



PARKING SPACES:

17 PARKING STALLS
1 HANDICAPPED PARKING STALLS
18 TOTAL PARKING STALLS

- CURVE TABLE -

CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1-2	1	3720.00'	N26°36'18"E	N25°24'53"E	S27°47'43"W	02°22'50"	154.55'	154.54'

ZONING INFORMATION:

ZONED B-1 RURAL BUSINESS BUILDING SETBACKS:
CLASS A HIGHWAY (STATE HIGHWAY): 110' FROM CENTERLINE OR 50' FROM LOT LINE, WHICHEVER MEASURES FURTHEST INTO THE LOT
CLASS B HIGHWAY (COUNTY TRUNK): 83' FROM CENTERLINE OR 50' FROM LOT LINE, WHICHEVER MEASURES FURTHEST INTO THE LOT
CLASS C HIGHWAY (TOWN ROAD): 63' FROM CENTERLINE OR 30' FROM LOT LINE, WHICHEVER MEASURES FURTHEST INTO THE LOT
SIDE YARD: 30'
REAR YARD: 30'
PARKING LOT SETBACKS:
CLASS A, B AND C HIGHWAYS: 30' FROM RIGHT-OF-WAY/LOT LINE
SIDE YARD: 10'
REAR YARD: 30'
MINIMUM LOT AREA: 20,000 SQUARE FEET
MINIMUM LOT WIDTH: 100'
MAXIMUM GROUND COVERAGE: THE TOTAL GROUND AREA OCCUPIED BY ANY PRINCIPAL BUILDING WITH ALL ITS ACCESSORY BUILDINGS SHALL NOT EXCEED THIRTY PERCENT (30%) OF TOTAL LOT AREA
MAXIMUM BUILDING HEIGHT: 35' EXCEPTIONS PERMITTED WITH CONDITIONAL USE PERMIT OR VARIANCE REQUEST
PARKING: GASOLINE FILLING STATION - THREE (3) SPACES FOR EACH GREASE TRAP OR SIMILAR FACILITY PLUS ONE (1) SPACE FOR EACH ATTENDANT REPAIR SHOPS, RETAIL AND SERVICE STORES - ONE (1) SPACE FOR EACH EIGHT HUNDRED (800 SQ. FT.) SQUARE FEET OF LEASABLE AREA THE SUM OF THE NUMBER OF STALLS REQUIRED FOR EACH INDIVIDUAL USES SHALL BE PROVIDED.

ZONING AUTHORITY:
ADAMS COUNTY PLANNING & ZONING DEPARTMENT
P.O. BOX 187
FRIENDSHIP, WI 53834
PHONE NO. (608) 339-4222
FAX (608) 339-4504

Table A:

Item 17: No proposed changes to street right-of-way lines found.
Item 18: Per the Wisconsin Department of Natural Resources Surface Water Data Viewer there are no wetlands located on the subject property. A wetland delineation was not performed to verify the presence of wetlands or lack thereof.

Statement Of Encroachments:

- Possible encroachment by subject property's asphalt driveway onto abutting lands to the East by 18.7 feet.
- Possible encroachment by subject property's light standard and underground electric line onto abutting lands to the East by 18.5 feet.
- Possible encroachment by subject property's mowed grass onto abutting lands to the East by 35.7 feet.
- Possible encroachment by subject property's gravel onto abutting lands to the South by 20.2 feet.
- Possible encroachment by subject property's asphalt into street right-of-way by 1.0 feet.
- Possible encroachment by underground electric line onto subject's property by 0.8 feet.

Miscellaneous Notes:

- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications.
- There were no cemeteries or burial grounds observed in the field or information regarding cemeteries or burial grounds found in the recorded documents provided.
- This ALTA/NSPS Land Title Survey is based on Chicago Title Insurance Company's Title Commitment Number AC-16107217 with an effective date of September 26, 2016 at 8:00 A.M.
- Utilities were located by observed evidence, together with plans and markings provided by utility companies and Diggers Hotline.
- All setbacks shown are building setbacks.

Record Legal Description:

Lot One (1) of Certified Survey Map No. 4513 recorded in the Adams County Register of Deeds Office in Volume 22 of Certified Survey Maps, page 37-39, as Document No. 424677; LESS AND EXCEPT lands conveyed and/or used for highway purposes, in the Town of Preston, Adams County, Wisconsin.

TAX ROLL PARCEL NUMBER: 024-00742-0000

This description describes the same property as insured in Chicago Title Insurance Company Commitment Number AC-16107217 with an effective date of September 26, 2016 at 8:00 A.M.

Items Corresponding to Schedule B-II:

- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway or alley purposes. (Not plotted, blanket in nature).
- Access covenants as recorded in Volume 1265 of Micro-records on Page 45 and on Page 46. (Located on subject property) (Plotted).
- Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and other matters shown on the Certified Survey Map No. 3105 and on Certified Survey Map No. 4513. (Located on subject property) (Plotted).
- Title to any equipment, fixtures, appliances, tanks, machinery or installations, except such as is finally determined to be part of the insured premises, determination of which shall not be part of the obligation of the company. (Not plotted, blanket in nature).
- Rights or claims, if any, of tenant(s) in possession under unrecorded lease(s). (Not plotted, blanket in nature).

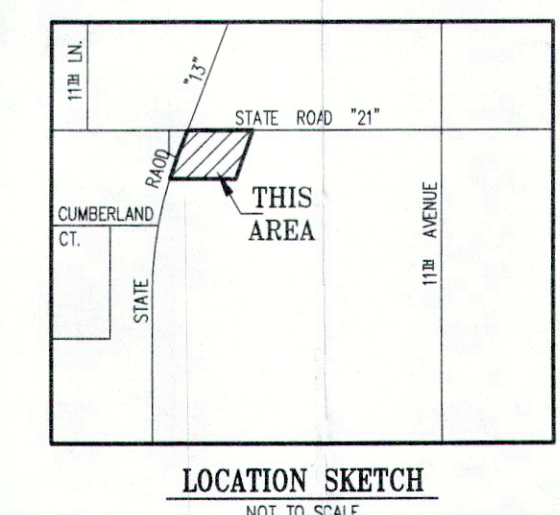
Surveyors Certificate:

To: Kwik Trip, Inc.; Dane County Title; and 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), 6(b), 7(a), 8, 9, 11, 14, 17, 18, 19, 21 and 22 of Table A thereof. The fieldwork was completed on October 19, 2016.

Date: October 27, 2016.
Revised: November 8, 2017

Thomas J. Trzinski
Thomas J. Trzinski
Professional No. 2636



CONTROL POINTS

CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
C.P. #1	737738.65	2018271.07	969.10	2" PIPE, OLD SIGN BASE
C.P. #2	737523.51	2018452.44	970.51	3/4" ROD SOUTHWEST OF GRAVEL
C.P. #3	737579.24	2018102.96	967.14	PK WEST OF SIGN ON EAST SHOULDER
C.P. #4	738104.86	2018409.39	969.18	PK NORTHEAST CURB ISLAND
C.P. #5	738114.59	2019085.59	970.84	SURVEY NAIL FD N1/4 SECTION 20
C.P. #6	737950.23	2018515.57	966.44	SURVEY MARKER LABELED FOE 1982

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 5500100750, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. (ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE)

BASIS FOR ELEVATIONS:

BENCH MARK PRESTON C GPS (PID D56560): ELEVATION 984.4 NAVD 88.

UNDERGROUND UTILITIES

THIS DRAWING HAS BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER AND/OR SURVEYOR WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. LOCATION AND DEPTH OF UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO BEGINNING DESIGN, EXCAVATION OR CONSTRUCTION WORK. DIGGERS HOTLINE STANDARD LOCATE, TICKET NUMBERS: 20164208420 AND 20164208431.

- LEGEND:**
- HARRISON CAST IRON MONUMENT FOUND
 - SURVEY MARKER FOUND
 - SURVEY NAIL FOUND
 - 4"x4" REBAR SET-1502 LB/FT.
 - ROD FOUND
 - O.D. PIPE FOUND
 - P.K. NAIL SET
 - LIGHT STANDARD
 - TRANSFORMER
 - ELECTRIC METER
 - ELECTRIC BOX
 - CONTROL PANEL
 - A/C UNIT
 - ELECTRICAL MANHOLE
 - COVER
 - TELEPHONE JUNCTION BOX
 - VAULT
 - HOLDING TANK COVER
 - VENT
 - SEWER CLEAN OUT
 - SIGN
 - PLUG
 - WELL
 - GAS METER
 - MAILBOX
 - DEODOROUS TREE/HEDGE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC CABLE
 - WALL DENOTES NO ACCESS
 - FENCE
 - PREVIOUSLY ACCESSED AS (000)
 - TOP OF CURB
 - (TC) DENOTES POINT OF EXIST. ELEV.
- BASIS FOR BEARINGS:**
- THE NORTH LINE OF THE N1/4, SECTION 20 T18N, R6E, ASSUMED TO BEAR S89°41'49"E

REVISIONS

BY	DATE	DESCRIPTION

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS

10866 State Hwy. 54 East • Wisconsin Rapids, WI 54994-8718
715-424-3131 • FAX 715-423-8774

KWIK TRIP, INC.
ADAMS-FREINDSHIP BP
ALTA/NSPS LAND TITLE SURVEY

CLIENT: KWIK TRIP, INC.
PROJECT: ADAMS-FREINDSHIP BP
TITLE: ALTA/NSPS LAND TITLE SURVEY

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: _____ BY _____

FOR BIDDING ONLY
DATE: _____ BY _____

FOR CONSTRUCTION
DATE: _____ BY _____

DRAWING OF RECORD
DATE: 11/08/17 BY T.J.T.

DESIGNER: _____
DRAWN BY: JIM BRASEL
FIELD DATA BY: D.S. & T.T.
DATE: 10/19/16
CHECKED BY: T.J.T. DATE: 11/08/16

DWG. DATE: NOV. 8, 2016
DWG. NO. 9956-A-1-D
PROJECT NO. 16-111

PLAN SHEET SHEET 1 OF 1 SHEET(S)

1

ORIGINAL DOCUMENT BEARS AN EMBOSSED SEAL OR A SEAL STAMPED IN RED WITH AN ORIGINAL SIGNATURE AND DATE.