



PROJECT:
 2106 S. WEST AVENUE
 KWIK TRIP
 STORE NO. 970

PROJECT LOCATION:
 WAUKESHA, WI
 WAUKESHA COUNTY

JSD PROJECT NO.: 17-8133-970

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

SURVEYED BY: BFG 07-25-17
 DRAWN BY: DMS 08-14-17
 CHECKED BY: AWW 09-20-17

PLAN MODIFICATIONS:

DIGGERS HOTLINE
 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

SHEET TITLE:
 ALTA/NSPS
 LAND TITLE
 SURVEY

SHEET NUMBER:
CS-1

LEGEND

⊙	SANITARY SEWER MANHOLE	— SAN —	SANITARY SEWER
⊕	STORM SEWER MANHOLE	— W —	WATER MAIN
⊗	MANHOLE UNKNOWN TYPE	— ST —	STORM SEWER
⊖	CLEAN OUT MANHOLE	— G —	UNDERGROUND GAS
⊕	ELECTRICAL MANHOLE	— T —	UNDERGROUND TELEPHONE
⊕	CURB INLET	— E —	UNDERGROUND ELECTRIC
⊕	CATCH BASIN ROUND	— FIB —	UNDERGROUND FIBER OPTICS
⊕	CATCH BASIN SQUARE	— OH —	OVERHEAD UTILITY
⊕	FIRE HYDRANT		
⊕	WATER VALVE		
⊕	TELEPHONE PEDESTAL	⊙	DECIDUOUS TREE
⊕	ELECTRICAL PEDESTAL	⊙	CONIFEROUS TREE
⊕	LIGHT POLE	⊙	INDICATES MAPPABLE ITEM FROM SCHEDULE B
⊕	SIGN		
⊕	TRAFFIC LIGHT SIGNAL POST		

GENERAL NOTES:

- Bearings are referenced to the West line of the Southeast 1/4 of Section 15 Township 6 North, Range 19 East, which has a Wisconsin State Plane Coordinate System (South Zone) bearing of N00°05'55"W.
- Project Conversion Factor: Grid/0.99992004 = Ground
- Horizontal Datum: North American Datum of 1927
- Vertical Datum: National Geodetic Vertical Datum of 1929
- Reference Benchmark: Southwest corner of the Southeast 1/4 of Section 15, Township 6 North, Range 19 East, Concrete Monument w/Brass Cap, Elevation = 810.30
- This ALTA/NSPS Land Title Survey was prepared and based on First American Title Insurance Company Title Commitment No. NCS-861351-22-MAD, with an effective dated of August 04, 2017.

TABLE A ITEMS:

- Observed posted address number: 2106
- At the time of this survey portion of this property is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1% annual chance flood) per FEMA map panel number 55133C03266, map effective date: November 5, 2014.
- Gross Land Area: 138,106 sq. ft. (3.170 ac.)
- Per City of Waukesha Verification Request Letter dated July 25, 2017: "The property is zoned M-2, General Manufacturing District. The information on file indicates the use of this building as a Gas Station & Convenience Store and is a conditional use within this zoning district."
- Street Yard Setback: 25'
 Side Yard Setback: 10'
 Rear Yard Setback: 25'
 Shoreyard setback: 75'
 Maximum structure height: none, 20' for accessory structure
- At the time of this survey, property has the following designated parking stalls:
 Standard Car Parking Stalls: 24
 ADA assigned Car Parking Stalls: 3 +
 TOTAL PARKING STALLS: 27

- Underground utility locations shown are based on field location markings by "Digger's Hotline", Ticket No. 20173002904 with a start date of July 27, 2017. Underground utility information is shown for informational purposes only, and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.

- At the time of this survey there was no observed evidence of current earth moving work, building construction or building.
- At the time of this survey there was no proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repair.
- At the time of this survey the property, no wetland markers were observed.

SCHEDULE B - SECTION II EXCEPTIONS

- 1 to 3 & 8 Shown on map, if any.
- 4 to 7, 9 & 20 to 27 Not survey related.
- Access restrictions and limitations to and from C.T.H. "A" as contained in a Conveyance by Individual recorded on April 24, 1972, in Reel 3, Image 300, as Document No. 813817. Does not affect property—expired.
- Restrictions, conditions, covenants, easements, charges and/or assessments contained in a Declaration of Conditions, Covenants, Restrictions and Easements recorded on January 16, 1980, in Reel 394, Image 586, as Document No. 1118407. Affects property—General in nature, cannot be plotted.
- Access restriction to S.T.H. "59" as contained in a Warranty Deed recorded on November 1, 1996, in Reel 2334, Image 267, as Document No. 2169243. (Affects property—No right of access to STH 59 bypass.)
- Utility Easement recorded on December 8, 1997, in Reel 2557, Image 532, as Document No. 2269497.
- Reservation for slope easement for sidewalk construction, affecting the Northerly 25 feet and East 10 feet of the premises described in Schedule A hereof, and note, as shown on the recorded plat of Certified Survey Map No. 9368 reciting as follows: "Slope easement to be terminated on completion of construction of sidewalk". Does not affect property—not shown, easement expired.
- Reservation for vision corner and sidewalk corner easements affecting the Northeast corner of the premises described in Schedule A hereof, as shown on the recorded plat of Certified Survey Map No. 9368. Affects property—shown
- Fifty foot highway setback line from S.T.H. "59" a/k/a Les Paul Parkway as shown on the recorded plat of Certified Survey Map No. 9368. Affects property—shown
- Reservation for gas easement affecting the Northerly 30 feet of the premises described in Schedule A hereof, as shown on the recorded plat of Certified Survey Map No. 9368. Affects property as shown—Only 15' Affects property as described in Document No. 2269497
- Access restriction to S.T.H. "59" a/k/a Les Paul Parkway as shown on the recorded plat of Certified Survey Map No. 9368. Affects property—shown
- 100 year flood line, wetland limit affecting westerly portion of the premises described in Schedule A hereof, as shown on the recorded plat of Certified Survey map No. 9368. Affects property—shown, Flood plane lines as taken from FIRM panel.

LEGAL DESCRIPTION:

(Based on First American Title Insurance Company Title Commitment No. NCS-861351-22-MAD, with an effective dated of August 04, 2017.)

Parcel Two (2) in Certified Survey map No. 9368, being part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section (15), Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin and recorded in the Office of the Register of Deeds for Waukesha County on April 30, 2002 in Volume 85 Volume 85 of Certified Survey Maps, pages 151-154 as Document No. 2795368.

Note: Property Address: 2106 S. West Avenue, Waukesha, WI
 Tax Key No. WAKC 1356362

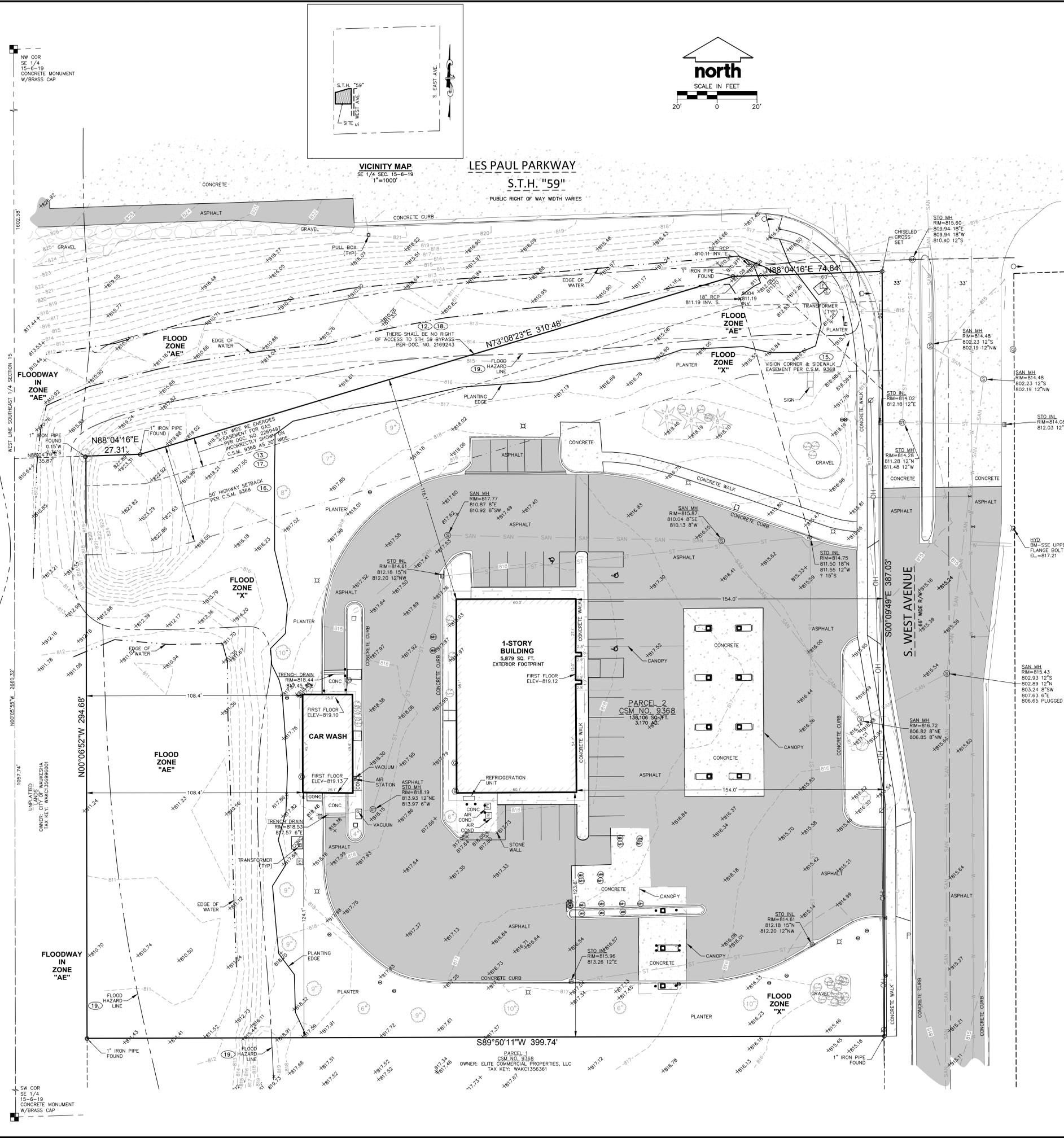
SURVEYOR'S CERTIFICATE:

To Kwik Trip, Inc., a Wisconsin corporation; PDQ Food Stores, Inc., and First American Title Insurance Company National Commercial:

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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7a, 7b(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on August 4, 2017.

Date of Map: September 20, 2017

Rizal W. Iskandarjoch
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NW COR
 SE 1/4
 15-6-19
 CONCRETE MONUMENT
 W/BRASS CAP

SW COR
 SE 1/4
 15-6-19
 CONCRETE MONUMENT
 W/BRASS CAP

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