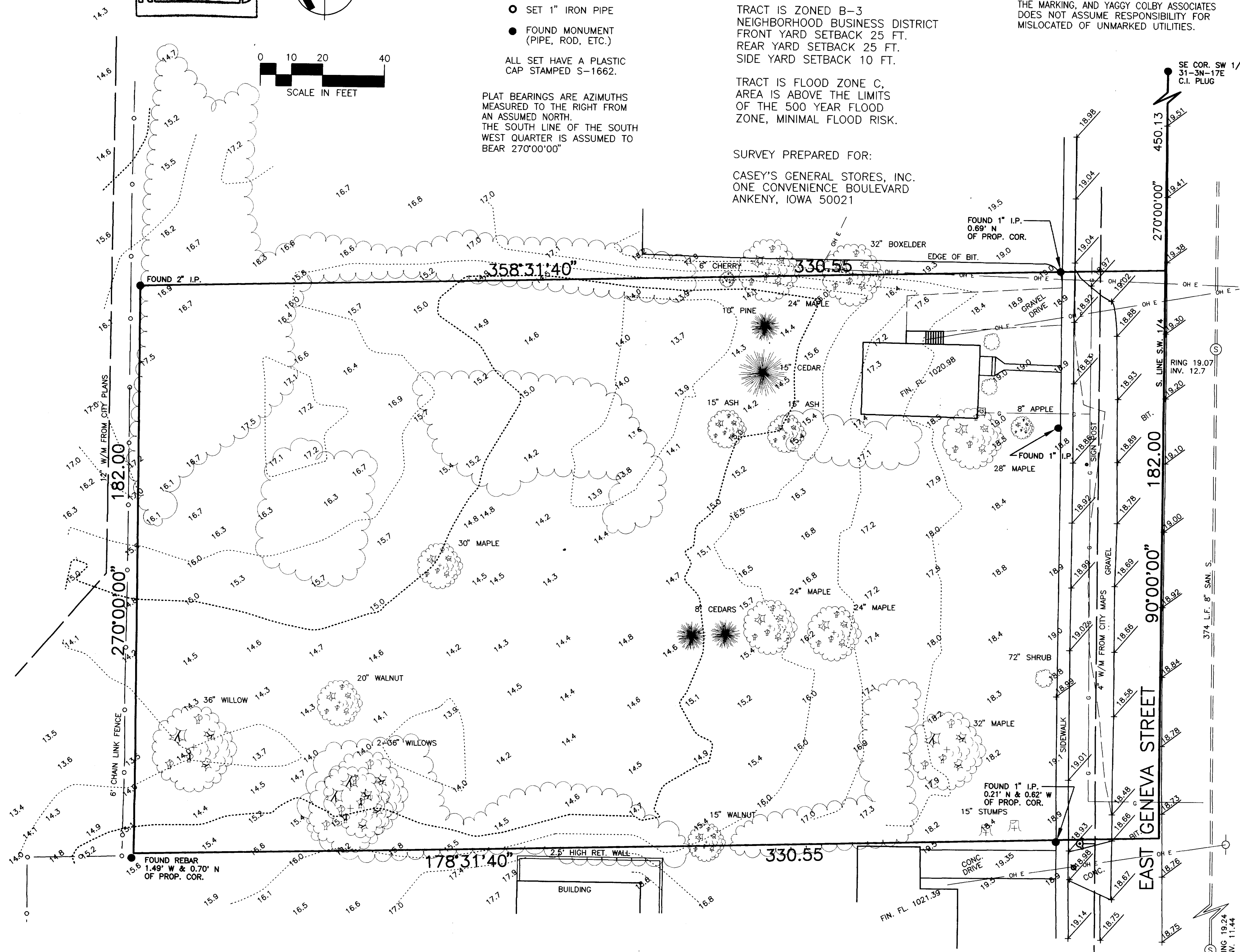
UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE THE MARKING, AND YAGGY COLBY ASSOCIATES DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OF UNMARKED UTILITIES.

TRACT IS ZONED B-3  
NEIGHBORHOOD BUSINESS DISTRICT  
FRONT YARD SETBACK 25 FT.  
REAR YARD SETBACK 25 FT.  
SIDE YARD SETBACK 10 FT.

TRACT IS FLOOD ZONE C,  
AREA IS ABOVE THE LIMITS  
OF THE 500 YEAR FLOOD  
ZONE, MINIMAL FLOOD RISK.

SURVEY PREPARED FOR:

CASEY'S GENERAL STORES, INC.  
ONE CONVENIENCE BOULEVARD  
ANKENY, IOWA 50021



SITE SURVEY  
PART OF SE 1/4 SEC. 31, T 3 N, R 17 E  
WALWORTH COUNTY  
ELKHORN, WISCONSIN

PROJECT NUMBER	4702-95
COMPUTER FILE	4702SS01.DWG
DATE	08/08/95
DRAWN BY	R.A.S.
CHECKED BY	
REVISIONS	
SHEET NUMBER	1
OF TWO SHEETS	

**YAGGY COLBY ASSOCIATES**  
ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5050

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.  
*[Signature]*  
S-1662 8/16/95  
NUMBER DATE

# GRAPHIC SYMBOLS

	CENTER LINE
	EASEMENT LINE
	RIGHT OF WAY LINE, PROPERTY LINE
	QUARTER SECTION LINE
	SECTION LINE
	SIXTEENTH SECTION LINE
	BARBED WIRE FENCE
	CHAIN-LINK FENCE
	WOODEN FENCE
	TREE LINE
	1/2" REBARS
	3/4" IRON PIPES
	FOUND MONUMENTS (PIPE, ROD, ETC..)
	NO MONUMENTS FOUND OR SET
	SECTION CORNER MARKER
	QUARTER SECTION MARKER
	EXISTING WATER MAIN, WATER SHUTOFF MANHOLE, REDUCER, GATE VALVE AND HYDRANT
	EXISTING WATER SHUT OFF
	EXISTING SANITARY MANHOLE AND LINE
	EXISTING STORM SEWER MANHOLE, LINE AND CATCH BASIN OR INTAKE
	EXISTING CATCH BASIN OR INTAKE
	EXISTING UNDERGROUND GAS LINE, VALVE AND METER
	EXISTING UNDERGROUND TELEPHONE MANHOLE, LINE AND PEDESTAL
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND ELECTRIC MANHOLE, LINE AND TRANSFORMER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND TELEVISION LINE AND PEDESTAL
	EXISTING OVERHEAD TELEVISION LINE

	EXISTING CURB AND GUTTER
	PEDESTRIAN CURB RAMP
	POWER POLE AND GUY WIRE
	EXISTING LIGHT POLE
	TRAFFIC SIGNAL
	BORING LOCATION AND NUMBER
	TOP OF CURB/GUTTER ELEVATION
	SPOT ELEVATION
	SHRUB
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	STUMP
	RAILROAD TRACKS
	MONITORING WELL

## PROPOSED DESCRIPTION

That part of the Southwest Quarter of Section 31, Township 3 North, Range 17 East, Walworth County Wisconsin, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence westerly on an assumed azimuth from north of 270 degrees 00 minutes 00 seconds along the south line of said Southwest Quarter 450.13 feet to the point of beginning; thence northerly 358 degrees 31 minutes 40 seconds azimuth 330.55 feet; thence westerly 270 degrees 00 minutes 00 seconds azimuth 182.00 feet; thence southerly 178 degrees 31 minutes 40 seconds azimuth 330.55 feet to the south line of said southwest Quarter; thence easterly 90 degrees 00 minutes 00 seconds azimuth along said south line 182.00 feet to the point of beginning.

Said tract contains 60,160 square feet, more or less, including 6006 square feet more or less of East Geneva Street right of way.

Said tract subject to a street right of way easement over the southerly 33.00 feet.

## DEED DESCRIPTION

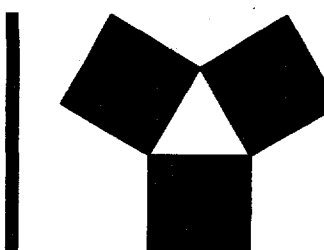
### PARCEL 1

Commencing on the South Line of Section 31, Township 3 North, of Range 17 East at a point 7 and 50/100 chains West of the 1/4 post of said Section, thence West 2 chains, thence North 5 chains, thence East 2 chains, and thence South 5 chains to the place of beginning, located in the City of Elkhorn, Walworth County, Wisconsin.

### PARCEL 2

A parcel of land in the Southwest 1/4 of Section 31, Township 3 North, Range 17 East described as follows:

Beginning at the Southeast corner of land formerly owned by Isaac Jewell and deeded to him by Lydia Hickox in the South line of the Southwest 1/4 of said Section 31, thence North 20 rods, thence East 50 feet, thence South 20 rods to the center of the Old Spring Prairie Road, thence West to the place of beginning, all in the City of Elkhorn, said point of beginning being a point 7.50 chains West of the quarter post on the South line of said section.



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

NUMBER DATE  
S-1662 8/11/95

SITE SURVEY  
 PART OF SE 1/4 SEC. 31, T 3 N, R 17 E  
 WALWORTH COUNTY  
 ELKHORN, WISCONSIN

PROJECT NUMBER	4702-95
COMPUTER FILE	4702SS01.DWG
DATE	08/08/95
DRAWN BY	R.A.S.
CHECKED BY	
REVISIONS	

SHEET NUMBER  
**2**  
OF TWO SHEETS