

NOTES

—THIS DOCUMENT IS BEING FURNISHED TO KWIK TRIP, INC. IN THE FORM OF AN AUTO CAD DRAWING. THE PURPOSE OF THE AUTO CAD DRAWING IS FOR USE WITHIN THE AUTO CAD SOFTWARE PROGRAM WITH THE UNDERSTANDING THAT THE CAPABILITY OF AUTO CAD TO DIMENSION AN ELEMENT OF A DRAWING EXCEEDS THE DEGREE OF PRECISION TO WHICH THAT ELEMENT MAY HAVE BEEN LOCATED. FIELD VERIFICATION MAY BE NECESSARY BEFORE DESIGN IS FINALIZED.

—THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. CALL DIGGERS HOT LINE (800) 242-8511

—THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATIONS OF THE CUSTOMER OWNED UNDERGROUND UTILITIES WERE NOT MARKED.

—THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

—PARCELS ARE ZONE X FROM FIRM MAP, COMMUNITY PANEL NUMBER 55063 C0263D, JANUARY 06, 2012.

—ELEVATION ARE BASED ON LA CROSSE COUNTY GPS HARN POINT "SHELBY", ELEVATION = 723.51 (FROM GEOD109).

- ① - NO SANITARY SEWER EASEMENT OF RECORD.
② - OVERLAP OF FENCE AS SHOWN ON SURVEY

RECORDED AS DESCRIPTIONS

FILE #: 1058892 - 3305 MORMON COULEE ROAD

LOTS 5 AND 7 OF RUMALI ADDITION TO THE TOWN OF SHELBY, NOW CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

FILE #: 1063866 - 1906, 1910, 1920 AND 1922 WARD AVENUE

LOTS 1, 2, 3 AND 4 OF RUMALI ADDITION TO THE TOWN OF SHELBY, NOW CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

AS SURVEYED DESCRIPTION (BOTH PARCELS COMBINED)

LOTS 1, 2, 3, 4, 5 AND 7 OF RUMALI ADDITION, EXCEPT PARCEL 4 OF TRANSPORTATION PROJECT PLAT (TPP) 1641-03-21 AND PARCEL 126 OF TPP 1641-02-22, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 7 WEST, THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, THENCE S83°37'15"E 300.01' FEET TO THE NORTHWEST CORNER OF SAID LOT 5, THE SOUTH RIGHT OF WAY LINE OF WARD AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE THE NORTHWEST CORNER OF SAID LOT 5, THENCE ALONG THE EAST LINE OF SAID LOT 1 S00°45'08"W 240.40 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID RUMALI ADDITION; THENCE ALONG THE NORTH LINE OF SAID LOT 10 N89°34'27"W 124.89 FEET TO THE NORTHEAST CORNER OF LOT 8 OF SAID RUMALI ADDITION; THENCE THE NEXT 2 CALLS ALONG SAID LOT 8, 1) N76°49'28"W 39.45 FEET; 2) S46°27'00"W 170.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MORMON COULEE ROAD; THENCE THE NEXT 7 CALLS ALONG SAID RIGHT OF WAY LINE, 1) N43°29'04"W 66.44 FEET; 2) N44°16'35"W 141.45 FEET; 3) N43°29'36"W 12.10 FEET; 4) N46°34'30"E 9.78 FEET; 5) N43°30'08"W 10.00 FEET; 6) S46°29'32"W 9.78 FEET; 7) N43°27'23"W 1.54 FEET TO THE EAST LINE OF LOT 6 OF SAID RUMALI ADDITION; THENCE THE NEXT 2 CALLS ALONG SAID LOT 6, 1) N46°25'39"E 53.59 FEET; 2) N00°02'04"W 144.86 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.55 ACRES.

NOTES REGARDING SCHEDULE B11 EXCEPTIONS

COMMITMENT NO. 1058892

200 - COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED ON JULY 12, 1954 IN VOLUME 221, PAGE 538. DOES AFFECT PARCEL. UNABLE TO PLOT ON MAP.

201 - EASEMENT DEED AND OTHER MATTERS CONTAINS IN THE INSTRUMENT RECORDED MARCH 28, 1953 IN VOLUME 242 OF DEEDS, PAGE 445, AS DOCUMENT NUMBER 590020. BLANKET EASEMENT DOES AFFECT PARCEL. UNABLE TO PLOT. S' EASEMENT ALONG THE NORTH OF LOT 10 AND 10' EASEMENT ALONG THE EAST OF LOT 8 AND THE WEST OF LOT 10 DO NOT AFFECT PARCEL. SHOWN AS PLOTTED ON MAP.

202 - EASEMENT DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 28, 1953 IN VOLUME 242 OF DEEDS, PAGE 446, AS DOCUMENT NUMBER 590021. DOES NOT AFFECT PARCEL.

203 - PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF LANDS AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. DOES NOT AFFECT PARCEL.

204 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN TRANSPORTATION PROJECT PLAT NUMBER 1641-02-22-4.07 RECORDED ON AUGUST 5, 2019, AS DOCUMENT NUMBER 1730302. DOES AFFECT PARCEL. AS SHOWN ON MAP.

COMMITMENT NO. 1063866

200 - COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED ON JULY 12, 1954 IN VOLUME 221, PAGE 538. DOES AFFECT PARCEL. UNABLE TO PLOT ON MAP.

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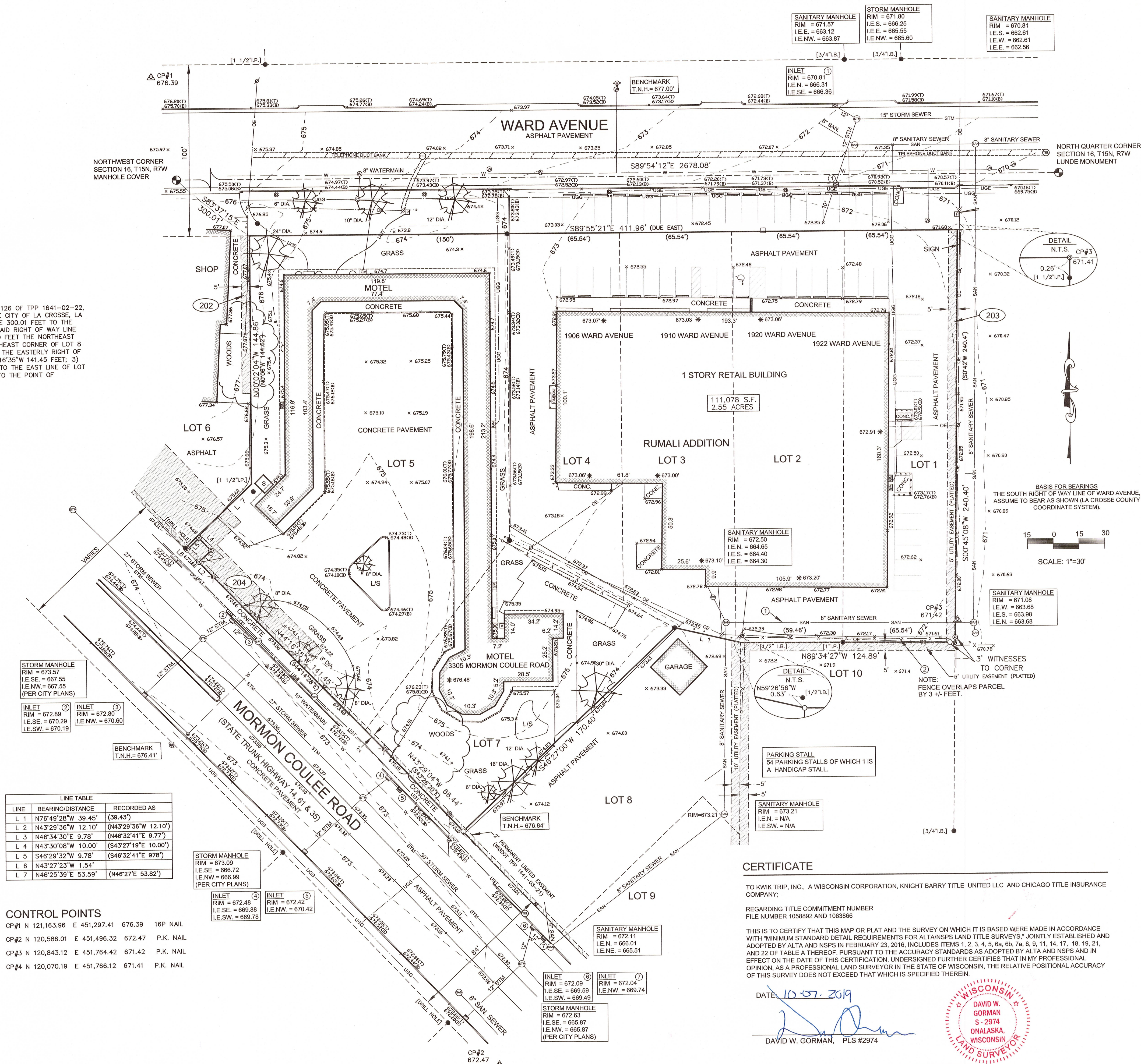
202 - EASEMENT DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 28, 1953 IN VOLUME 242 OF DEEDS, PAGE 446, AS DOCUMENT NUMBER 590021. DOES NOT AFFECT PARCEL.

203 - RESERVATION FOR EASEMENT AS DESIGNATED ON THE PLAT OF RUMALI ADDITION, RECORDED ON DECEMBER 30, 1954 IN VOLUME 9 OF PLATS, PAGE 9, RESERVING THE EAST 5 FEET OF LOT 1 FOR UTILITY PURPOSES. DOES AFFECT PARCEL. AS SHOWN ON MAP.

LEGEND

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| ○ SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT) | ⊕ STORM SEWER MANHOLE |
| ⊙ SET MAG NAIL | — STM — STORM SEWER LINE |
| ⊙ SET 3/8" DRILL HOLE | ⊕ CATCH BASIN |
| ⊙ FOUND 1" IRON PIPE (UNLESS NOTED) | ⊕ CURB INLET |
| ⊙ SECTION CORNER | — W — WATER LINE |
| () RECORDED AS BEARINGS AND/OR DISTANCES | ⊕ HYDRANT |
| * FLOOR ELEVATION | ⊕ WATER VALVE |
| x _{100.00} SPOT ELEVATION | ⊕ CURB STOP |
| E/T ELECTRICAL TRANSFORMER (OR BOX) | ⊕ UTILITY PEDESTAL |
| IB IRON BAR | ⊕ AIR CONDITIONER |
| IP IRON PIPE | — FO — UNDERGROUND FIBER OPTIC |
| I.E. INVERT ELEVATION | — UGO — UNDERGROUND GAS |
| TPED TELEPHONE PEDESTAL | ⊕ GAS METER |
| TNH TOP NUT HYDRANT | — UGE — UNDERGROUND ELECTRIC |
| L/S LANDSCAPE AREA | — UGT — UNDERGROUND TELEPHONE |
| S SHED | ⊕ TELEPHONE MANHOLE |
| — — — SECTION OR QUARTER LINE | ⊕ LIGHT POLE |
| — — — PLATTED OR RIGHT OF WAY LINES | ⊕ UTILITY POLE |
| — — — UTILITY EASEMENT | ⊕ UTILITY POLE W/ GUY WIRE |
| ⊕ SANITARY SEWER MANHOLE | ⊕ SIGNS |
| — SAN — SANITARY SEWER LINE | — x — CHAIN LINK FENCE (UNLESS NOTED) |
| | ⊕ DECIDUOUS TREE |

ALTA/NSPS LAND TITLE SURVEY



CERTIFICATE

TO KWIK TRIP, INC., A WISCONSIN CORPORATION, KNIGHT BARRY TITLE UNITED LLC AND CHICAGO TITLE INSURANCE COMPANY;

REGARDING TITLE COMMITMENT NUMBER
FILE NUMBER 1058892 AND 1063866

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN FEBRUARY 23, 2016, INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 8b, 7a, 8, 9, 11, 14, 17, 18, 19, 21, AND 22 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 PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 10-07-2019

DAVID W. GORMAN, PLS #2974



| REVISIONS | BY |
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ALTA / NSPS LAND TITLE SURVEY
KWIK TRIP, INC.
1906, 1910, 1920 AND 1922 WARD STREET AND
3305 MORMON COULEE ROAD
LA CROSSE, LA CROSSE COUNTY, WISCONSIN

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|---|
| DRAWN D.W.G. |
| DATE 10-07-2019 |
| SCALE 1"=30' |
| CAD FILE 19-089 Kwik Trip ALTA Survey Map 1906, 1910, 1920, 1922 Ward Avenue and 3305 Mormon Coulee Road La Crosse, Wisconsin |
| PROJECT NUMBER 19-089 |
| SHEET 1 of 1 |