

LEGEND

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

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 WAUKESHA, WISCONSIN 53188
 262.513.0666 PHONE | 262.513.1232 FAX

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SERVICES PROVIDED TO:

Kwik Trip
INCORPORATED

PROJECT:

**2106 S. WEST AVENUE
 KWIK TRIP
 STORE NO. 970**

PROJECT LOCATION:
 WAUKESHA, WI
 WAUKESHA COUNTY

JSD PROJECT NO.: 19-9152

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: GJM 06-01-19
 DRAWN BY: APM 06-04-19
 CHECKED BY: RWM 06-05-19

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

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-959072-MAD, with a commitment dated of May 08, 2019.

TABLE A ITEMS:

- Observed posted address number: Site vacant no posted address
- 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 55133C03260, map effective date: November 5, 2014.
- Gross Land Area: 119,961 sq. ft. (2.754 ac.)
- Per City of Waukesha Verification Request Letter dated May 09, 2019: "The property is zoned MM-1 Mixed-Use Manufacturing District." The information on file indicates that an automobile service stations provided that all gas pumps meet the setback requirement for the district and are located not closer than 40 feet from any side lot line is Permitted Principal use of 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 is vacant and have no designated parking stalls.
- Underground utility locations shown are based on utility mapping and field location markings by "Digger's Hotline", Ticket No. 20192108508 and 20192108511 with a start date of May 31, 2019. 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, 10 Shown on map, if any.
- 4 to 9, and 17 to 18 Not survey related.
- Limitations on Access set forth in conveyance recorded April 24, 1972 on Reel 3, Image 300 as Document No. 813817. (NOT APPLICABLE)
- Declaration of Conditions, Covenants, Restrictions and Easements recorded January 16, 1980 on Reel 394, Image 386 as Document No. 1118407.
- Utility Easement granted to Wisconsin Electric Power Company recorded February 20, 1980, on Reel 397, Image 1261 as Document No. 1120686. (NOT APPLICABLE)
- Storm Drainage and Access Easement granted to the City of Waukesha, recorded July 08, 1981, on Reel 459, Image 666 as Document No. 1161982.
- Easement Agreement by and between the City of Waukesha and Bryce P. Styo, recorded May 28, 1996 on Reel 2240, Image 488 as Document No. 2128062. (NOT APPLICABLE)
- Notes and easements as set forth on Certified Survey Map No. 9368, recorded April 30, 2002 as Document No. 2795368:
 - One Hundred (100) year Flood Line and Wetland Limits
 - Fill Limit Lines
 - Fifty (50) foot Storm Drainage & Access Easement
 - Ten (10) foot Slope Easement for Sidewalk Construction (SLOPE EASEMENT TO BE TERMINATED ON COMPLETION OF CONSTRUCTION OF SIDEWALK)

LEGAL DESCRIPTION:

(Based on First American Title Insurance Company Title Commitment No. NCS-959072-MAD, with an effective dated of May 08, 2019.)

Parcel 1 of Certified Survey Map No. 9368, recorded April 30, 2002, in Volume 85 of Certified Survey Map on Pages 151 to 154, as Document No. 2795368, being a part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

Note: Property Address: S. West Avenue, Waukesha, WI
 Tax Key No. WAKC 1356361

SURVEYOR'S CERTIFICATE:

To Kwik Trip, Inc., a Wisconsin corporation and First American Title Insurance Company National Commercial Services:

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, 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on June 1, 2019.

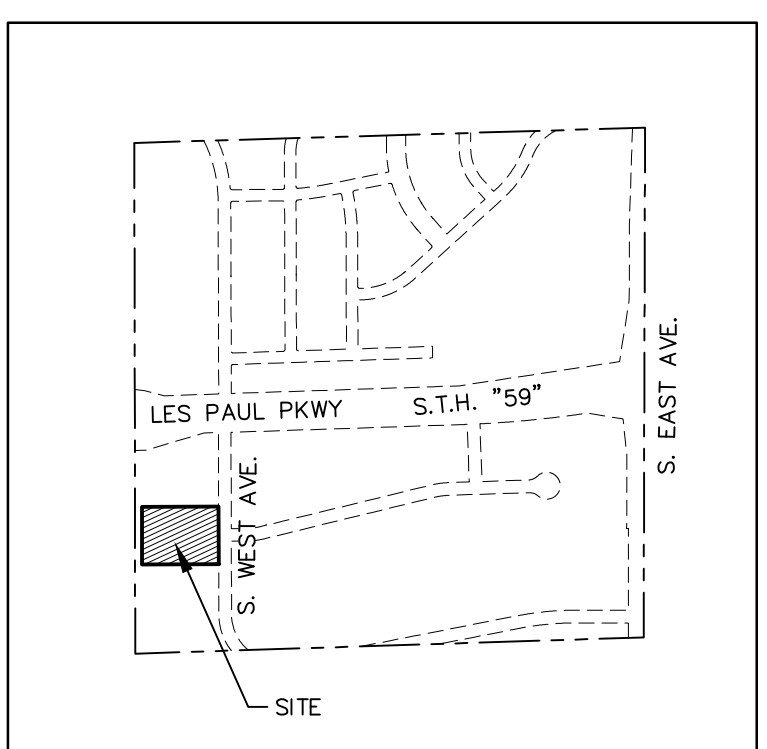
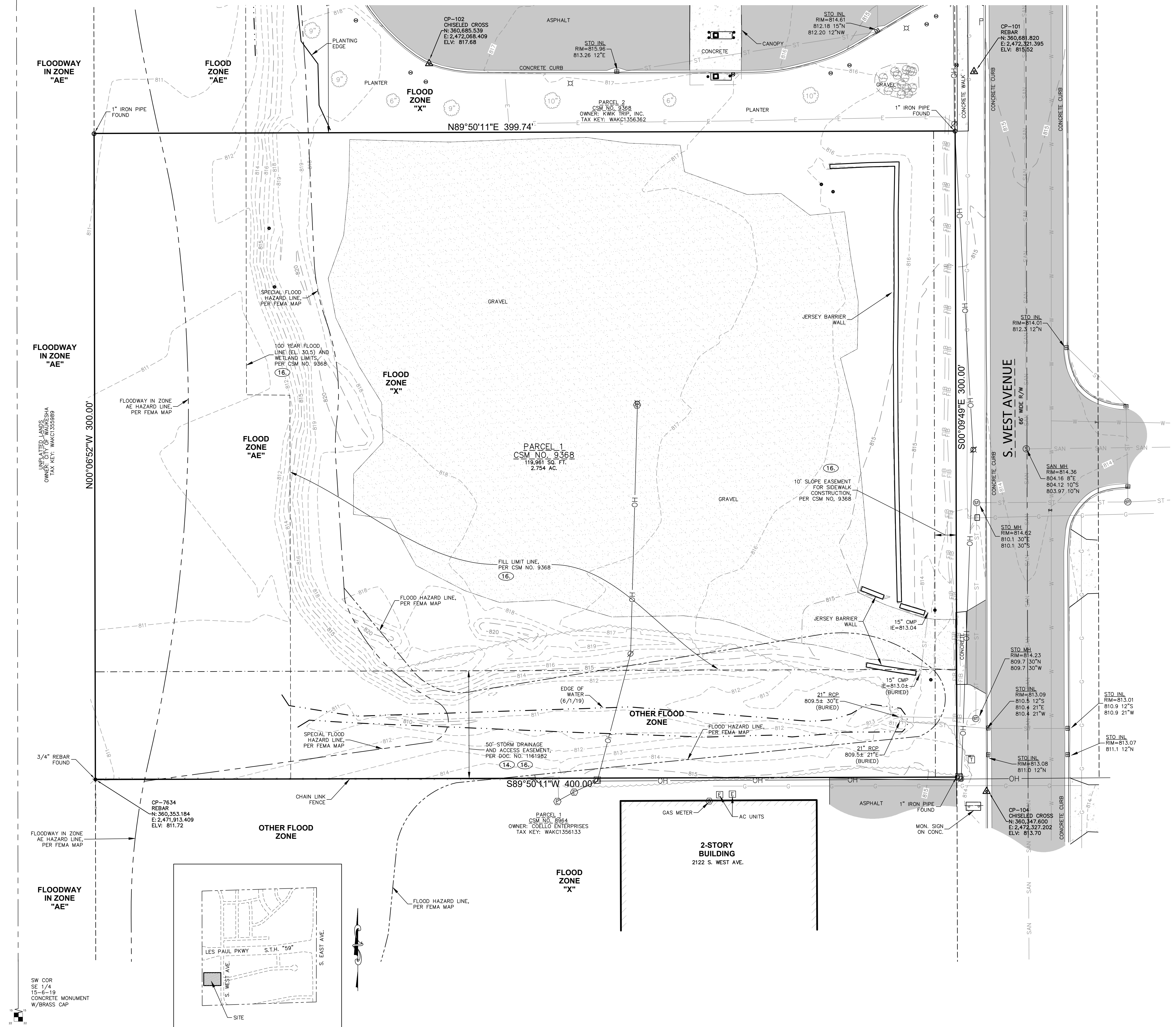
Date of Map: 6/5/19

Rizal W Iskandarjich

Rizal W Iskandarjich, P.L.S.
 Professional Land Surveyor, S-2738
 JSD Professional Services, Inc.
 W238 N1610 Busse Road, Suite 100
 Waukesha, WI 53188
 262-513-0666



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



VICINITY MAP
 SE 1/4 SEC. 15-6-19
 1"=1000'

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

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