"ALTA/ACSM LAND TITLE SURVEY"

1750-1760 FREEDOM ROAD
STORE #628, P.O.#M79788528
TOWN OF WINCHESTER, WINNEBAGO COUNTY, WI

LEGEND:

- = HARRISON/BERNTSEN MONUMENT FOUND
- = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1" I.D. ROUND IRON PIPE FOUND
- = CHISEL CROSS SET
- = CHISEL CROSS FOUND
- = P.K. NAIL SET
- = P.K. NAIL FOUND
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = SEPTIC TANK
- = STORM MANHOLE
- = STORM CATCH BASIN
- = CULVERT
- = WATER VALVE
- = CURB STOP
- = FIRE HYDRANT
- = POWER POLE
- = DOWN GUY
- = GAS VALVE
- = GAS METERSERVICE
- = GAS WARNING POST
- = ELECTRICAL PEDESTAL
- = ELECTRICAL BOX WITH CONDUIT
- = TELEPHONE PEDESTAL
- = CABLE PEDESTAL
- = AIR CONDITIONER
- = LIGHT
- = PRIVATE LIGHT
- = FIBER OPTIC WARNING POST
- = UTILITY WARNING POST
- = SIGN
- = UNDERGROUND STORAGE TANK MANHOLE
- = WELL
- = MONITORING WELL
- = TREE
- = BOLLARD
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OT = OVERHEAD TELEPHONE
- OC = OVERHEAD CABLE TV
- OTC = OVERHEAD TELEPHONE & CABLE TV
- OET = OVERHEAD ELECTRICAL & TELEPHONE
- OETC = OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
- FO = UNDERGROUND FIBER OPTICS
- UE = UNDERGROUND ELECTRICAL
- UT = UNDERGROUND TELEPHONE
- UC = UNDERGROUND CABLE
- UTC = UNDERGROUND TELEPHONE & CABLE TV
- UET = UNDERGROUND ELECTRICAL & TELEPHONE
- UETC = UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

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NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 7084 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7084, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

30 0 30 60 90

Scale: 1" = 30'

NOTE:

- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE TICKET NUMBER 20164709084,20164709086, 20164804720, 20164804723 AND 20164708651.

TABLE A: ALTA/ACSM LAND TITLE SURVEY OPTIONAL ITEMS

2) ADDRESS: BISON ROAD
3) SUBJECT PROPERTY IS IN ZONE "X" AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0075E, EFFECTIVE DATE: MARCH 17, 2003.
4) SAID PARCEL CONTAINS 105,878 SQUARE FEET (2.4306 ACRES) OF LAND MORE OR LESS.
6) I-1 - LIGHT INDUSTRIAL DISTRICT ZONING REQUIREMENTS:
(WINNEBAGO COUNTY ZONING CODE)
- MAXIMUM HEIGHT: 45 FEET (PRINCIPAL STRUCTURE) - 30 FEET (ACCESSORY STRUCTURE)
BUILDING SETBACKS:
- FRONT YARD SETBACK: 30 FEET MINIMUM
- SIDE YARD SETBACK: 7 FEET MINIMUM AND 17 FEET AGGREGATE
- REAR YARD SETBACK: 25 FEET MINIMUM
- DETACHED STRUCTURE SEPERATION: 10 FEET MINIMUM
- PARKING REQUIREMENTS: SEE EXHIBIT 11-1 OF ARTICLE 11 OF THE COUNTY ZONING CODE.
9) NUMBER OF PARKING STALLS:
0 REGULAR STALLS PRESENT
0 HANDICAPPED STALLS PRESENT
0 TOTAL STALLS PRESENT
17) THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18) NO VISIBLE EVIDENCE OF THE SITE HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
19) NO EASEMENTS EXCEPT THOSE LISTED IN TITLE COMMITMENT.

811 Know what's **below.** **Call** before you dig.

DESCRIPTION:

LOT 2 OF CERTIFIED SURVEY MAP NUMBER 7084, SAID MAP RECORDED IN VOLUME 1 CERTIFIED SURVEY MAPS, PAGE 7084, AS DOCUMENT NUMBER 1712577, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 15 EAST, IN THE TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

STREET ADDRESS: BISON ROAD
PARCEL NO.: 028 04310402

SCHEDULE B-2
CHICAGO TITLE INSURANCE COMPANY & GREEN BAY TITLE, A MEMBER OF LIGHTHOUSE GROUP
COMMITMENT NO.: GBT16-11232951, EFFECTIVE DATE: NOVEMBER 8, 2016

10) NAVIGABLE DRAINAGE DITCH SHOWN ON CERTIFIED SURVEY MAP NUMBER 3308, DOES AFFECTS THE SUBJECT PROPERTY AS SHOWN.
11) 45' INGRESS EGRESS EASEMENT SHOWN ON CERTIFIED SURVEY MAP NUMBER 7084, DOES AFFECTS THE SUBJECT PROPERTY AS SHOWN.
12) BUILDING SETBACK LINES SHOWN ON CERTIFIED SURVEY MAP NUMBER 7084, DO AFFECTS THE SUBJECT PROPERTY AS SHOWN.
13) APPROXIMATE 75 FOOT STREAM SETBACK SHOWN ON CERTIFIED SURVEY MAP NUMBER 7084, DOES AFFECTS THE SUBJECT PROPERTY AS SHOWN.
14) SHORELAND ZONING SHOWN ON CERTIFIED SURVEY MAP NUMBER 7084, DOES AFFECTS THE SUBJECT PROPERTY AS SHOWN.
15) RIGHTS OF THE PUBLIC LYING BELOW THE ORDINARY HIGHWATER MARK SHOWN ON CERTIFIED SURVEY MAP NUMBER 7084, DOES AFFECTS THE SUBJECT PROPERTY AS SHOWN.
16) EASEMENT DESCRIBED IN DOCUMENT NUMBER 840011, MAY AFFECT THE SUBJECT PROPERTY, BUT CANNOT BE SPECIFICALLY LOCATED.
17) TERMS, PROVISIONS, AND OBLIGATIONS IN DOCUMENT NUMBER 997211, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. RESTRICTS ACCESS.
18) TERMS, PROVISIONS, AND OBLIGATIONS IN DOCUMENT NUMBER 1438476, DOES AFFECT THE SUBJECT PROPERTY.
- RESTRICTS PROPERTY FROM BEING USED FOR THE SALE OF PETROLEUM AND THE OPERATION OF A CONVENIENCE STORE/GAS STATION AND CAR WASH USE OF SUBJECT PROPERTY.
19) TERMS, PROVISIONS, AND OBLIGATIONS IN DOCUMENT NUMBER 1438477 ,DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
20) LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM U.S.H. "45" IN DOCUMENT NUMBER 1580491, DO AFFECT THE SUBJECT PROPERTY AS SHOWN.
21) TERMS, PROVISIONS, AND OBLIGATIONS IN DOCUMENT NUMBER 1588895, DO AFFECT THE SUBJECT PROPERTY AS SHOWN. RESTRICTS ACCESS.
22) TERMS, PROVISIONS, AND OBLIGATIONS IN DOCUMENT NUMBER 1634005, DO AFFECT THE SUBJECT PROPERTY. STORM WATER MAINTENANCE REQUIREMENTS.

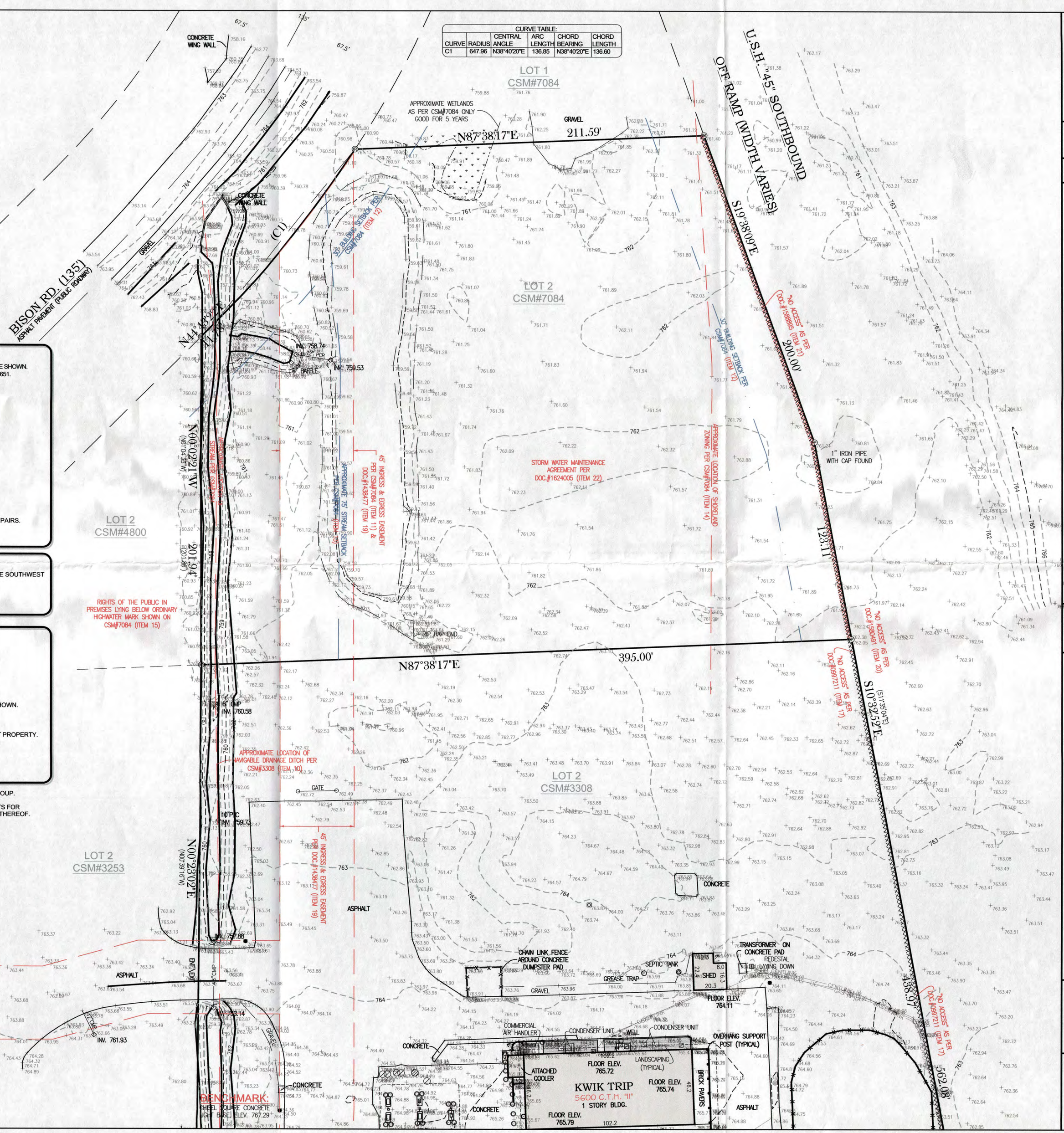
TO: KT REAL ESTATE HOLDINGS, LLC, A DELEWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY AND GREEN BAY TITLE, A MEMBER OF LIGHTHOUSE GROUP.

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 11, 14, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2016.

DATE OF PLAT OR MAP: 12-20-16

ROBERT F. REIDER, PLS 1251

WISCONSIN ROBERT F. REIDER S-1251 APPLETON, WIS. LAND SURVEYOR



REVISIONS	DATE	INT.

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

DESIGNED: | DRAWN: RDD | CHECKED: RFR

SCALE: 1" = 30' | DATE: 12-13-2016 | PROJECT NO. C1611.11 | SHEET NO.

KWIK TRIP, INC.
ATTENTION: BRAD FRY, P.E.
1626 OAK STREET, P.O. BOX 2107
LA CROSSE, WISCONSIN 54602

PROJECT: TOWN OF WINCHESTER, WI., STORE #628, PO#M79788528