

ALTA / ACSM LAND TITLE SURVEY

NOTES:

1. ALL DRAINAGE EASEMENTS TO REMAIN IN PRIVATE OWNERSHIP. ROUTINE CARE AND MAINTENANCE OF DRAINAGE EASEMENT AREA AND LANDSCAPING IN DRAINAGE EASEMENT AREA IS THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH EASEMENT LIES. NON-ROUTINE REPAIR OR MAINTENANCE TO STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH THE STORMWATER MANAGEMENT FACILITY/DRAINAGE EASEMENT IS LOCATED, UNLESS AND UNTIL OTHERWISE ESTABLISHED BY SEPARATE AGREEMENT BY THE OWNERS OF ALL LOTS AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF WHITEWATER (TAKEN FROM C.S.M. NO. 4054-SHEET 5 OF 7).

2. EARTH MOVING WORK AND UTILITY CONSTRUCTION ARE CURRENTLY UNDER WAY WITHIN THE BOUNDARY OF THE LANDS SURVEYED.

3. CONTOURS, WATER MAINS, WATER LATERALS, SEWER LATERALS AND NATURAL GAS LINES SHOWN HEREON WERE TAKEN FROM SITE IMPROVEMENT PLANS. NO UNDERGROUND UTILITIES WERE FLAGGED OR LOCATED FOR THIS SURVEY.

4. INVERT ELEVATIONS IN MANHOLES AND STORM INLETS WERE OBSERVED FROM GROUND LEVEL.

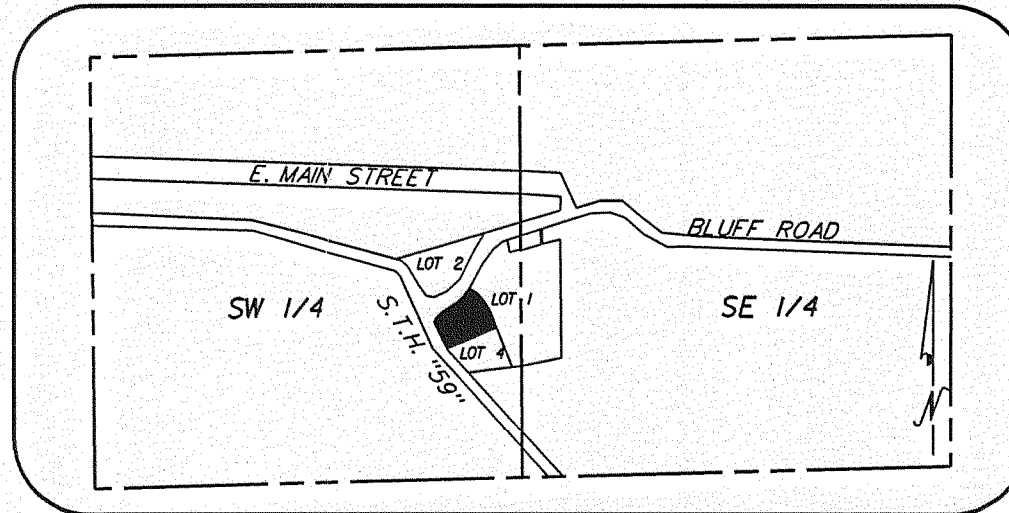
5. THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 550200 0004 B, EFFECTIVE JUNE 1, 1982 INDICATES THAT THE PARCEL SURVEYED LIES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

6. ALL TRAFFIC LANE WIDTHS SHOWN HEREON ARE FACE-OF-CURB TO FACE-OF-CURB, OR FACE-OF-CURB TO PAINTED CENTERLINE.

7. LOT 3 IS CURRENTLY ZONED B-3 (HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

- MINIMUM LOT AREA OF 10000 S.F.
- MINIMUM LOT WIDTH OF 100'
- FRONT (STREET) BUILDING SETBACK OF 30'
- SIDE BUILDING SETBACK OF 15'
- REAR BUILDING SETBACK OF 30'
- MAXIMUM BUILDING COVERAGE OF 50%
- MAXIMUM BUILDING HEIGHT OF 3 STORIES OR 45', WHICHEVER IS LESS.
- REFER TO CHAPTER 19.33 OF THE CITY OF WHITEWATER ZONING CODE FOR FURTHER DETAILS.

LOCATION SKETCH



SE 1/4 AND SW 1/4, SEC. 3, T4N, R15E

LEGEND

- 1" IRON PIPE - FOUND
- CONC. MONUMENT WITH BRASS CAP - FOUND
- + CHISELED "X" SET IN CONCRETE
- C1 CURVE-SEE CURVE TABLE
- B-3 CURRENT ZONING
- SAN SANITARY SEWER LINE
- STM STORM SEWER LINE
- WAT WATER MAIN
- GAS NATURAL GAS LINE
- E OVERHEAD UTILITY LINE
- ⊙ POWER POLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ STORM SEWER INLET
- ⊙ HYDRANT
- ⊙ NATURAL GAS BOUY
- ⊙ TELECOMMUNICATIONS PEDESTAL
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ SIGN
- ⊙ EXISTING SPOT ELEVATION TAKEN ON 12/07/2007

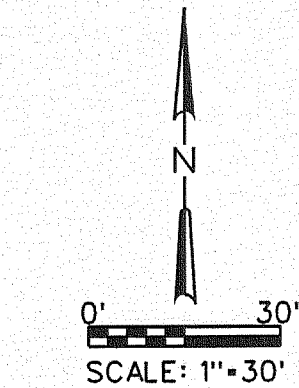
SEWER TABLE

STRUCTURE	RIM EL.	INVERT EL (S)
INLET 1	835.96	N. - 832.56
		NW. - 832.31
INLET 2	835.53	W. - 832.82
INLET 3	836.74	N. - 833.24
INLET 4	836.84	NE. - 834.48
		SW. - 834.44
MANHOLE 1	837.33	NE. - 824.79
		S. - 825.09
MANHOLE 2	840.93	N. - 829.57
		S. - 829.63

RIM ELEVATIONS OF INLETS 1, 2, AND 3 WERE TAKEN ON TOP-OF-CURB AT BACK-OF-CURB. THE RIM ELEVATION OF INLET 4 WAS TAKEN ON TOP OF THE CONCRETE STRUCTURE. NO RIM HAS BEEN SET AT THIS TIME.

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	69.93	566.32	71°04'29"	N34°13'20"W	69.88
C2	62.57	49.90	71°50'24"	N09°16'15"E	58.55
C3	99.67	463.90	12°18'38"	N51°20'46"E	99.48
C4	131.34	334.00	22°31'50"	N46°14'10"E	130.49
C5	88.17	150.00	33°40'45"	S38°50'55"E	86.91
C6	39.49	566.32	3°59'42"	N40°03'25"W	39.48
EC1	71.44	551.32	7°25'26"	N34°46'58"W	71.39
EC2	43.58	34.90	71°26'41"	N09°28'07"E	40.75



BASIS OF BEARING:

THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 3, T5N, R15E, WAS TAKEN TO BEAR N00°25'50"W

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS PUBLISHED BY S.E.W.R.P.C. ON CSSD LAST REVISED JUNE, 2005.

INSTRUMENT DRAFTED BY: KENNETH B. MEHRING, R.L.S. NO. 2838, RSV ENGINEERING, INC., BIG BEND, WISCONSIN

PLOT DATE: 12/19/2007

1A4054-3

LEGAL DESCRIPTIONS

TITLE REPORT LEGAL DESCRIPTION:

LOT 3 OF CERTIFIED SURVEY MAP NO. 4054, DATED JUNE 11, 2007 AND RECORDED ON JUNE 14, 2007 IN VOLUME 25 OF CERTIFIED SURVEY ON PAGES 149 THROUGH 153 AS DOCUMENT NO. 71118. SAID LANDS BEING LOCATED IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

SURVEYED LEGAL DESCRIPTION:

ALL OF LOT 3, CERTIFIED SURVEY MAP NO. 4054, AS DULY RECORDED IN WALWORTH COUNTY RECORDS, DOCUMENT NO. 71118, SAID LOT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT WITH BRASS CAP FOUND MARKING THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE N00°25'50"W, ALONG THE EAST LINE OF SAID 1/4 SECTION, 687.79' TO A 1" IRON PIPE FOUND ON THE SOUTHERLY LINE OF SAID CERTIFIED SURVEY MAP; THENCE S83°13'33"W, ALONG SAID SOUTHERLY LINE, 178.16'; TO A 1" IRON PIPE FOUND; THENCE S82°32'55"W, CONTINUING ALONG SAID SOUTHERLY LINE, 152.39'; TO A 1" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF LOT 4 OF SAID MAP; THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, N41°59'23"W, 156.38'; TO A 1" IRON PIPE FOUND MARKING A POINT ON A CURVE; THENCE, CONTINUING ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID CURVE TO THE RIGHT, 39.49'; SAID CURVE HAVING A RADIUS OF 566.32' AND A CHORD BEARING N40°03'25"W, 39.48'; TO A 1" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 3, SAID PIPE BEING THE PLACE OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID LOT 3 AND CONTINUING ALONG SAID CURVE TO THE RIGHT, 69.93'; SAID CURVE HAVING A RADIUS OF 566.32' AND A CHORD BEARING N34°31'20"W, 69.88'; TO A 1" IRON PIPE FOUND; THENCE, LEAVING SAID CURVE, CONTINUING ALONG SAID WESTERLY LINE, N24°38'21"W, 36.13'; TO A 1" IRON PIPE FOUND; THENCE N28°40'08"W, 53.86'; TO A 1" IRON PIPE FOUND MARKING A POINT ON A CURVE; THENCE, ALONG SAID CURVE TO THE RIGHT, 52.57'; SAID CURVE HAVING A RADIUS OF 49.90' AND A CHORD BEARING N09°16'15"E, 58.55'; TO A 1" IRON PIPE FOUND MARKING A POINT OF CURVATURE AND POINT OF TANGENCY ON THE NORTHERLY LINE OF SAID LOT 3; THENCE, ALONG SAID CURVE TO THE RIGHT, 99.67'; SAID CURVE HAVING A RADIUS OF 463.90' AND A CHORD BEARING N51°20'46"E, 99.48'; TO A 1" IRON PIPE FOUND MARKING A POINT OF TANGENCY; THENCE N57°30'05"E, CONTINUING ALONG SAID NORTHERLY LINE, 43.19'; TO A 1" IRON PIPE FOUND MARKING A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, 131.34'; SAID CURVE HAVING A RADIUS OF 334.00' AND A CHORD BEARING N46°14'10"E, 130.49'; TO A 1" IRON PIPE FOUND MARKING THE NORTHEASTLY CORNER OF SAID LOT 3; THENCE, ALONG THE EASTERLY LINE OF SAID LOT 3, S55°41'17"E, 76.34'; TO A 1" IRON PIPE FOUND MARKING A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID EASTERLY LINE, AND ALONG SAID CURVE TO THE RIGHT, 88.17'; SAID CURVE HAVING A RADIUS OF 150.00' AND A CHORD BEARING S38°50'55"E, 86.91'; TO A 1" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3, S67°31'11"W, 333.85' TO THE PLACE OF BEGINNING, SAID LANDS CONTAIN 1.92 ACRES MORE OR LESS.

EASEMENT TABLE COMMITMENT • 427366 BY CHICAGO TITLE INSURANCE COMPANY, 11/01/2007

NO.	DOC. NO.	DESCRIPTION	LOCATION
8	NO DOCUMENT	POSSIBLE ADVERSE POSSESSION/PRESCRIPTIVE EASE.	AS SHOWN
10	NO DOCUMENT	PUBLIC OR PRIVATE ROADWAY RIGHTS	AS SHOWN
11	0542014	REAL ESTATE SECURITY AGREEMENT	NOT SHOWN
14	71118	DRAINAGE AND CROSS-ACCESS EASEMENTS	AS SHOWN
15	71118	COVENANTS/CONDITIONS AND RESTRICTIONS	AS SHOWN

ALL OTHER EXCEPTIONS IN THE TITLE REPORT DO NOT AFFECT THE PARCEL IN SURVEY RELATED MATTERS.

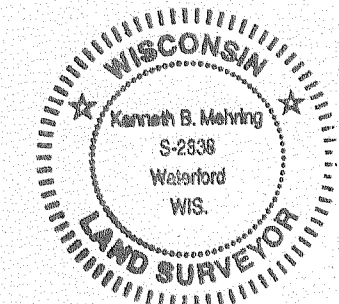
SURVEYOR'S CERTIFICATE:

TO: KWIK TRIP
CHICAGO TITLE INSURANCE COMPANY
ELKHORN ROAD VENTURE, LLC.
FIRST CITIZENS STATE BANK
MARSHALL AND ILSLEY BANK

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, AND 11(b) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, 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.

DATED: 12/18/07

Kenneth B. Mehring, R.L.S. 2838



(ORIGINAL ONLY IF SEAL IS RED)

RSV
ENGINEERING, INC.
W232 S7530 BIG BEND DRIVE
BIG BEND, WI 53103
(262) 662-4292

SHEET 1 OF 1
LAST REVISED: 12/18/2007
DATE: 12/18/07
RSV JOB NO.: 07-154

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