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-12505 *Dated: August 17, 2018*

For reference purposes only.
Property Address: 837 S. Janesville Street
Tax Key No: /A285000002

SCHEDULE A LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 2850, according to the recorded plat thereof, recorded In Volume 15 of Certified Surveys on page 16 as Document No. 355039 located in the SW 1/4 of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 8, T4N, R15E, City of Whitewater, Walworth County, Wisconsin,

EXCEPTING THEREFROM those portions deeded to the State of Wisconsin, Department of Transportation as set forth in Warranty Deed recorded November 30, 2000 in Volume 675 of Records on Page 2683 as Document No. 457154,

FURTHER EXCEPTING THEREFROM all that porton thereof as is set forth in an Award of Damages by State of Wisconsin recorded April12, 2011, as Document No. 81306, and being described as:

Parcel1 of Transportation Project Plat 3390-02-20-4.01,recordedin Cabinet D of Transportation Project Plats, Slide 163, as Document No. 805989, recorded in Walworth County, Wisconsin.

NOTES CORRESPONDING TO SCHEDULE B, PART II ITEMS

ITEMS 1-9 AND 16-22 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEYED RELATED AND ARE NOT LISTED

10. *Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Gas and Electric Company, recorded on May 31, 1916, as Document No. 209060.*

NOT PLOTTABLE, NO SPECIFIC LOCATION OR WIDTH OF EASEMENT PROVIDED IN DOCUMENT OTHER THAN "ALONG THAT CERTAIN HIGHWAY KNOWN AS RICHMOND ROAD." THE LOCATION OF OVERHEAD LINES ALONG S.T.H. "89" DEPICTED HEREON.

11. *Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on April 8, 1985, as Document No. 113531.*

PLOTTED HEREON, NO ACCESS TO DOT LANDS TO U.S.H. 12 BYPASS DEPICTED ON SURVEY AS ALSO REFERENCED ON T.P.P. NO. 3390-02-20-4.01 RECORDED DECEMBER 27, 2010 AS DOCUMENT NO. 805989.

12. *Joint Driveway Agreement by and between Russell R. Walton, Kim A. Walton and Fast Track Buildings, Inc., recorded October 17, 1997, as Document No.365996.*

PLOTTED HEREON. SURVEYOR'S NOTE ON PLAT OF SURVEY PREPARED BY LAND-MARK SURVEYING DATED DECEMBER 24, 2012 STATES "ACCESS BY JOINT DRIVEWAY AGREEMENT BETWEEN LOT 1 AND 2 PRIOR TO THE TRANSPORTATION PROJECT HAS SINCE BEEN OBLITERATED. NO NEW AGREEMENT WAS FOUND. SINCE BOTH LOTS 1 & LOT 2 HAVE THE SAME OWNER, AN EASEMENT IS NOT NECESSARY AT THIS TIME." "JOINT DRIVEWAY AGREEMENT EASEMENT AREA IS DEPICTED ON T.P.P. NO. 3390-02-20-4.01 RECORDED DECEMBER 27, 2010 AS DOCUMENT NO. 805989. NO DRIVEWAY CONNECTION TO S.T.H. 59 EXISTS AT THE THE LOCATION OF EASEMENT AREA. NO DOCUMENTS RELEASING THE JOINT DRIVEWAY AGREEMENT HAVE PROVIDED TO THE SURVEYOR.

13. *Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on November 30, 2000, as Document No. 457154.*

PLOTTED HEREON, NO ACCESS TO S.T.H. 89 TO LOT 2 OF CERTIFIED SURVEY MAP NO. 2850 DEPICTED ON SURVEY AS ALSO REFERENCED ON T.P.P. NO. 3390-02-20-4.01 RECORDED DECEMBER 27, 2010 AS DOCUMENT NO. 805989.

14. *Recitals as shown on that certain map/plat recorded on December 27, 2010, as Document No. 805989. Reference is hereby made to said document for full particulars.*

PLOTTABLE ITEMS PLOTTED HEREON AS ALSO REFERENCED IN EXCEPTION 11, 12 AND 13.

15. *Covenants, conditions, restrictions and easements, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on April 12, 2011, as Document No. 813064.*

PLOTTED HEREON, NO ACCESS TO S.T.H. 59 AS SHOWN ON T.P.P. NO. 3390-05-20-4.01 RECORDED DECEMBER 27, 2010 ALONG WITH THE LOCATION OF THE DRIVEWAY CONNECTION.

GENERAL NOTES

(A) *SCHEDULE A LEGAL DESCRIPTION AND SCHEDULE B, PART II ITEMS ARE REPRODUCED EXACTLY FROM THE TITLE POLICY PROVIDED FOR THIS SURVEY.*

(B) *THIS SURVEY IS A RETRACEMENT OF A PLAT OF SURVEY PREPARED BY LAND-MARK SURVEYING DATED DECEMBER 24, 2012.*

(C) *THE SUBJECT PROPERTY SURVEYED HAS DIRECT ACCESS TO S. JANESVILLE STREET (S.T.H. "59") BY DRIVEWAY CONNECTION.*

(D) *FLOOD ZONE CLASSIFICATION IS ZONE X PER FEMA FIRM NO. 55127C0009E DATED SEPTEMBER 3, 2014.*

(E) *GROSS LAND AREA = 174,423 SQUARE FEET (4.004 ACRES).*

(F) *THE CURRENT ZONING CLASSIFICATION IS R-2 (ONE AND TWO FAMILY RESIDENCE) AND THE COMPREHENSIVE PLAN'S FUTURE LAND USE IS HIGHWAY COMMERCIAL PER MEMORANDUM FROM THE CITY NEIGHBORHOOD SERVICES DIRECTOR DATED AUGUST 16, 2018 AS PROVIDED TO SURVEYOR.*

(G) *17 REGULAR PARKING SPACES EXIST WITHIN THE ASPHALT PARKING LOT THAT APPEARS TO SERVE THE ADJACENT PROPERTY AT 885 S. JANESVILLE STREET. OFFSITE PARKING SPACES NOT DEPICTED ON THIS SURVEY.*

(H) *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.*

(I) *THE NEAREST INTERSECTING STREET IS S.T.H. 89 AT THE NORTHEAST CORNER OF THE PROPERTY.*

(J) *ON 10/2/18 THE CITY OF WHITEWATER PUBLIC WORKS DIRECTOR INDICATED THAT THE CITY HAS NO PROPOSED PLANS FOR STREET CHANGES. NO OTHER INFORMATION AS TO ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR.*

(K) *NO EVIDENCE OF FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED.*

(L) *NO DOCUMENTS OF OFFSITE EASEMENTS OR SERVITUDES PROVIDED TO SURVEYOR. HOWEVER, AN ASPHALT ACCESS DRIVE AND PARKING LOT CROSSES SUBJECT PARCEL AS DEPICTED ON THIS SURVEY THAT APPEARS TO SERVE THE ADJACENT PROPERTY AT 885 S. JANESVILLE STREET.*

(M) *A DUMPSTER ENCLOSURE AS DEPICTED ON THIS SURVEY APPEARS TO SERVE THE ADJACENT PROPERTY AT 885 S. JANESVILLE STREET.*

(N) *A DISCERNABLE ASPHALT SEAM EXISTS ALONG THE WESTERLY PROPERTY LINE WITH THE ADJACENT PROPERTY AS DEPICTED AND DIMENSIONED.*

(O) *FLAGGED AND PAINTED UNDERGROUND FIBER OPTIC LINE(S) WITHIN THE NORTHERLY LINE OF THE SUBJECT PROPERTY APPEAR TO NOT HAVE EASEMENT RIGHTS.*

(P) *NO EVIDENCE OF SEWER OR WATER SERVICE LATERALS WERE FLAGGED OR PAINTED AS PART OF THE DIGGERS HOTLINE UTILITY LOCATE NOR HAS ANY INFORMATION REGARDING THEIR EXISTENCE PROVIDED TO SURVEYOR.*

(Q) *ADJOINING SURFACE STORM WATER DRAINS TO SUBJECT PARCEL AS DEPICTED ON SURVEY.*

(R) *VERTICAL DATUM (NAD 83) DERIVED FROM GPS OBSERVATIONS.*

(S) *STORM, SANITARY AND WATER MAIN PIPE SIZE TAKEN FROM UTILITY MAPS PROVIDED BY THE CITY OF WHITEWATER D.P.W.*

RECEIVED DEC 12 2018 By: Jan

WISCONSIN KRISTIN J. BELONGIA S-2943 DELAVAN WIS. LAND SURVEYOR

SURVEYOR'S CERTIFICATE

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

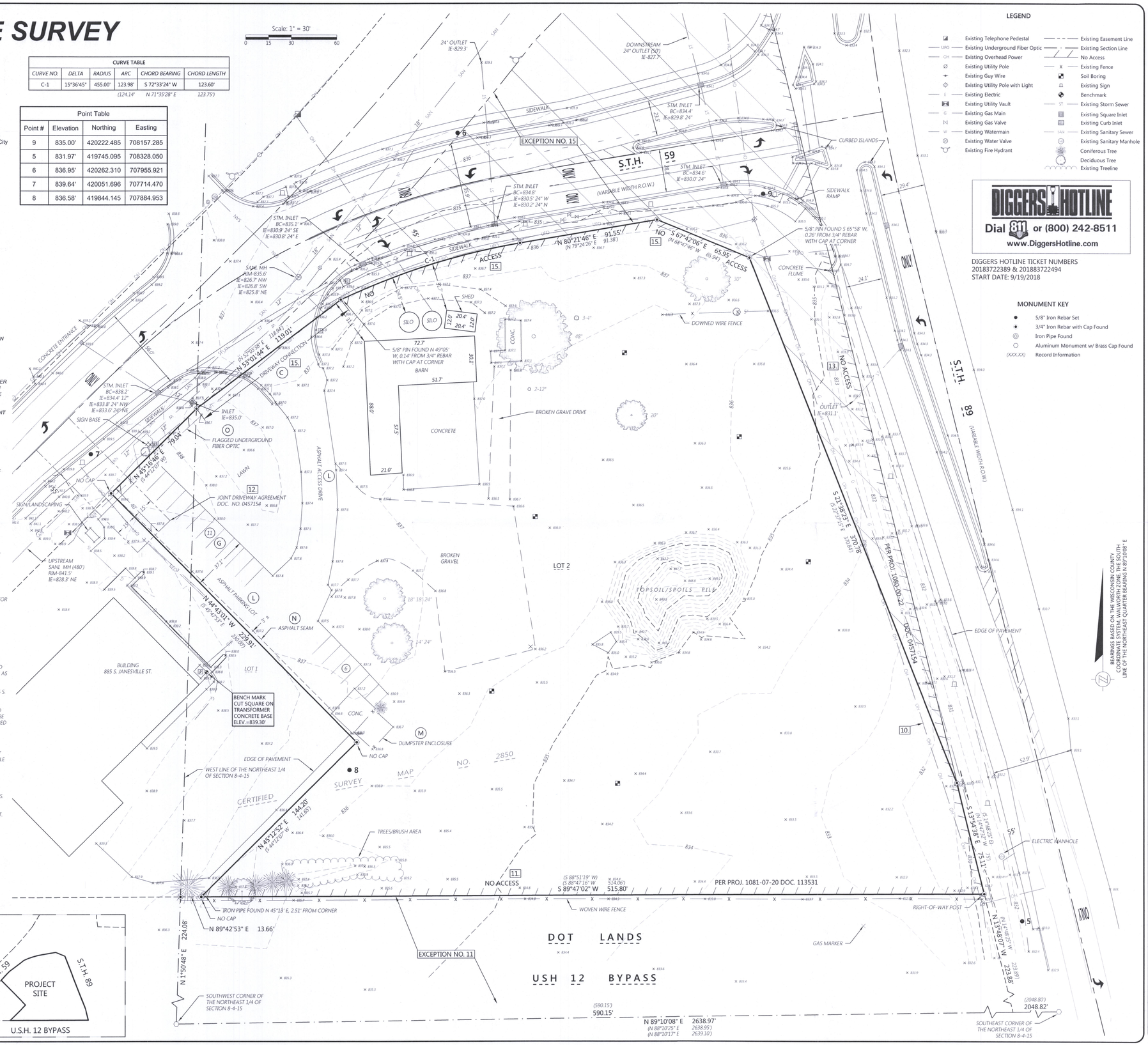
The field work was completed on September 24, 2018.
Date of Plat: October 4, 2018

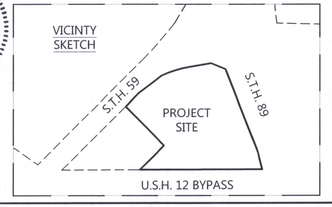
Kristin Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

Scale: 1" = 30'
0 15 30 60

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	15°36'45"	455.00'	123.98'	S 72°33'24" W	123.60'
			(124.14')	N 71°35'28" E	123.75')

Point Table			
Point #	Elevation	Northing	Easting
9	835.00'	420222.485	708157.285
5	831.97'	419745.095	708328.050
6	836.95'	420262.310	707955.921
7	839.64'	420051.696	707714.470
8	836.58'	419844.145	707884.953





LEGEND

- Existing Telephone Pedestal
- Existing Underground Fiber Optic
- Existing Overhead Power
- Existing Utility Pole
- Existing Guy Wire
- Existing Utility Pole with Light
- Existing Electric
- Existing Utility Vault
- Existing Gas Main
- Existing Gas Valve
- Existing Watermain
- Existing Water Valve
- Existing Fire Hydrant
- Existing Easement Line
- Existing Section Line
- No Access
- Existing Fence
- Soil Boring
- Existing Sign
- Benchmark
- Existing Storm Sewer
- Existing Square Inlet
- Existing Curb Inlet
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Coniferous Tree
- Deciduous Tree
- Existing Treeline

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

DIGGERS HOTLINE TICKET NUMBERS
20183722389 & 201883722494
START DATE: 9/19/2018

MONUMENT KEY

- 5/8" Iron Rebar Set
- 3/4" Iron Rebar with Cap Found
- Iron Pipe Found
- Aluminum Monument w/ Brass Cap Found
- (XXX.XX) Record Information

Batterman
engineers surveyors planners
2857 Bartelme Drive
Beloit, Wisconsin 53511
608.365.4464
www.rhbatterman.com

2016 Standard ALTA / NSPS Land Title Survey

FOR THE EXCLUSIVE USE OF:
KWIK TRIP, INC.
1626 OAK STREET
PO BOX 2107
LACROSSE, WI 54602

ORDER NO: 33124
BOOK: 580 / 5-8
FIELD CREW: RHL/AK
DRAWN BY: RHL/KJB

File Name: 201100 33124 Kwik Trip WhitewaterCLARY FINAL DRAWING.DWG

1A 2850-2 010-1059