"ALTA/ACSM LAND TITLE SURVEY"

501 S. COMMERCIAL STREET/206 W. WINNECONNE AVENUE
STORE #526, P.O.#M79782760
CITY OF NEENAH, WINNEBAGO COUNTY, WI

NOTES:
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS, ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 20163513531 & 20163513487 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.

TABLE A: ALTA/ACSM LAND TITLE SURVEY OPTIONAL ITEMS

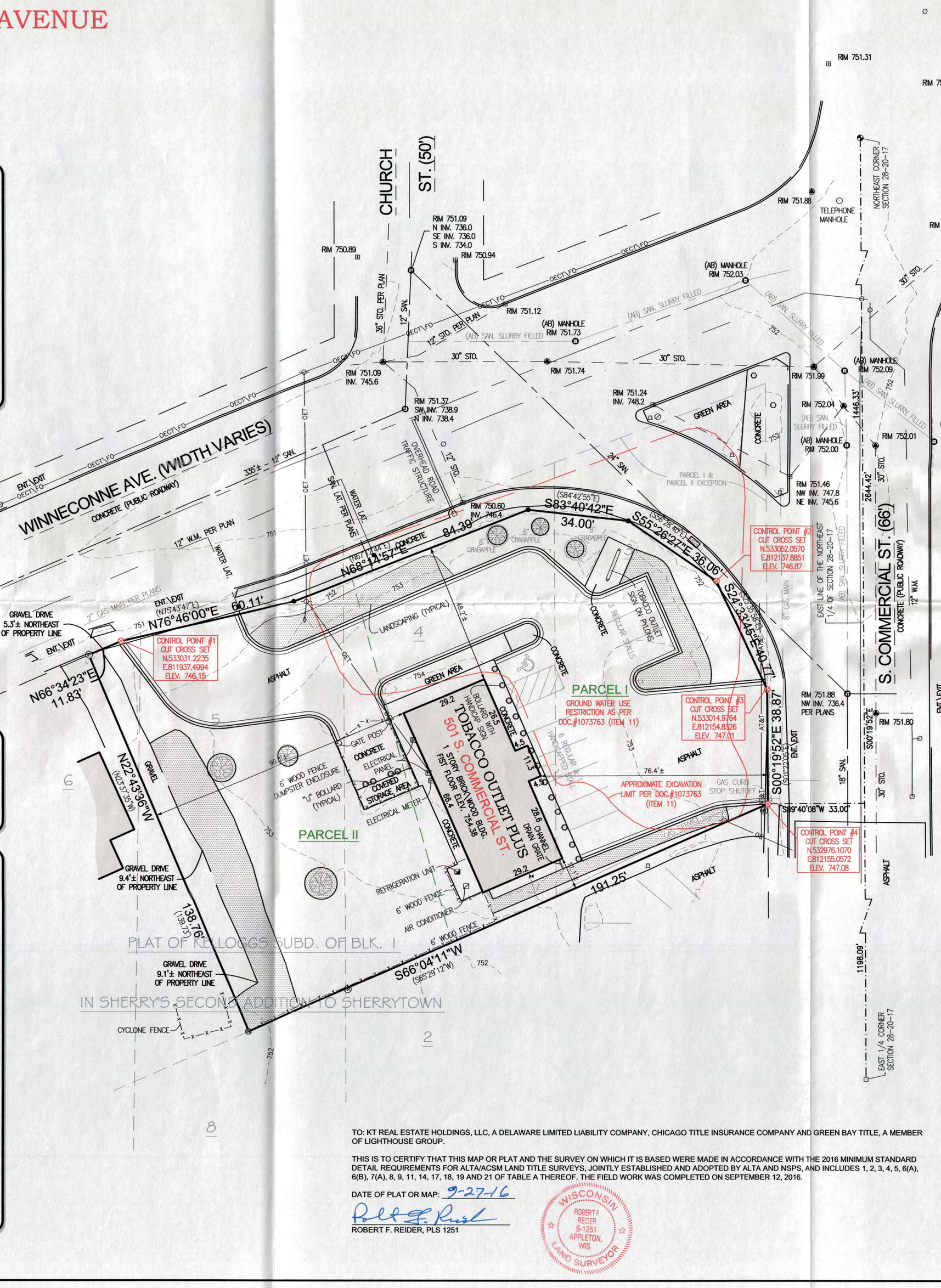
2) PROPERTY ADDRESS: 501 S. COMMERCIAL STREET/206 W. WINNECONNE AVENUE, CITY OF NEENAH
3) SUBJECT PROPERTY IS IN ZONE "X" AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER, 55139C0112E, EFFECTIVE DATE: MARCH 17, 2003.
4) SAID PARCEL CONTAINS 25,191 SQUARE FEET (0.5783 ACRES) OF LAND MORE OR LESS.
6) ZONING REQUIREMENTS: CITY OF NEENAH ZONING ORDINANCE
C-1 GENERAL COMMERCIAL DISTRICT - ZONING REQUIREMENTS:
- MAXIMUM HEIGHT: 45 FEET OR THREE STORIES
- MAXIMUM LOT COVERAGE OF BUILDING: SHALL NOT EXCEED 30% AND THE PLAN COMMISION, UPON REVIEW, MAY INCREASE THIS REQUIREMENT TO 40%
BUILDING SETBACKS:
- FRONT YARD SETBACK: 10 FEET MINIMUM
- SIDE YARD SETBACK: 10 FEET MINIMUM
- REAR YARD SETBACK: 10 FEET MINIMUM
- PARKING REQUIREMENTS FOR RETAIL USE: MINIMUM OF 1 SPACE FOR EVERY 200 SQUARE FEET OF PUBLICLY USED FLOOR AREA
- ABOVE LISTED ZONING REQUIREMENTS PROVIDED BY BRAD SCHMIDT, AICP DEPUTY DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT AND ASSESSMET
9) NUMBER OF PARKING STALLS:
9 REGULAR STALLS PRESENT
1 HANDICAPPED STALLS PRESENT
10 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.

LEGEND:
- = COUNTY MONUMENT
- = 1" X 18" I.D. IRON PIPE WITH CAROW CAP SET , WEIGHING 1.13 LBS. PER LIN. FT.
- = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1" I.D. ROUND IRON PIPE FOUND
- = CUT CROSS SET
- = MAG NAIL SET
- = MAG NAIL FOUND
- = RAILROAD SPIKE SET
- = RAILROAD SPIKE FOUND
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = STORM MANHOLE
- = STORM CATCH BASIN
- = CULVERT
- = WATER VALVE
- = CURB STOP
- = FIRE HYDRANT
- = POWER POLE
- = DOWN GUY
- = GAS VALVE
- = GAS METERSERVICE
- = ELECTRICAL PEDESTAL
- = TELEPHONE PEDESTAL
- = CABLE PEDESTAL
- = LIGHT POLE
- = PRIVATE LIGHT
- = ELECTRICAL MANHOLE
- = TRAFFIC SIGNAL
- = SIGN
- = TREE
- = BOLLARD
- ( ) = RECORDED AS BEARING/DISTANCE
- (AB) = ABANDONED MANHOLE PER PLAN
- OE = OVERHEAD ELECTRICAL
- OT = OVERHEAD TELEPHONE
- OC = OVERHEAD CABLE TV
- OF = OVERHEAD FIBER OPTIC
- 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

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN WHICH BEARS S00°19'52"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (MARINETTE COUNTY)

Scale: 1" = 20'

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



SCHEDULE B-II:
CHICAGO TITLE INSURANCE COMPANY - GREEN BAY TITLE, A MEMBER OF LIGHTHOUSE GROUP
COMMITMENT NO: GBT16-08229890, EFFECTIVE DATE: AUGUST 16, 2016

10) TEMPORARY LIMITED EASEMENT IN DOCUMENT NUMBER 1061838. NO LONGER AFFECTS THE SUBJECT PROPERTY AS THE PROJECT HAS BEEN COMPLETED.
11) GROUND WATER USE RESTRICTION IN DOCUMENT NUMBER 1073763, DOES AFFECT PARCEL I AS SHOWN.
- ANYONE WHO PROPOSES TO CONSTRUCT OR RECONSTRUCT A WELL ON THIS PROPERTY IS REQUIRED TO CONTACT THE DEPARTMENT OF NATURAL RESOURCES BUREAU OF DRINKING WATER AND GROUNDWATER, OR ITS SUCCESSOR AGENCY, TO DETERMINE WHAT SPECIFIC PROHIBITIONS OR REQUIREMENTS ARE APPLICABLE, PRIOR TO CONSTRUCTION OR RECONSTRUCTING A WELL ON THIS PROPERTY. NO WELL MAY BE CONSTRUCTED OR RECONSTRUCTED ON THIS PROPERTY UNLESS APPLICABLE REQUIREMENTS ARE MET.
- SEE DOCUMENTS FOR DETAILS.

PARCEL I:
LOT 3 AND THE EASTERLY 1/2 OF LOT 4 IN PLAT OF KELLOGG'S SUBDIVISION OF BLOCK 1 IN SHERRY'S SECOND ADDITION TO SHERRYTOWN IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN;
AND
THAT PART OF LOTS 4 AND 5 IN PLAT OF KELLOGG'S SUBDIVISION OF BLOCK 1 IN SHERRY'S SECOND ADDITION TO SHERRYTOWN IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF THE WESTERLY 1/2 OF SAID LOT 4; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOTS 4 AND 5, 60 FEET; THENCE SOUTHEASTERLY TO THE SOUTHEASTERLY CORNER OF THE WESTERLY 1/2 OF SAID LOT 4; THENCE NORTHERLY TO THE POINT OF BEGINNING.
EXCEPT BEING PART OF LOTS 5 AND 6 OF KELLOGG'S SUBDIVISION, BLOCK 1 OF SHERRY'S 2ND ADDITION IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN: COMMENCING AT AN ALUMINUM MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 01 DEGREE 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID NE 1/4, 1390.32 FEET; THENCE SOUTH 32 DEGREES 37 MINUTES 29 SECONDS WEST, 59.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND POINT OF BEGINNING OF THIS DESCRIPTION OF THIS EXCEPTION: THENCE SOUTH 68 DEGREES 06 MINUTES 17 SECONDS WEST, ALONG THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STH 114, 127.60 FEET; THENCE SOUTH 65 DEGREES 17 MINUTES 10 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 106.45 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 6000; THENCE NORTH 75 DEGREES 43 MINUTES 47 SECONDS EAST, 60.11 FEET; THENCE NORTH 67 DEGREES 12 MINUTES 44 SECONDS EAST, 84.39 FEET; THENCE SOUTH 84 DEGREES 42 MINUTES 55 SECONDS EAST, 34.00 FEET; THENCE SOUTH 56 DEGREES 28 MINUTES 40 SECONDS EAST, 36.06 FEET; THENCE SOUTH 25 DEGREES 35 MINUTES 58 SECONDS EAST, 40.77 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF CTH A; THENCE NORTH 01 DEGREE 22 MINUTES 05 SECONDS WEST ALONG SAID WESTERLY LINE, 104.43 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION; AND FURTHER EXCEPTING THEREFROM ANY PORTION THEREOF BEING USED AND/OR PREVIOUSLY CONVEYED FOR ROAD PURPOSES.

PARCEL II:
THAT PART OF LOTS 4, 5 AND 6 IN PLAT OF KELLOGG'S SUBDIVISION OF BLOCK 1 IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 6; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6, 19 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5, THAT IS 41 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 4 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 4; THENCE NORTHWESTERLY TO A POINT ON THE NORTHERLY LINE OF SAID LOT 5, THAT IS 60 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.
EXCEPT BEING PART OF LOTS 5 AND 6 OF KELLOGG'S SUBDIVISION, BLOCK 1 OF SHERRY'S 2ND ADDITION IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN: COMMENCING AT AN ALUMINUM MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 01 DEGREE 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID NE 1/4, 1390.32 FEET; THENCE SOUTH 32 DEGREES 37 MINUTES 29 SECONDS WEST, 59.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND POINT OF BEGINNING OF THIS DESCRIPTION OF THIS EXCEPTION: THENCE SOUTH 68 DEGREES 06 MINUTES 17 SECONDS WEST, ALONG THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STH 114, 127.60 FEET; THENCE SOUTH 65 DEGREES 17 MINUTES 10 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 106.45 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 6000; THENCE NORTH 75 DEGREES 43 MINUTES 47 SECONDS EAST, 60.11 FEET; THENCE NORTH 67 DEGREES 12 MINUTES 44 SECONDS EAST, 84.39 FEET; THENCE SOUTH 84 DEGREES 42 MINUTES 55 SECONDS EAST, 34.00 FEET; THENCE SOUTH 56 DEGREES 28 MINUTES 40 SECONDS EAST, 36.06 FEET; THENCE SOUTH 25 DEGREES 35 MINUTES 58 SECONDS EAST, 40.77 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF CTH A; THENCE NORTH 01 DEGREE 22 MINUTES 05 SECONDS WEST ALONG SAID WESTERLY LINE, 104.43 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION; AND FURTHER EXCEPTING THEREFROM ANY PORTION THEREOF BEING USED AND/OR PREVIOUSLY CONVEYED FOR ROAD PURPOSES.

ALL LANDS BEING PART OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST.

TAX PARCEL NUMBERS: 2-0090-00-00 AND 2-0093-00-00

STREET ADDRESS: 501 SOUTH COMMERCIAL STREET / 206 W. WINNECONNE AVENUE

TO: KT REAL ESTATE HOLDINGS, LLC, A DELAWARE 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 SEPTEMBER 12, 2016.

DATE OF PLAT OR MAP: 9-27-16

ROBERT F. REIDER, PLS 1251

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

INT.	DATE	REVISIONS
RDD	9-27-2016	LEGAL DESCRIPTION

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

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

PROJECT: 501 S. COMMERCIAL STREET, 206 W. WINNECONNE AVENUE, CITY OF NEENAH, WI., STORE #526, PO#M79782760

DESIGNED	DRAWN	CHECKED
	RDD	RFR

SCALE	DATE	PROJECT NO.
1" = 20'	9-20-2016	C1608.22

SHEET NO.