

BY	
REVISIONS	

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING  
 632 COPELAND AVENUE - LA CROSSE, WI 54603  
 Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Assoc.biz

ALTA/NSPS LAND TITLE SURVEY  
 1133 GEORGE STREET/2622 ROSE STREET  
 LA CROSSE, WI 54601

DATE	
SCALE	1"=30'
PROJECT NUMBER	22-076
SHEET	1 of 1

**ALTA/NSPS LAND TITLE SURVEY**

**FLOOD ZONE CLASSIFICATION**  
 PROPERTY AS DESCRIBED IN DESCRIPTION FALLS WITHIN FIRM MAP NUMBER 550A020210 WITH AN EFFECTIVE DATE OF 08/14/2010. THE FLOOD ZONE IS ZONE X AND POSSIBLE ZONE AE ON OUTSIDE PERIMETER OF PROPERTY. THE BASE FLOOD ELEVATION PER FEMA FLOOD MAP LISTED ABOVE IS 644.02.

**ALTA CERTIFICATE**  
 TO KNICK TRIP, INC., A WISCONSIN CORPORATION, KNICK BARRY TITLE UNITED LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.  
 RECORDING TITLE COMMITMENT NUMBER  
 FILE NUMBER 2229236 & 2229238

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH WISCONSIN STANDARD SERIAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS ON OCTOBER 30, 2000, INCLUDING ITEMS 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 14, 17, 19 AND 20 (4) OF TABLE A, HEREIN, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSTANDING FURTHER SPECIFICS 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.

**SURVEY CERTIFICATE**  
 I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCELS AT THE DIRECTION OF KNICK TRIP, INC., AND THE ATTACHED MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

- FILE NUMBER 2229236 & 2229238
- 1133 GEORGE STREET  
C1-COMMERCIAL
  - 2622 ROSE STREET  
C2-COMMERCIAL
- REQUIRED SETBACKS:**  
 CHANGING BUSINESS FRONT-5 FEET  
 SIDE-0 OR 5 FEET IF ABUTTING A RESIDENTIAL ZONING DISTRICT  
 REAR-5 FEET  
 SIDE-0 OR 5 FEET IF ABUTTING A RESIDENTIAL ZONING DISTRICT  
 REAR-5 OR 30 FEET IF INCLUDES SHEDDING UNITS
- HEIGHT & FLOOR AREA RESTRICTIONS:**  
 CHANGING BUSINESS HEIGHT-10 FEET OR 8 STORIES  
 FLOOR AREA INCLUDING UNITS FOR EACH 1,000 SQ. FT. OF LOT AREA
- C1-COMMERCIAL:**  
 HEIGHT-10 FEET OR 8 STORIES  
 FLOOR AREA INCLUDING UNITS FOR EACH 1,000 SQ. FT. OF LOT AREA
- PARKING REQUIREMENTS:**  
 NONE
- SIGN CODE ORDINANCE:**  
 SEE CHAPTER 111 OF MUNICIPAL CODE
- WETLAND PROTECTION AREA:**  
 BROWN PROPERTIES ARE NOT WITHIN A WETLAND PROTECTION AREA

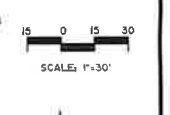
GOVERNMENT LOT 2  
 SECTION 17, TOWNSHIP 16 NORTH  
 RANGE 7 WEST



**PROJECT BENCHMARKS**

CPI: N 149146.05	E 448241.10	2.846.38	DESC: LANDSCAPE SPINE
CPI: N 149189.07	E 448460.50	2.843.58	DESC: LANDSCAPE SPINE
CPI: N 149238.51	E 447838.81	2.844.78	DESC: LANDSCAPE SPINE
CPI: N 149246.83	E 448287.21	2.840.56	DESC: LANDSCAPE SPINE
CPI: N 149713.82	E 448117.24	2.847.09	DESC: IPI HAIL

- LEGEND**
- FOUND SECTION CORNER (AS NOTED)
  - SET 3/4" x 18" IRON BAR (1.5 LBS/AM FT)
  - FOUND 1 1/2" IRON PIPE (UNLESS NOTED)
  - ▲ FLOOR ELEVATION
  - ◆ SPOT ELEVATION
  - E/T ELECTRICAL TRANSFORMER (OR BOX)
  - R IRON BAR
  - P IRON PIPE
  - T TELEPHONE PESTICIDE
  - TOP NOT HYDRANT
  - PLATED OR ROOF OF WAY LINES
  - SECTION OR QUARTER LINE
  - UTILITY EASEMENT
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER LINE
  - STORM SEWER MANHOLE
  - STORM SEWER LINE
  - CATCH BASIN
  - CURB INLET
  - WATER LINE
  - HYDRANT
  - WATER MANHOLE
  - WATER VALVE
  - CURB STOP
  - AIR CONDITIONER
  - UTILITY PESTICIDE
  - UNDERGROUND POWER OPTIC
  - UNDERGROUND GAS
  - GAS VALVE
  - GAS METER
  - UNDERGROUND ELECTRIC
  - UNDERGROUND TELEPHONE
  - TELEPHONE MANHOLE
  - UNDERGROUND TELEVISION
  - OVERHEAD UTILITY LINES
  - LIGHT POLE
  - UTILITY POLE
  - UTILITY POLE W/CUY WIRE
  - SIGN
  - BOLLARD
  - CHAIN LINK FENCE (UNLESS NOTED)
  - CONSPICUOUS TREE
  - DECIDUOUS TREE
  - SHRUB
  - FUEL TANK LU
  - ELECTRIC MANHOLE
  - TRAFFIC SIGNAL POST



BASE FOR BEARING:  
 SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN  
 ASSUMED TO BEAR:  
 S89°22'W

**NOTES REGARDING SCHEDULE B11 EXCEPTIONS**  
 COMMITMENT NO. 2229235-1133 GEORGE STREET  
 WEST, LA CROSSE, WI 54603

B11-COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN WARRANTY DEED RECORDED ON JUNE 22, 1983 IN VOLUME 864 OF RECORDS, PAGE 846 AS DOCUMENT NO. 836861. UNABLE TO PLOT THE COVENANT OF "NOT MORE THAN 25 PERCENT OF TOWN DOLLAR VOLUME DERIVED FROM THE BUSINESS CONDUCTED ON THE PROPERTY SHALL RESULT FROM THE SALE OF MANUFACTURED SABB COVENANT IT TO RUN WITH THE LAND, 50 FEET AS SET BY THE SHARHOULDERS, SUCCESSORS OR ASSIGNS OPERATES A MCDONALD HAMBURGER TYPE OF BUSINESS WITHIN A ONE-HALF MILE RADIUS OF THE REAL ESTATE HEREIN CONVEYED."  
 B11-COVENANTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 30, 1940 IN VOLUME 101 OF RECORDS, PAGE 116 AS DOCUMENT NO. 40834. UNABLE TO PLOT FOR SANITARY SEWER INTERCEPT LINE. DOES NOT AFFECT SAID PARCEL AND UNABLE TO PLOT.

**DESCRIPTION-FILE NO. 2229235-1133 GEORGE STREET  
 WEST, LA CROSSE, WI 54603**

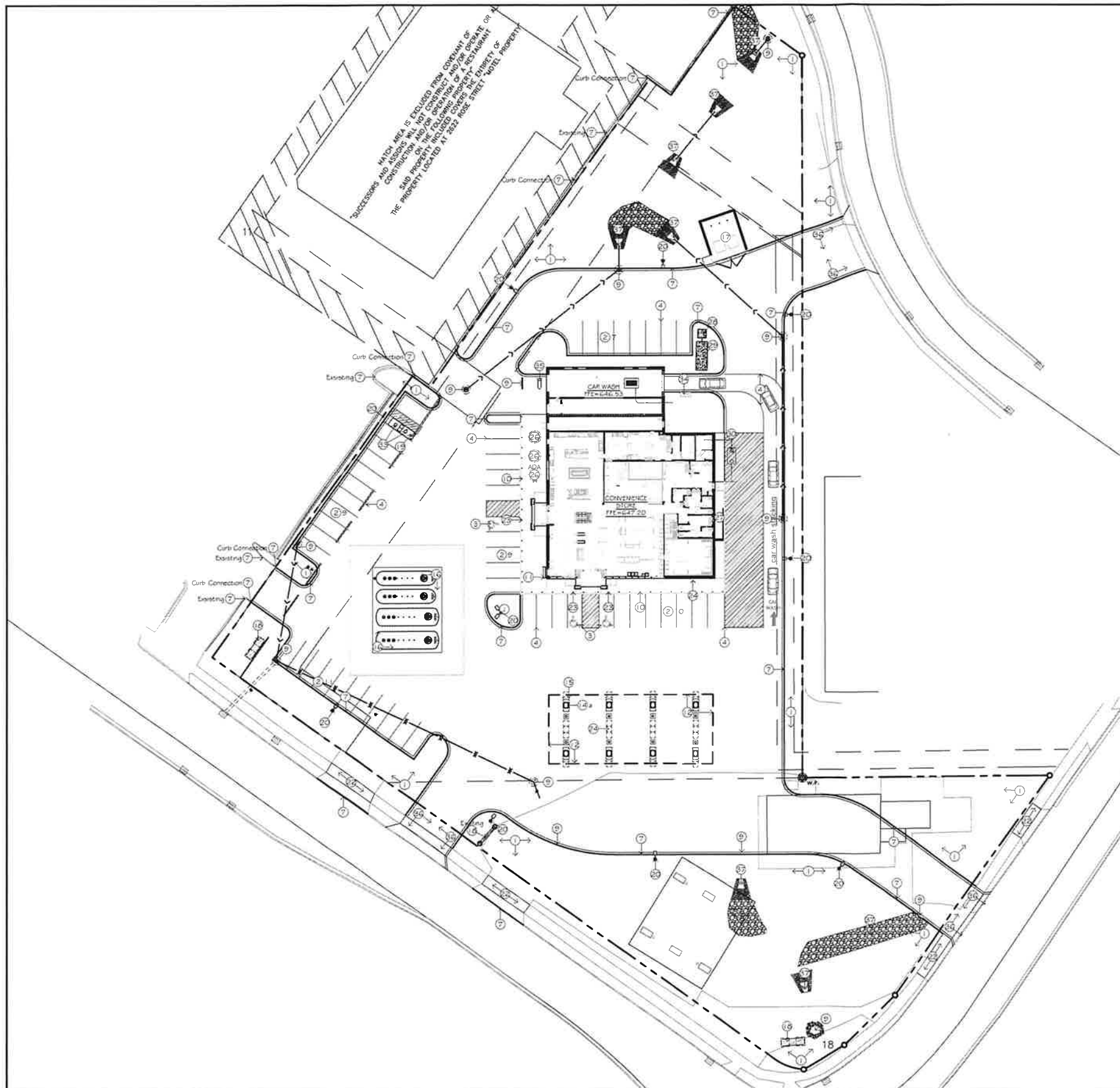
PART OF FRACTIONAL LOT 1 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, THENCE A PART BEARING 40° 40' 40" NORTH ALONG THE NORTH LINE OF NORTH LA CROSSE, NOW VACATED DESCRIBED AS FOLLIES BEARING AT THE NORTHWEST CORNER OF SAID FRACTIONAL LOT 1 THENCE SOUTH 89° 54' 30" WEST ALONG THE NORTH LINE THROUGH 144 FEET TO THE NORTHEASTLY FRONT-OF-WAY LINE OF WEST GEORGE STREET, THENCE SOUTH 84° 50' 30" WEST ALONG THE EAST LINE THROUGH 20 FEET TO THE POINT OF CURVATURE OF A 30 FOOT RADII CURVE, THENCE CONTING ALONG SAID FRONT-OF-WAY LINE ON THE ARC OF SAID CURVE, CONVEY TO THE NORTH THE CORNER OF WHICH BEARS NORTH 80° 00' 00" WEST 26 FEET FROM THE EAST END MEASURED ALSO FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE NORTHEASTLY FRONT-OF-WAY LINE OF WEST GEORGE STREET, THENCE NORTH 20° 00' 00" WEST ALONG SAID FRONT-OF-WAY LINE SOUTH FEET TO THE POINT OF BISECTION OF THE EAST LINE OF SAID FRONT-OF-WAY LINE, THENCE SOUTH 84° 50' 30" WEST ALONG THE NORTH LINE OF SAID FRONT-OF-WAY LINE TO THE POINT OF BISECTION, EXCEPT THAT PART FROM SAID FRONT-OF-WAY LINE BEARING AS FOLLOWS AS DOCUMENT NO. 82839 AND CORRECTED BY INSTRUMENT PLAT NO. 1074-06-23-4-01 RECORDED ON OCTOBER 8, 2006 AS DOCUMENT NO. 064462.

**NOTES REGARDING SCHEDULE B11 EXCEPTIONS**  
 COMMITMENT NO. 2229236-2622 ROSE STREET,  
 LA CROSSE, WI 54603

- B11-UNITED HIGHWAY EASEMENT TO THE CITY OF LA CROSSE, WISCONSIN AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 15, 1981 IN VOLUME 337 OF RECORDS, PAGE 123, AS DOCUMENT NO. 81350. UNABLE TO PLOT FOR THE CURRENT RIGHT-OF-WAY OF ROSE STREET NOT PLOTTED.
- B11-EASEMENTS CONTAINED IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 1, 1939 IN VOLUME 309 OF RECORDS, PAGE 190, AS DOCUMENT NO. 19393. DOES NOT AFFECT PARCEL PLOTTED AS SHOWN.
- B11-EASEMENTS CONTAINED IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 28, 1973 IN VOLUME 545 OF RECORDS, PAGE 917, AS DOCUMENT NO. 415123. CHANGES THE FOLLOWING THAT AFFECT THE PARCEL: PERMANENT NON-EXCLUSIVE ROADWAY EASEMENT OF HIGHWAYS AND EXPRESS, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, SANITARY SEWER AND NATURAL GAS MAINS OF 20 FEET WIDE, PERMANENT EXCLUSIVE EASEMENT FOR WATERMAIN, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC AND ON SIGN AND COVENANT THAT DEVELOPER AND ASSIGNS WILL NOT CONSTRUCT AND/OR OPERATE OR ALLOW THE CONSTRUCTION AND/OR OPERATION OF A RESTAURANT (SAID PARCEL UNDER COVENANT IS ENTIRE "HOTEL" PROPERTY). EASEMENTS AND COVENANTS ARE PLOTTED AS SHOWN.
- B11-EASEMENTS CONTAINED IN SPECIAL WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 23, 1997 IN VOLUME 1194 OF RECORDS, PAGE 394, AS DOCUMENT NO. 813509. CHANGES THE FOLLOWING THAT AFFECT THE PARCEL: PERMANENT NON-EXCLUSIVE ROADWAY EASEMENT OF HIGHWAYS AND EXPRESS, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, SANITARY SEWER AND NATURAL GAS MAINS OF 20 FEET WIDE, PERMANENT EXCLUSIVE EASEMENT FOR WATERMAIN, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, PLOTTED AS SHOWN.
- B11-EASEMENT CONTAINED IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 8, 2005 IN VOLUME 1458 OF RECORDS, PAGE 208, AS DOCUMENT NO. 132858. CHANGES THE FOLLOWING THAT AFFECT THE PARCEL: PERMANENT NON-EXCLUSIVE ROADWAY EASEMENT OF HIGHWAYS AND EXPRESS, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, SANITARY SEWER AND NATURAL GAS MAINS OF 20 FEET WIDE, PERMANENT EXCLUSIVE EASEMENT FOR WATERMAIN, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, PLOTTED AS SHOWN.
- B11-COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN NEIGHBORHOOD AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON AUGUST 13, 2006 AS DOCUMENT NO. 140563. REFERS TO PROPERTY LOCATED TO THE NORTHWEST AND HAS NO EFFECT ON THIS SURVEY.
- B11-COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN SETBACK AND AMENDED SHARED ACCESS EASEMENT AND SPURVEE AGREEMENT RECORDED ON MAY 11, 2004 AS DOCUMENT NO. 1330235. REFERS TO PARCELS LOCATED TO THE NORTHWEST AND HAS NO EFFECT ON THIS SURVEY. IF WALKWAYS AND HOTEL PROPERTY UNABLE TO PLOT EASEMENT LOCATIONS DUE TO NO ABSOLUTE LEGAL DESCRIPTION OF EASEMENT, REFER TO EXHIBIT C OF DOCUMENT TO SEE APPROPRIATE AREA OF EASEMENTS.
- B11-EASEMENTS CONTAINED IN TRANSPORTATION PROJECT PLAT NO. 1071-06-23-4-01 AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 8, 2016 AS DOCUMENT NO. 1668260. -THE AND FEE ON CURRENT END, THIS PROPERTY AS PLOTTED.
- B11-HORTICULTURE FROM DIVNA RECORDED, LLC TO COMMUNITY CREDIT UNION IN THE AMOUNT OF \$100,000 DATED DECEMBER 4, 2009 AND RECORDED DECEMBER 8, 2009 AS DOCUMENT NO. 1540208. -DOES NOT AFFECT PARCEL IN A SURVEY MATTER.
- B11-ASSIGNMENT OF DEBTS FROM DIVNA RECORDED, LLC TO COMMUNITY CREDIT UNION RECORDED DECEMBER 8, 2009 AS DOCUMENT NO. 1540208. -DOES NOT AFFECT PARCEL IN A SURVEY MATTER.
- B11-HORTICULTURE FROM DIVNA RECORDED, LLC A WISCONSIN LIMITED LIABILITY COMPANY TO WERVE, A CREDIT UNION IN THE AMOUNT OF \$600,000 DATED FEBRUARY 23, 2015 AND RECORDED MARCH 10, 2016 AS DOCUMENT NO. 167104. -DOES NOT AFFECT PARCEL IN A SURVEY MATTER.

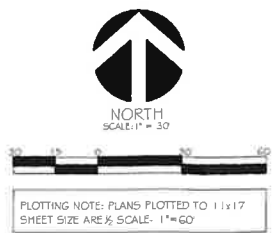
**DESCRIPTION-FILE NO. 2229236-2622 ROSE STREET,  
 LA CROSSE, WI 54603**

PART OF CERTIFIED SURVEY MAP FILED FEBRUARY 15, 1989 IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 11 AS INSTRUMENT NO. 82839 AND A SECTION OF CERTIFIED SURVEY MAP NO. 82 IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 33 AS INSTRUMENT NO. 82839 BEING A PART OF GOVERNMENT LOT 17 OF SECTION 17 TOWNSHIP 16 NORTH RANGE 7 WEST IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, BEARING AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 17, THENCE WEST ALONG THE SOUTH LINE THROUGH A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF THE SECTION, THENCE SOUTH 84° 50' 30" WEST ALONG SAID SOUTH LINE, 14.00 FEET TO THE NORTHEASTLY FRONT-OF-WAY LINE OF WEST GEORGE STREET, THENCE NORTH 34° 50' 30" WEST ALONG SAID FRONT-OF-WAY LINE, 50 FEET TO THE POINT OF BISECTION OF THE EAST LINE OF SAID FRONT-OF-WAY LINE, THENCE NORTH 20° 00' 00" WEST ALONG SAID FRONT-OF-WAY LINE SOUTH FEET TO THE POINT OF BISECTION OF THE EAST LINE OF SAID FRONT-OF-WAY LINE, THENCE SOUTH 84° 50' 30" WEST ALONG THE NORTH LINE OF SAID FRONT-OF-WAY LINE TO THE POINT OF BISECTION, EXCEPT THAT PART OF RECORD IN AWARD OF SHARERS RECORDED ON OCTOBER 8, 2006 AS DOCUMENT NO. 064462, TOGETHER WITH ACCESS EASEMENTS AS DESCRIBED IN DOCUMENT NO. 82839 AND CORRECTED BY INSTRUMENT



NOTE: THIS AREA IS EXCLUDED FROM COVENANT OF SUCCESSORS AND ASSIGNS ALL AND CONVEYERS AND CONSTRUCTION OF THE COLLECTIVE AND THE REMAINDER OF THE PROPERTY LOCATED AT 2822 MOSE STREET HOTEL PROPERTY

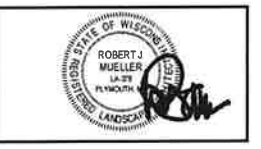
- SITE PLAN KEYNOTES**
- LANDSCAPE AREA. SEE SHEET C700.
  - OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT, SPACES PROVIDED (16) SERVICE POINTS (2) DIESEL POINTS (30) 9'-0" x 20'-0" (MIN.) GENERAL PARKING (3) 8'-0" x 20'-0" (MIN.) ACCESSIBLE PARKING W/ (1) 8'-0" x 20'-0" (MIN.) LOADING ZONE (2) 11'-0" x 20'-0" VACUUM STALLS
  - 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
  - 6G-12 CONCRETE CURB AND GUTTER PER DETAIL 11C500.
  - 6" INTEGRAL CONCRETE CURB/WALK. SEE DETAIL 71C500 FOR NON-FLUSH SECTIONS, CONCRETE SEALER: TK-26UV
  - STORM STRUCTURE. SEE SHEETS C200-400, C501 FOR FURTHER STORM SEWER INFORMATION.
  - 30' HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 91C500.
  - 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 95'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
  - 24'-0" x 50'-0" COMMERCIAL DIESEL DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
  - CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS, DISPENSER PER OWNER  
A. 3'-6" x 7'-0"  
B. 3'-6" x 8'-0"
  - 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 81C500.
  - 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 121C500
  - PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
  - 4" DEPTH CONCRETE WALK PER DETAIL 31C500
  - HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
  - OUTDOOR MERCHANDISING AREA
  - 48" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 61C500
  - PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
  - EXTERIOR DELIVERY TOTE STORAGE WITH SCREEN WALL
  - ELECTRICAL TRANSFORMER
  - ELECTRICAL DISCONNECT
  - GREASE INTERCEPTOR
  - ~~ELECTRIC CAR CHARGER~~
  - CONCRETE CURB ISLAND
  - VACUUM PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 21C500
  - CAR WASH KEY PAD/ CONTROLLER. PROVIDE TRASH CONTAINER
  - 6" CONCRETE PAD WITH SNOW MELT PER MECHANICAL PLANS
  - APPROACH PER DETAIL 101C500
  - STORM OUTFALL WITH RIP RAP. SEE DETAIL 51C500
  - ~~ROAD RECONSTRUCTION. SEE SHEETS C900-001~~
  - MOUNTABLE 24" CURB SEE DETAIL 111C500
  - REJECT GUTTER- TIP GUTTER AWAY FROM FACE OF CURB FOR SHEET FLOW
  - PAINT TAPERING EDGE FOR HIGH VISIBILITY



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



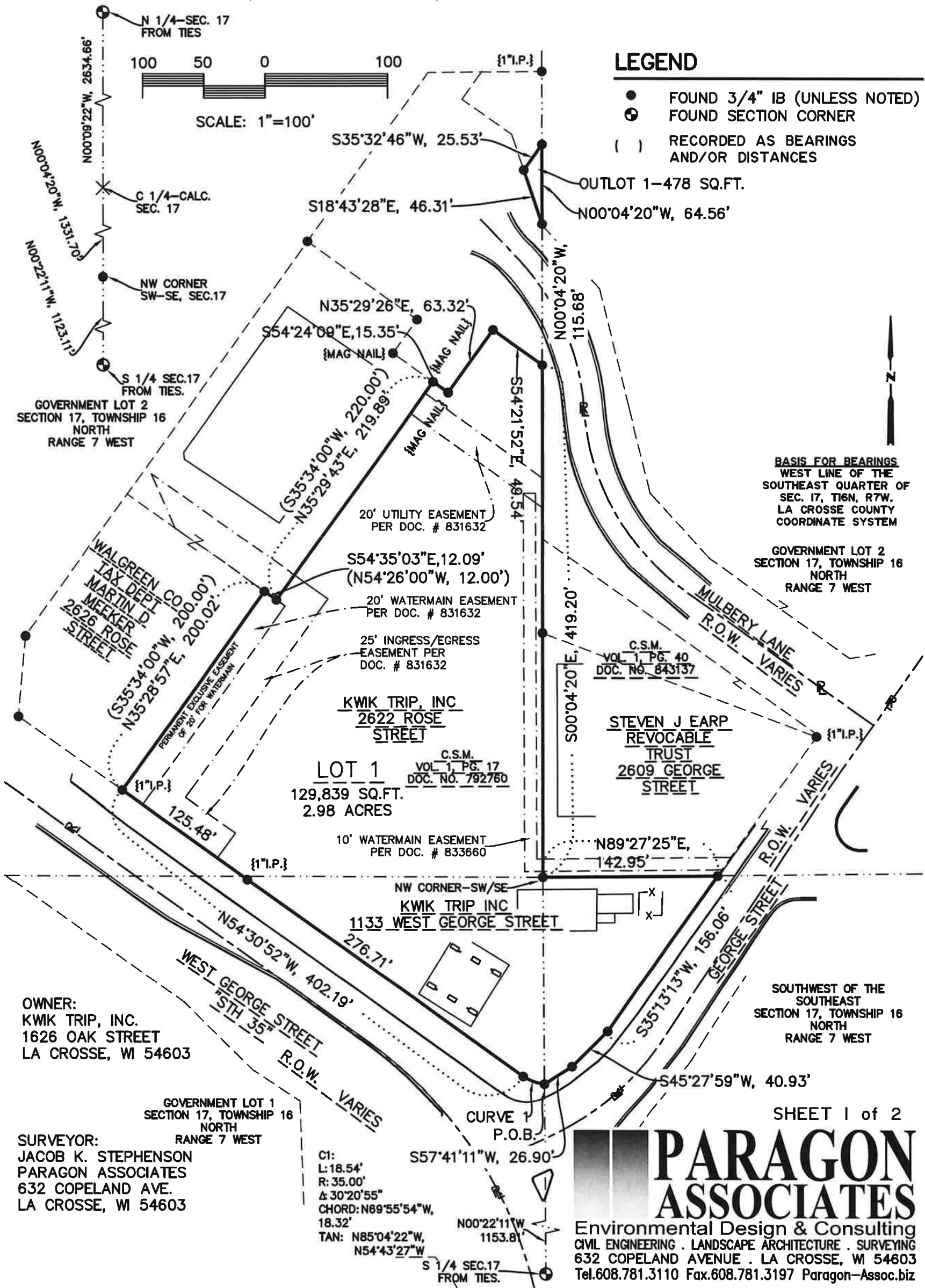
**MASTER SITE KEYNOTE PLAN**  
**CONVENIENCE STORE 762**  
LA CROSSE, WISCONSIN

NO.	DATE	DESCRIPTION
-	04JAN24	SUBMITTAL
-	17JAN24	CITY SUBMITTAL
-	29FEB24	COMMENTS
-	04MAR24	FUEL TANK UPDATE

DRAWN BY: \_\_\_\_\_  
SCALE: GRAPHIC  
PROJ. NO: 23-762  
DATE: 2023-12-22  
SHEET: **C100**

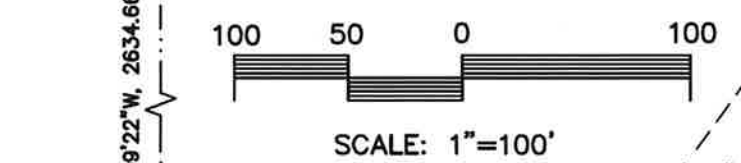
# CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1, PAGE 17, DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN



## LEGEND

- FOUND 3/4" IB (UNLESS NOTED)
- ⊙ FOUND SECTION CORNER
- ( ) RECORDED AS BEARINGS AND/OR DISTANCES



**BASIS FOR BEARINGS**  
WEST LINE OF THE SOUTHEAST QUARTER OF SEC. 17, T16N, R7W, LA CROSSE COUNTY COORDINATE SYSTEM

GOVERNMENT LOT 2 SECTION 17, TOWNSHIP 16 NORTH RANGE 7 WEST

C.S.M. VOL. 1, PG. 40 DOC. NO. 843137

LOT 1 VOL. 1, PG. 17 DOC. NO. 792760  
129,839 SQ.FT.  
2.98 ACRES

OWNER:  
KWIK TRIP, INC.  
1626 OAK STREET  
LA CROSSE, WI 54603

SURVEYOR:  
JACOB K. STEPHENSON  
PARAGON ASSOCIATES  
632 COPELAND AVE.  
LA CROSSE, WI 54603

GOVERNMENT LOT 1 SECTION 17, TOWNSHIP 16 NORTH RANGE 7 WEST

CI:  
L: 18.54'  
R: 35.00'  
Δ 30°20'55"  
CHORD: N69°55'54"W, 18.32'  
TAN: N85°04'22"W, N54°43'27"W

SOUTHWEST OF THE SOUTHEAST SECTION 17, TOWNSHIP 16 NORTH RANGE 7 WEST

SHEET 1 of 2

**PARAGON ASSOCIATES**  
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632 COPELAND AVENUE . LA CROSSE, WI 54603  
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

## CERTIFIED SURVEY MAP No.

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1,  
PAGE 17, DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER, ALL IN SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE  
COUNTY, WISCONSIN

### DESCRIPTION

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1, PAGE 17,  
DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17,  
TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE N00°22'11"W, 1153.81 FEET ALONG THE  
EAST LINE OF SAID GOVERNMENT LOT 1 AND WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER TO THE RIGHT-OF-WAY OF WEST GEORGE STREET/STATE HIGHWAY 35, BEGINNING OF A 35.00 FOOT  
RADIUS CURVE CONCAVE TO THE NORTHEAST AND POINT OF BEGINNING; THENCE ALONG SAID CURVE 18.54 FEET,  
THE CHORD OF WHICH BEARS N69°55'54"W, 18.32 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY  
N54°30'52"W, 402.19 FEET; THENCE N35°28'57"E 200.02 FEET; THENCE S54°35'03"E 12.09 FEET; THENCE  
N35°29'43"E 219.89 FEET; THENCE S54°24'09"E, 15.35 FEET; THENCE N35°29'26"E 63.32 FEET TO THE SOUTH  
RIGHT-OF-WAY MULBERRY LANE; THENCE S54°21'52"E, 49.54 FEET ALONG SAID RIGHT-OF-WAY; THENCE  
N00°04'20"W 115.68 FEET TO THE NORTH RIGHT-OF-WAY OF MULBERRY LANE; THENCE CONTINUING N00°04'20"W  
64.56 FEET; THENCE S35°32'46"W 25.53 FEET TO THE NORTH RIGHT-OF-WAY OF MULBERRY LANE; THENCE  
S18°43'28"E 46.31 FEET ALONG SAID RIGHT-OF-WAY; THENCE S00°04'20"E 115.68 FEET TO THE SOUTH  
RIGHT-OF-WAY OF MULBERRY LANE; THENCE S00°04'20"E, 419.20 FEET TO THE NORTHWEST CORNER OF SAID  
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°27'25"E, 142.95 FEET ALONG THE NORTH LINE OF  
SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST RIGHT-OF-WAY GEORGE STREET; THENCE  
S35°13'13"W, 156.06 FEET ALONG SAID RIGHT-OF-WAY; THENCE S45°27'59"W, 40.93 FEET ALONG SAID  
RIGHT-OF-WAY; THENCE S57°41'11"W, 26.90 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 130,317 SQ.FT. OR 2.99 ACRES MORE OR LESS  
SUBJECT TO ALL OTHER EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT-OF-WAYS IMPLIED, UNRECORDED  
AND OF RECORD.

### OWNER'S CERTIFICATE

I, KWIK TRIP, INC., AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE  
SURVEYED, DIVIDED, AND MAPPED AS SHOWN HEREON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

-REPRESENTATIVE OF OWNER

### SURVEYOR'S CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076, HEREBY CERTIFY THAT THIS IS A CORRECT  
REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, MADE  
UNDER THE DIRECTION OF, KWIK TRIP, INC., OWNER, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF  
CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF LA CROSSE SUBDIVISION CONTROL ORDINANCE IN  
SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.

\_\_\_\_\_  
JACOB K. STEPHENSON                      PLS#3076  
PARAGON ASSOCIATES

### CITY OF LA CROSSE APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LA CROSSE THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ APRIL, 2024.

\_\_\_\_\_  
SIGNED-                                      DATE