

ALTA/NSPS LAND TITLE SURVEY

Known as 1700 & 1720 Pewaukee Road, in the City of Waukesha, Waukesha County, Wisconsin.

Title Commitment No. 18402092W
Parcel 2 of Certified Survey Map No. 4080, recorded in Volume 32, Pages 101-104, as Document No. 1167731, being part of the Northeast Quarter of Section 34, Township 7, North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin EXCEPTING THEREFROM:
A parcel of land being part of Parcel 2 of Certified Survey Map No. 4080, located in the Northeast Quarter of Section 34, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, more particularly described as follows:
Commencing at the Southeast corner of Lot 2 of Certified Survey Map No. 4080, said point being the point of beginning; thence along the North line of Gascoigne Drive South 89°40'00" West 7.09 feet; thence North 44°59'36" East 9.99 feet to a point on the West line of C.T.H. J (Pewaukee Road); thence along said West line South 00°10'06" East 7.03 feet to the point of beginning.

Title Commitment No. 18402086W
Parcel One (1) of Certified Survey Map No. 4080, recorded September 22, 1981 in Volume 32 of Certified Survey Maps on Pages 101-104 as Document No. 1167731, being a part of the Northeast One-quarter (1/4) of Section Thirty-four (34), Township Seven (7) No11h, Range Nineteen (19) East, City of Waukesha, Waukesha County, Wisconsin.

Prepared for: Kwik Trip, Inc.

Survey No. 166850-RMK

A. Basis of Bearings
Bearings are based on the North line of Gascoigne Road, which is assumed to bear North 90°00'00" West.

B. Title Commitment No. 18402092W
This survey was prepared based on First American Title Insurance Company title commitment number 18402092W, dated August 8, 2018, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5. Visible evidence shown, if any.

4, 6-7. Not survey related.

C. Title Commitment No. 18402086W
This survey was prepared based on First American Title Insurance Company title commitment number 18402086W, dated August 8, 2018, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5. Visible evidence shown, if any.

4, 6-7. Not survey related.

8. Agreement for Permission for a Temporary Waste-Water Collection and Holding Tank recorded as Document No. 1286622. Affects site by location - general in nature, cannot be plotted.

9. Utility Easement granted by an instrument recorded as Document No. 4193379. Affects site by location - shown.

D. Flood Note
According to flood insurance rate map of the City of Waukesha, community panel number 55133C0213G, effective date of November 5, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

E. Parking Spaces
There are 7 regular and 1 handicapped parking spaces marked on this site.

F. Elevations
Elevations refer to City of Waukesha Datum.
Starting benchmark: Southeast corner of Northeast 1/4 of Section 34, Township 7 North, Range 19 East, Found concrete monument with brass cap, Elevation = 113.787

G. Municipal Zoning
Zoning data provided in a Zoning Letter from the City of Waukesha dated 9-7-18.
Site is zoned M-3, Limited Business District

Zoning setbacks from on-line zoning code for the City of Waukesha:
(b) SETBACK AND YARDS.
a. There shall be a minimum street yard setback of forty (40) feet from the right-of-way of all streets.
b. There shall be a side yard on each side of all buildings of not less than ten (10) feet.
c. There shall be a rear yard of not less than twenty-five (25) feet.
e. No building in the M-3 district shall be located closer than one hundred (100) feet from a residential district boundary unless a buffering plan has been prepared by the developer and approved by the Plan Commission.

H. Notes
There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

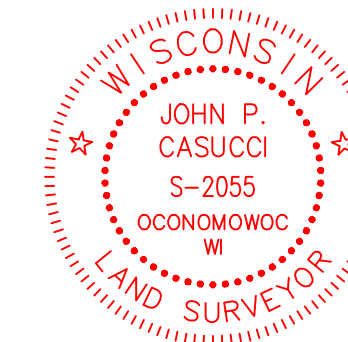
There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

To: Kwik Trip, Inc., a Wisconsin Corporation,
Land Title Services, Inc.
First American Title Insurance Company

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(a), 6(b), 7(a), 8, 9, 11, 14, 17, 18, 19 and 21 of Table A thereof. The fieldwork was completed on September 12, 2018.

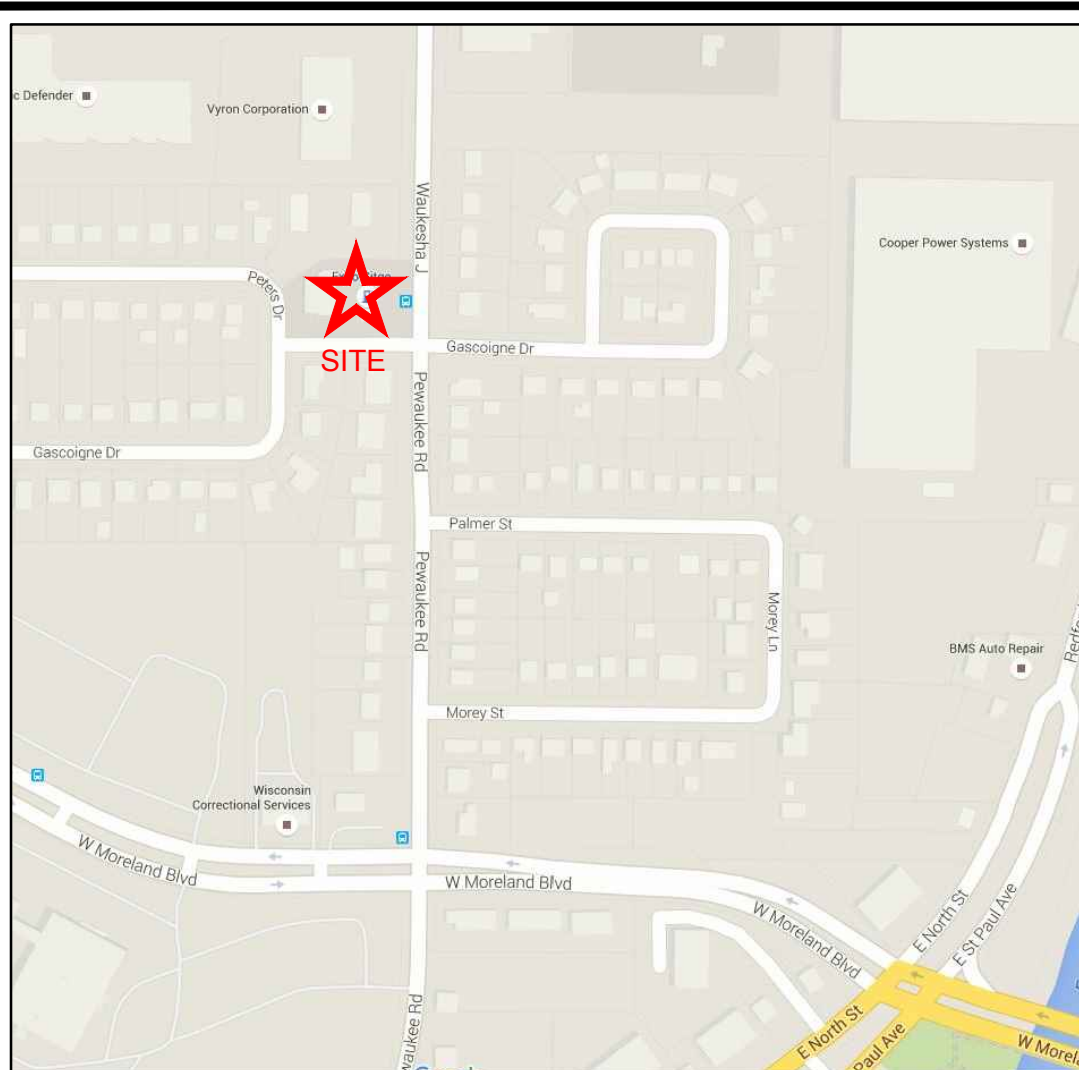
Date of Plat or Map: September 17, 2018



John P. Casucci
Professional Land Surveyor
Registration Number 2055
john.casucci@rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 10 20 40
(IN FEET)

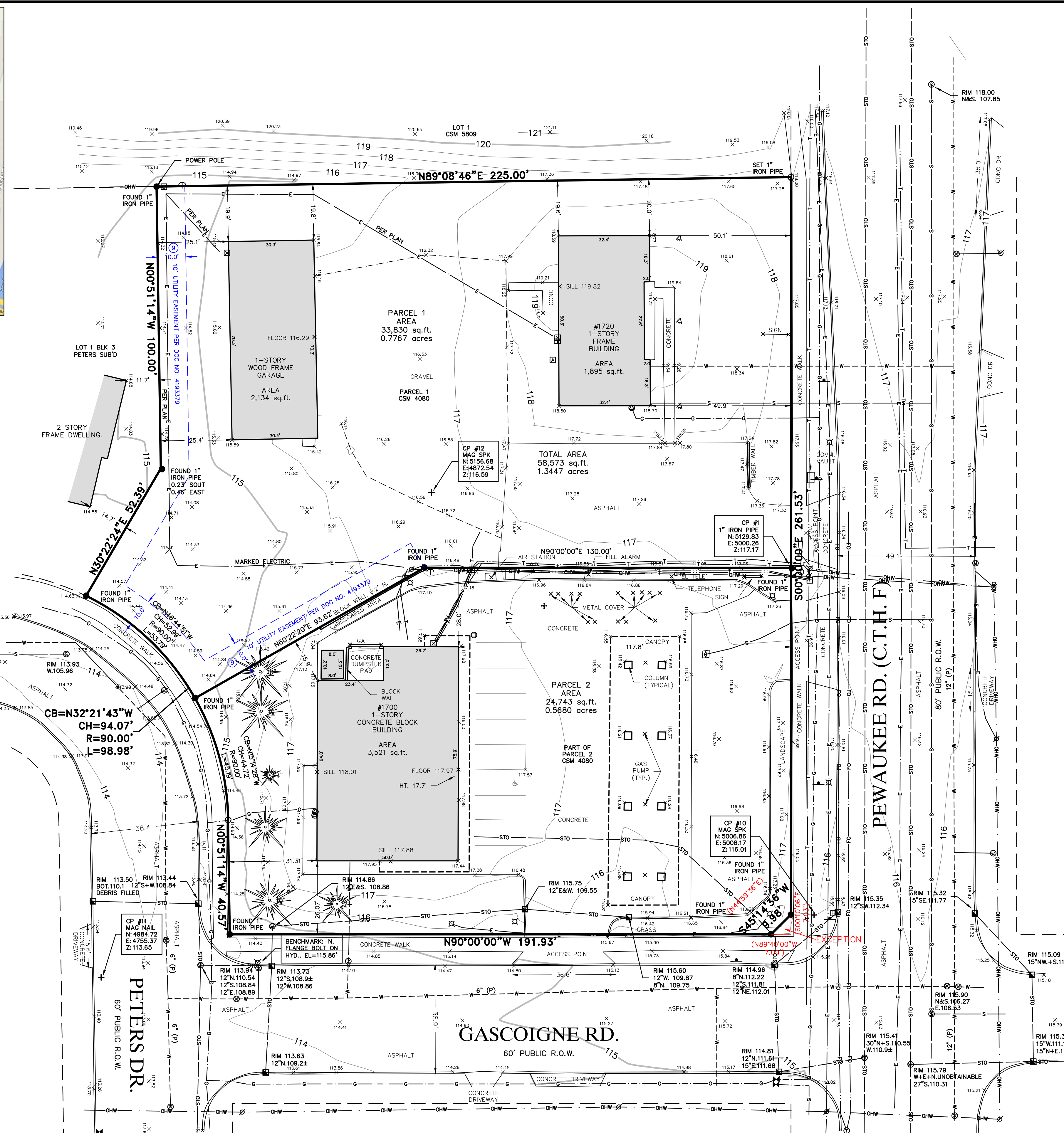
LEGEND

- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⚡ FLAGPOLE
- ✉ MAILBOX
- SIGN
- ⊠ AIR CONDITIONER
- ⊠ CONTROL BOX
- ⊠ TRAFFIC SIGNAL
- ⊠ RAILROAD CROSSING SIGNAL
- ⊠ CABLE PEDESTAL
- ⊠ POWER POLE
- ⊠ GUY POLE
- ⊠ GUY WIRE
- ⊠ LIGHT POLE
- ⊠ SPOT/YARD/PEDESTAL LIGHT
- ⊠ HANDICAPPED PARKING
- ⊠ ELECTRIC MANHOLE
- ⊠ ELECTRIC PEDESTAL
- ⊠ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
- ⊠ TELEPHONE MANHOLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ UTILITY VAULT
- ⊠ GAS VALVE
- ⊠ GAS METER
- ⊠ GAS WARNING SIGN
- ⊠ STORM MANHOLE
- ⊠ ROUND INLET
- ⊠ SQUARE INLET
- ⊠ STORM SEWER END SECTION
- ⊠ SANITARY MANHOLE
- ⊠ SANITARY CLEANOUT OR SEPTIC VENT
- ⊠ SANITARY INTERCEPTOR MANHOLE
- ⊠ MISCELLANEOUS MANHOLE
- ⊠ WATER VALVE
- ⊠ HYDRANT
- ⊠ WATER SERVICE CURB STOP
- ⊠ WATER MANHOLE
- ⊠ WELL
- ⊠ WATER SURFACE
- ⊠ WETLANDS FLAG
- ⊠ MARSH
- ⊠ CONIFEROUS TREE
- ⊠ DECIDUOUS TREE
- ⊠ SHRUB
- ⊠ EDGE OF TREES
- ⊠ SANITARY SEWER
- ⊠ STORM SEWER
- ⊠ WATERMAIN
- ⊠ MARKED GAS MAIN
- ⊠ MARKED ELECTRIC
- ⊠ OVERHEAD WIRES
- ⊠ BUREAU ELEC. SERV.
- ⊠ MARKED TELEPHONE
- ⊠ MARKED CABLE TV LINE
- ⊠ MARKED FIBER OPTIC
- ⊠ INDICATES EXISTING CONTOUR ELEVATION
- ⊠ INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE

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.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



S:\166850\dwg\AS201D20.dwg - 1700 & 1720 PEWAUKEE ROAD, 9/19/2018 8:38:44 AM .jpg

S:\166850\dwg\AS201D20.dwg - 1700 & 1720 PEWAUKEE ROAD