

ALTA/NSPS LAND TITLE SURVEY

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 GEOID99).

- 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 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 LOT 1, 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 S89°55'21"E 411.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; 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) N78°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 86.44 FEET; 2) N44°16'35"W 141.45 FEET; 3) N43°29'04"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 8 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. 5' 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 1641-02-22-07 RECORDED ON AUGUST 5, 2019, AS DOCUMENT NUMBER 1730302. DOES AFFECT PARCEL. AS SHOWN ON MAP.

COMMITMENT NO. 1063866

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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.

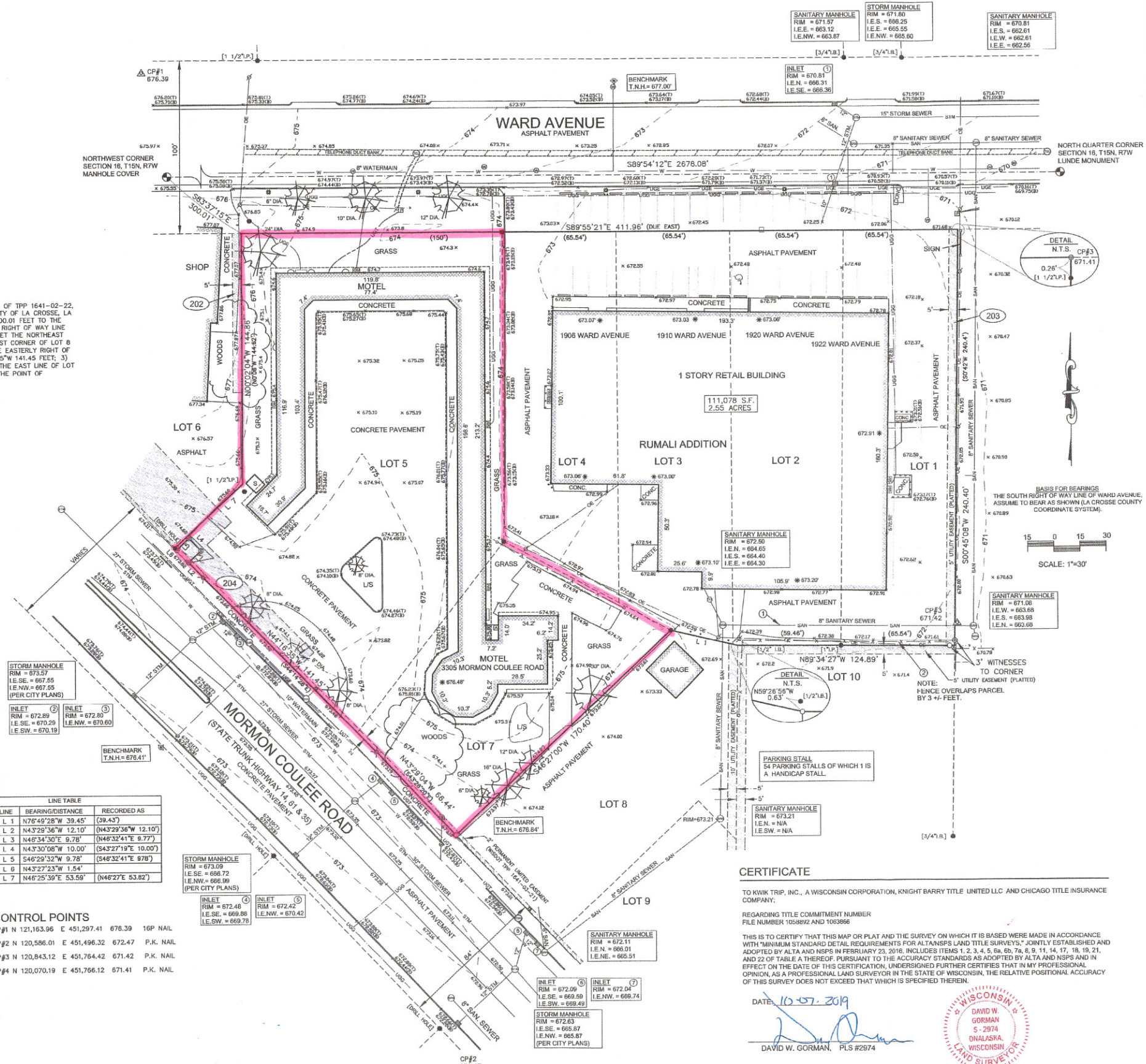
LEGEND

- | | |
|--|-----------------------------------|
| ○ 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 |
| ⊙ SPOT ELEVATION | ⊕ CURB STOP |
| ET ELECTRICAL TRANSFORMER (OR BOX) | ⊕ UTILITY PEDESTAL |
| IB IRON BAR | ⊕ AIR CONDITIONER |
| IP IRON PIPE | ⊕ UNDERGROUND FIBER OPTIC |
| I.E. INVERT ELEVATION | ⊕ UNDERGROUND GAS |
| TIPED TELEPHONE PEDESTAL | ⊕ GAS METER |
| TNH TOP NUT HYDRANT | ⊕ UNDERGROUND ELECTRIC |
| L.S. LANDSCAPE AREA | ⊕ 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/IGUY WIRE |
| ⊕ SANITARY SEWER MANHOLE | ⊕ SIGNS |
| --- SANITARY SEWER LINE | ⊕ CHAIN LINK FENCE (UNLESS NOTED) |
| | ⊕ DECIDUOUS TREE |

LINE	BEARING/DISTANCE	RECORDED AS
L 1	N78°49'28"W 39.45'	[39.45']
L 2	N43°29'04"W 12.10'	[N43°29'36"W 12.10']
L 3	N46°34'30"E 9.78'	[N46°32'41"E 9.77']
L 4	N43°30'08"W 10.00'	[S43°27'19"E 10.00']
L 5	S46°29'32"W 9.78'	[S46°32'41"E 9.78']
L 6	N43°27'23"W 1.54'	
L 7	N46°25'39"E 53.59'	[N46°27'E 53.82']

CONTROL POINTS

- CP#1 N 121,163.96 E 451,297.41 678.39 18P NAIL
- CP#2 N 120,586.01 E 451,496.32 672.47 P.K. NAIL
- CP#3 N 120,843.12 E 451,764.42 671.42 P.K. NAIL
- CP#4 N 120,070.19 E 451,766.12 671.41 P.K. NAIL



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, 6b, 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: 10-27-2019

DAVID W. GORMAN, PLS #2974

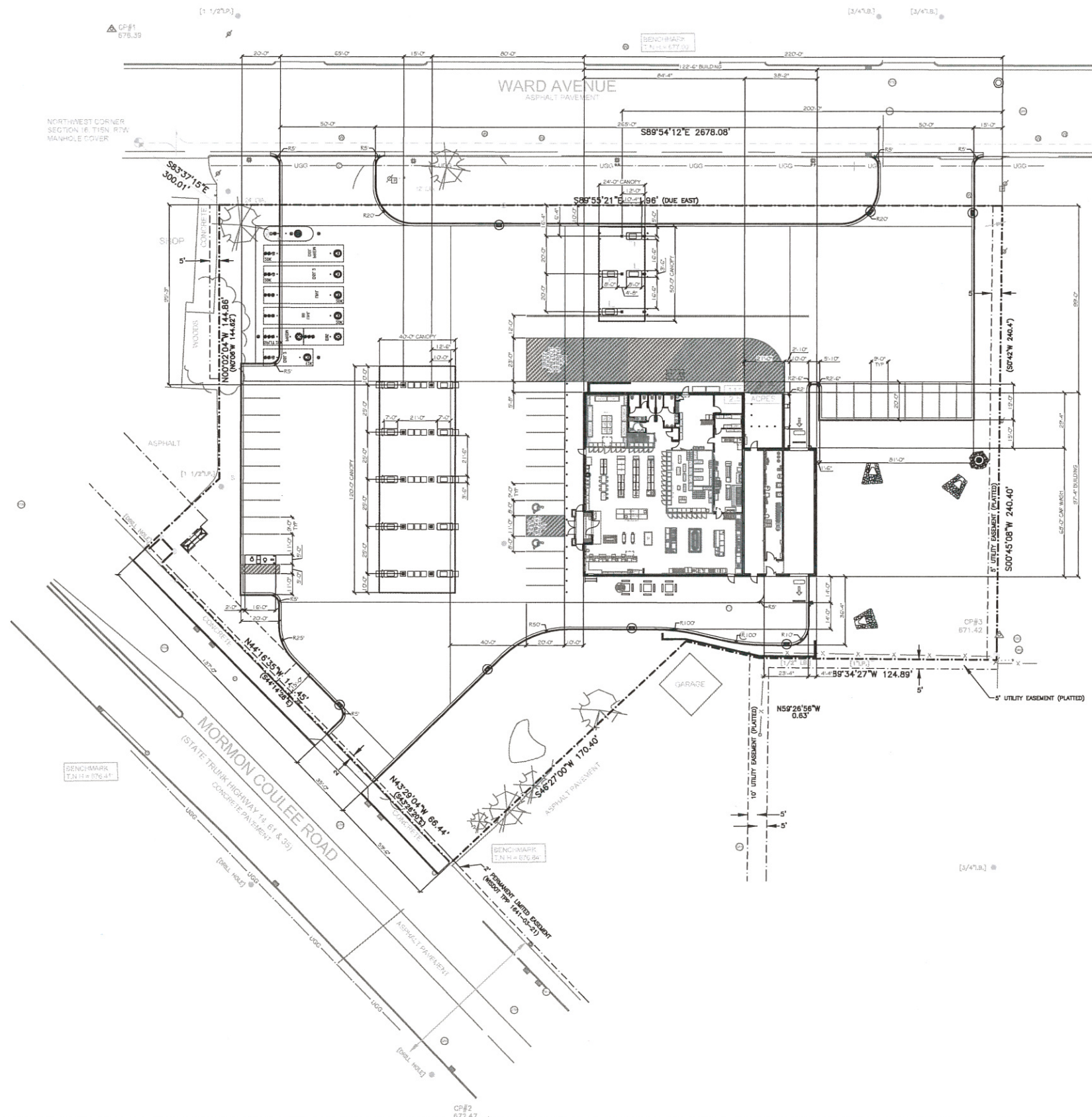


REVISIONS	BY

PARAGON ASSOCIATES
Environmental Design & Consulting
Civil Engineering, Landscape Architecture, Surveying
632 COPELAND AVENUE, LA CROSSE, WI 54603
Tel: 608.761.3110 Fax: 608.761.3197 Paragon-Assocc.biz

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

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 Street and 3305 Mormon Coulee Road La Crosse, Wisconsin
PROJECT NUMBER 19-089
SHEET
1 of 1



CONSTRUCTION NOTE:
 Construction fencing to be installed around entire construction site. Coordinate with owner for fencing and gate locations and appropriate signage installation.

- LAYOUT NOTES:**
- PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
 PARAGON ASSOCIATES
 632 COPELAND AVENUE
 LA CROSSE, WI 54603
 608-781-3110
 - CURBS ARE DIMENSIONED TO FACE OF CURB.
 - CONVENIENCE STORE AND ISLAND COMPLEX ARE LOCATED FROM THE NORTHEAST PROPERTY CORNER AND ALIGNED PARALLEL/PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
 - UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. CONTROL JOINT MAXIMUM DISTANCE- WALKS- 8' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE- WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
 - CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
 - EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
 APR 15- OCT 31 USE: TK-26UV
 NOV 1- DEC 31 USE: TK-290
 - EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI

SITE DATA:

ZONING DISTRICT:	R5/ C2
TOTAL SITE AREA:	111,403 SF
EX. IMPERVIOUS:	-
EX. PERVIOUS:	-
PARKING REQUIREMENTS	1/150 FLOOR AREA
PARKING REQUIRED	= 29
PARKING PROVIDED	33 STALLS 31 GENERAL PARKING 2 VACUUM STALLS
GASOLINE SERVICE PNTS	20 STALLS
BUILDING HEIGHTS	
CONVENIENCE STORE	23.5'
CAR WASH	14.0'
CANOPY	20.0'
BUILDING SETBACKS	
FRONT	X
REAR	X
SIDE YARD	X
PROPOSED GREEN AREA:	31,626 SF 28%
PROPOSED HARD COVER:	79,777 SF 72%
PAVED AREA:	68,881 SF 62%
BUILDING AREA (FLOOR AREA)	10,896 SF 10%
	4418 SF

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

NORTH
 SCALE: 1" = 30'

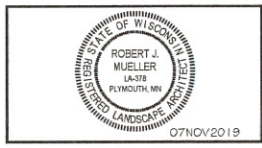
0 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE 1/2" SCALE. 1"=60'.



KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LACROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

INSITES
 SITE PLANNING/LANDSCAPE ARCHITECTURE
 1030 Harbor Lane North, STE 131
 Plymouth, Minnesota 55447
 763.283.8400
 FAX 763.283.8400

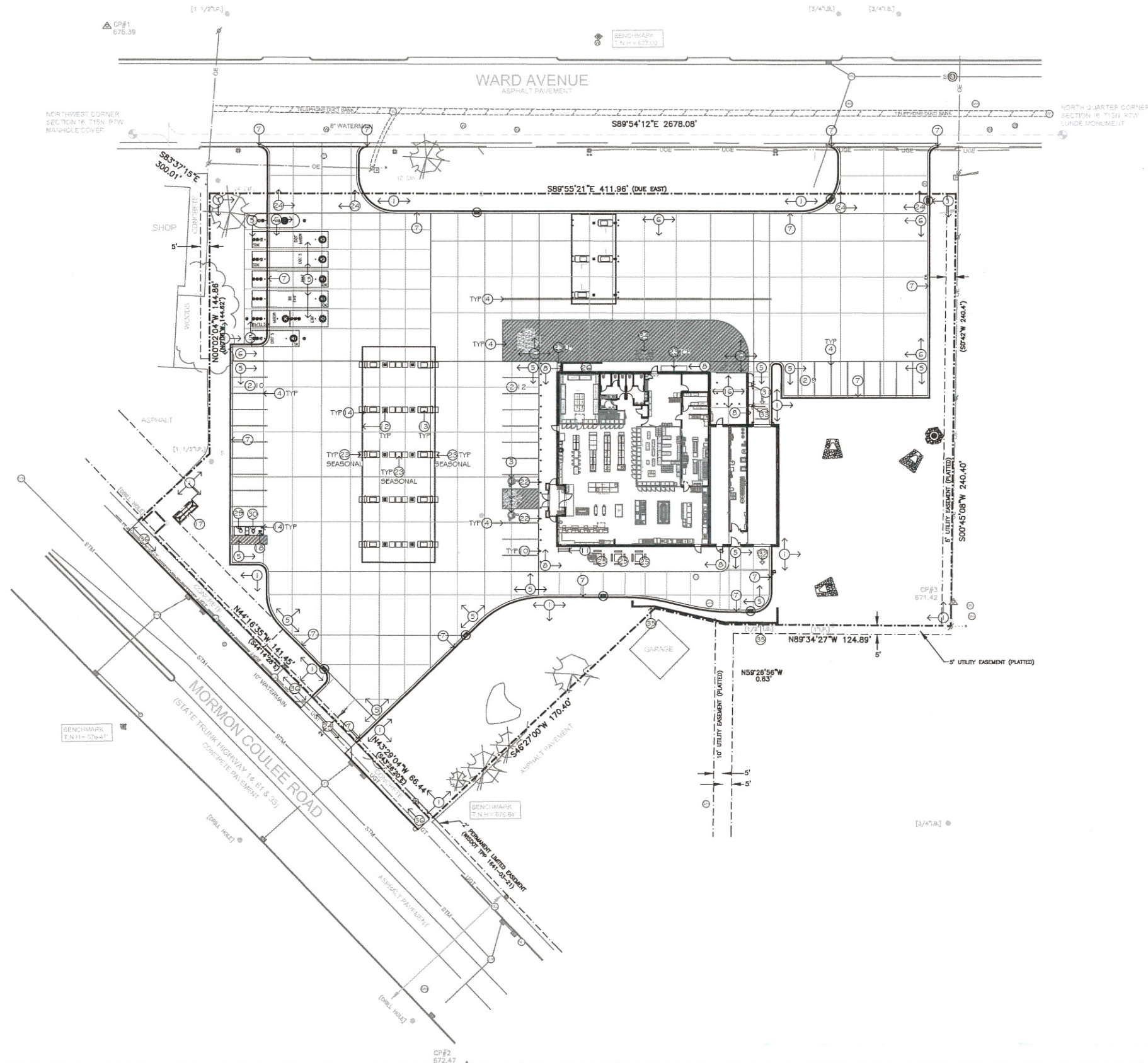


SITE DIMENSION PLAN
CONVENIENCE STORE 1126
MORMON COULEE ROAD
LA CROSSE, WISCONSIN

NO.	DATE	DESCRIPTION

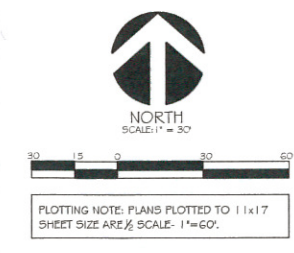
DRAWN BY _____
 SCALE GRAPHIC
 PROJ. NO. 19-1126
 DATE 07NOV19
 SHEET **SP1**

INSITES 19-039 PM 5L

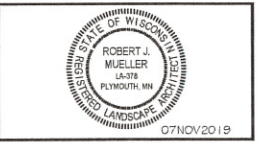


SITE PLAN KEYNOTES

- LANDSCAPE AREA. SEE SHEET L1.
- OFF-STREET PARKING STALLS STRIPING - 4' WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT. SPACES PROVIDED: (20) SERVICE POINTS, (29) 8'-0" X 20'-0" (MIN.) GENERAL PARKING, (2) 8'-0" X 20'-0" ACCESSIBLE PARKING WITH (1) 11'-0" X 20'-0" LOADING ZONE.
- A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
- 4' WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- BLUE, ALL OTHERS- YELLOW.
- 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3" O.C. CONCRETE SEALER: TK-26UV.
- 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR, 3" O.C. CONCRETE SEALER: TK-26UV.
- 6"-12" CONCRETE CURB AND GUTTER PER DETAIL 11/SP5.
- 6" INTEGRAL CONCRETE CURB WALK. SEE DETAIL 7/SP5 FOR 10H-FLUSH SECTIONS. CONCRETE SEALER: TK-26UV.
- STORM STRUCTURE. SEE SHEETS SP2-SP4. 1, SP6 FOR FURTHER STORM SEWER INFORMATION.
- 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 9/SP5.
- 8 STALL BIKE RACK WITH 4" CONCRETE PAD (BRP 300 TRADITIONAL BIKE RACK-SINGLE SIDE PORTABLE) SURFACE MOUNT ENDS FUSION COATINGS - A DIVISION OF RTM INC. TO BE PROVIDED BY OWNER.
- 40'-0" X 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. COLUMNS TO BE BRICKED FROM GRADE TO CANOPY DECK. CANOPY GRAPHICS PER OWNER.
- 3'-6" X 7'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
- 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 6/SP5.
- UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
- EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
- KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT).
- FREE AIR COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
- SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 12/SP5.
- PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
- 4" DEPTH CONCRETE WALK/SLAB-ON-GRADE PER DETAIL 8/SP5.
- HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
- OUTDOOR MERCHANDISING AREA.
- 6" CONCRETE APPROACH PER DETAIL.
- PICNIC TABLE PER OWNER. PROVIDE 1 HC ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
- EXTERIOR DELIVERY TOTE STORAGE WITH SCREEN WALL.
- ELECTRICAL TRANSFORMER.
- ELECTRIC CAR CHARGER.
- CONCRETE CURB ISLAND.
- VACUUM PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 2/SP5.
- CAR WASH KEY PAD/ CONTROLLER. PROVIDE TRASH CONTAINER.
- 6" CONCRETE PAD WITH SNOW MELT PER MECHANICAL PLANS.
- GATE ARM.
- GREASE INTERCEPTOR.
- RETAINING WALL PER OWNER.
- RAW WALK REPAIR AND/OR REPLACEMENT.



KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LACROSSE, WI 54602-2107
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SITE KEYNOTE PLAN
CONVENIENCE STORE 1126
MORMON COULEE ROAD
LA CROSSE, WISCONSIN

NO.	DATE	DESCRIPTION

DRAWN BY: GRAPHIC
 SCALE: 19-1126
 PROJ. NO.: 19-1126
 DATE: 07NOV19
 SHEET: **SP1.1**