

# ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHIC DATA

Known as 2302 East Moreland Boulevard, in the City of Waukesha, Waukesha County, Wisconsin.

### Parcel A

Certified Survey Map No. 1153 filed in the Office of the Register of Deeds for Waukesha County, Wisconsin on January 14, 1970, in Volume 7 of Certified Survey Maps, on Page 312, as Document No. 754076, and corrected by Affidavit of Correction recorded on March 9, 1970 in Volume 1185 of Deeds, page 400 as Document No. 756530 being a part of the Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Seven (7) North, Range Twenty (20) East, in the City of Waukesha, Waukesha County, Wisconsin.

### Parcel B

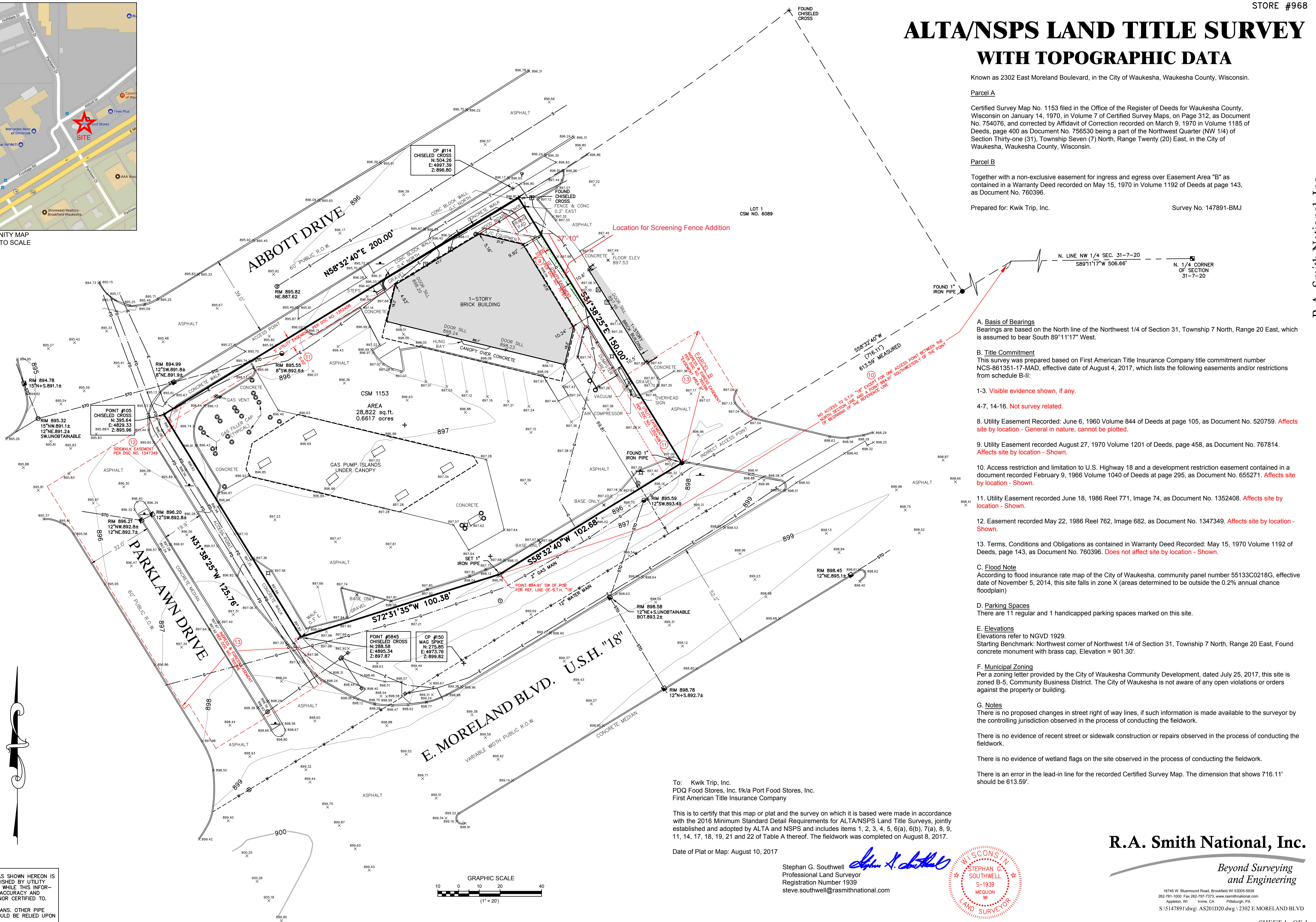
Together with a non-exclusive easement for ingress and egress over Easement Area "B" as contained in a Warranty Deed recorded on May 15, 1970 in Volume 1192 of Deeds at page 143, as Document No. 760396.

Prepared for: Kwik Trip, Inc.

Survey No. 147891-BMJ



VICINITY MAP NOT TO SCALE



## LEGEND

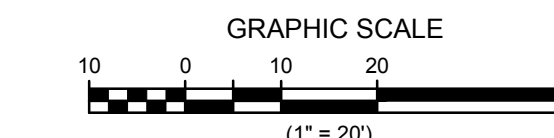
- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL PULL 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
- MARKED FIBER OPTIC
- 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
- BURIED ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE NO. 2017-30-00638

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.

- Basis of Bearings**  
Bearings are based on the North line of the Northwest 1/4 of Section 31, Township 7 North, Range 20 East, which is assumed to bear South 89°11'17" West.
- Title Commitment**  
This survey was prepared based on First American Title Insurance Company title commitment number NCS-861351-17-MAD, effective date of August 4, 2017, which lists the following easements and/or restrictions from schedule B-II:
  - Visible evidence shown, if any.
  - Not survey related.
  - Utility Easement recorded: June 6, 1960 Volume 844 of Deeds at page 105, as Document No. 520759. **Affects site by location - General in nature, cannot be plotted.**
  - Utility Easement recorded August 27, 1970 Volume 1201 of Deeds, page 458, as Document No. 767814. **Affects site by location - Shown.**
  - Access restriction and limitation to U.S. Highway 18 and a development restriction easement contained in a document recorded February 9, 1966 Volume 1040 of Deeds at page 295, as Document No. 655271. **Affects site by location - Shown.**
  - Utility Easement recorded June 18, 1986 Reel 771, Image 74, as Document No. 1352408. **Affects site by location - Shown.**
  - Easement recorded May 22, 1986 Reel 762, Image 682, as Document No. 1347349. **Affects site by location - Shown.**
  - Terms, Conditions and Obligations as contained in Warranty Deed Recorded: May 15, 1970 Volume 1192 of Deeds, page 143, as Document No. 760396. **Does not affect site by location - Shown.**
- Flood Note**  
According to flood insurance rate map of the City of Waukesha, community panel number 55133C0218G, effective date of November 5, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)
- Parking Spaces**  
There are 11 regular and 1 handicapped parking spaces marked on this site.
- Elevations**  
Elevations refer to NGVD 1929.  
Starting Benchmark: Northwest corner of Northwest 1/4 of Section 31, Township 7 North, Range 20 East, Found concrete monument with brass cap, Elevation = 901.30'
- Municipal Zoning**  
Per a zoning letter provided by the City of Waukesha Community Development, dated July 25, 2017, this site is zoned B-5, Community Business District. The City of Waukesha is not aware of any open violations or orders against the property or building.
- 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.  
  
There is an error in the lead-in line for the recorded Certified Survey Map. The dimension that shows 716.11' should be 613.59'.

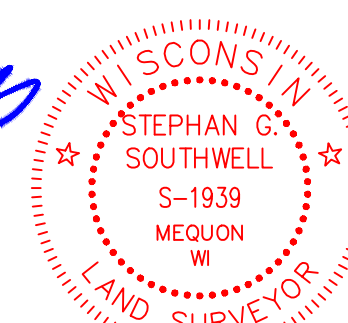


To: Kwik Trip, Inc.  
PDQ Food Stores, Inc. f/k/a Port Food Stores, Inc.  
First American Title Insurance Company

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, 21 and 22 of Table A thereof. The fieldwork was completed on August 8, 2017.

Date of Plat or Map: August 10, 2017

Stephan G. Southwell  
Professional Land Surveyor  
Registration Number 1939  
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**R.A. Smith National, Inc.**  
Beyond Surveying and Engineering

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