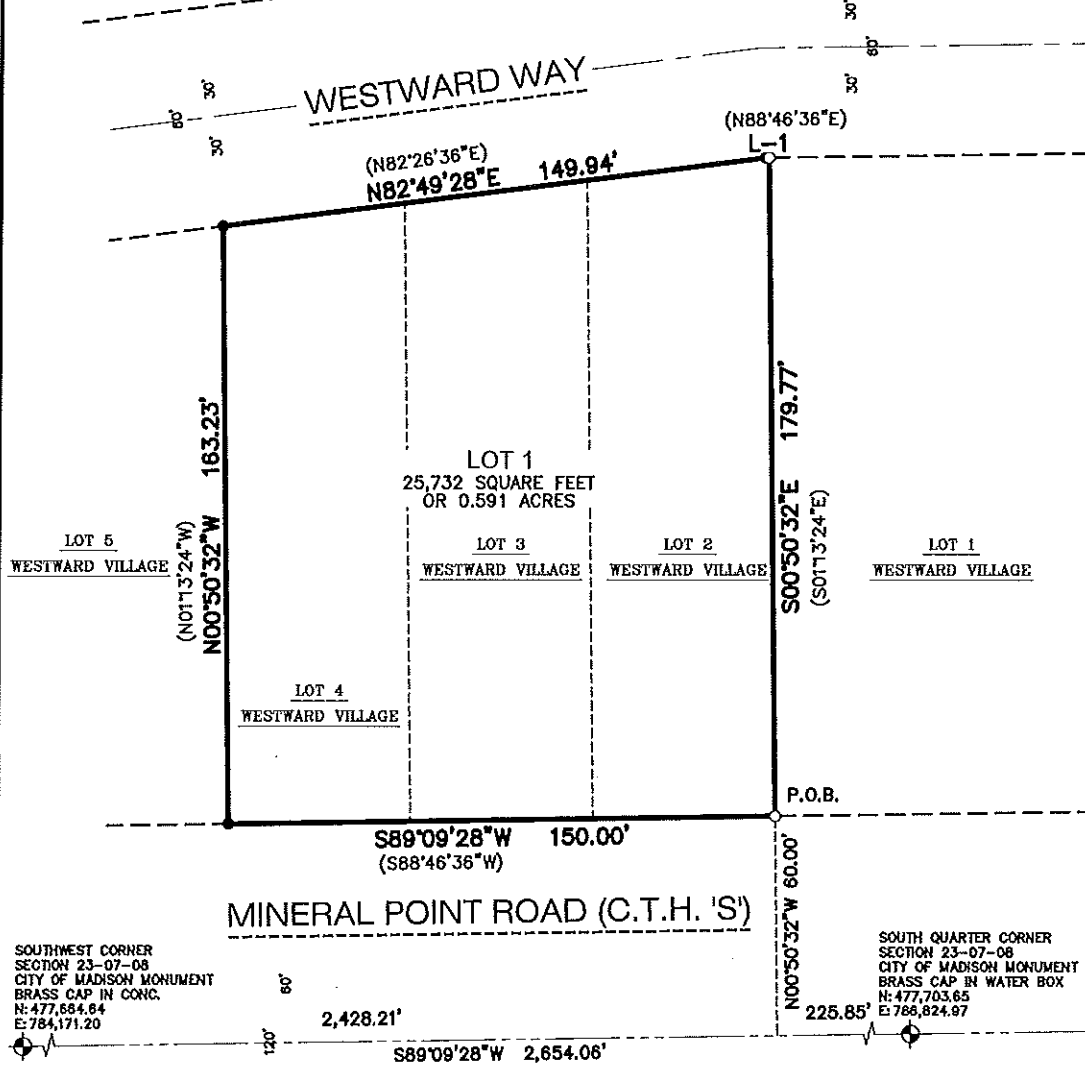


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

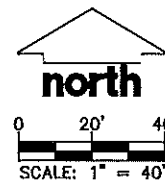
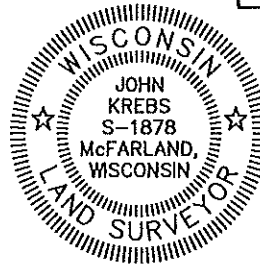
LOTS 2, 3, AND 4, WESTWARD VILLAGE, RECORDED IN VOLUME 38 OF PLATS, PAGE 38, AS DOCUMENT NO. 1325321, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 13, 2017.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23-07-08, BEARS S89°09'28"W.
3. SEE SHEET 2 FOR BUILDINGS.
4. SEE SHEET 2 FOR LEGEND.
5. SEE SHEET 3 FOR EASEMENTS.
6. SEE SHEET 4 FOR NOTES.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°09'28"E	0.98'



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608) 848-5060

PREPARED FOR:

KWIK TRIP, INC.
1626 OAK STREET
P.O. BOX 2107
LACROSSE, WI 54602-2107

PROJECT NO: 17-8133

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 1 OF 5

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

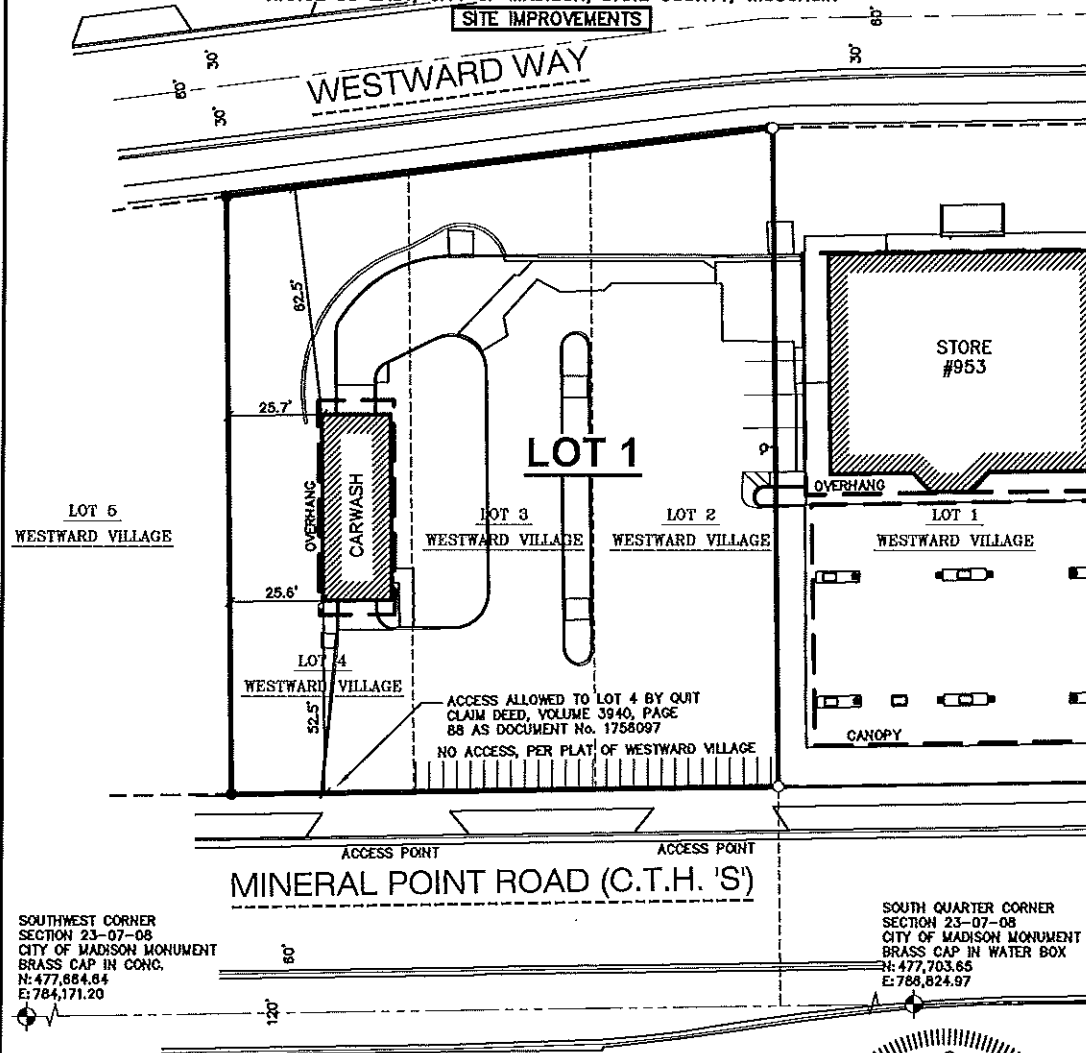
C.S.M. NO. _____

File: L:\2017\178133\953 (7502 Mineral Point Road, Madison)\Dwg\178133-953 P-OSM.dwg Layout: Sheet 1 User: J. Plotted: Aug 08, 2018 - 12:14pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 2, 3, AND 4, WESTWARD VILLAGE, RECORDED IN VOLUME 38 OF PLATS, PAGE 38, AS DOCUMENT NO. 1325321, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

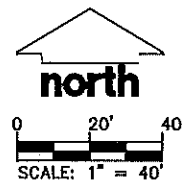
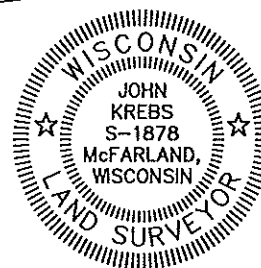


LEGEND

- GOVERNMENT CORNER
-
-
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SETBACK LINE
- EASEMENT LINE
- FENCE LINE
- CONCRETE CURB & GUTTER
- BUILDING
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 13, 2017.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23-07-08, BEARS S89°09'28"W.
3. SEE SHEET 2 FOR BUILDINGS.
4. SEE SHEET 2 FOR LEGEND.
5. SEE SHEET 3 FOR EASEMENTS.
6. SEE SHEET 4 FOR NOTES.



PREPARED BY:

JSD Professional Services, Inc.
 181 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

KWK TRIP, INC.
 1626 OAK STREET
 P.O. BOX 2107
 LACROSSE, WI 54602-2107

PROJECT NO:

17-8133
 FILE NO: B-4
 FIELDBOOK/PG: -
 SHEET NO: 2 OF 5

SURVEYED BY:

-
 DRAWN BY: JK
 CHECKED BY: JJB
 APPROVED BY: JJB

VOL. _____ PAGE _____

DOC. NO. _____

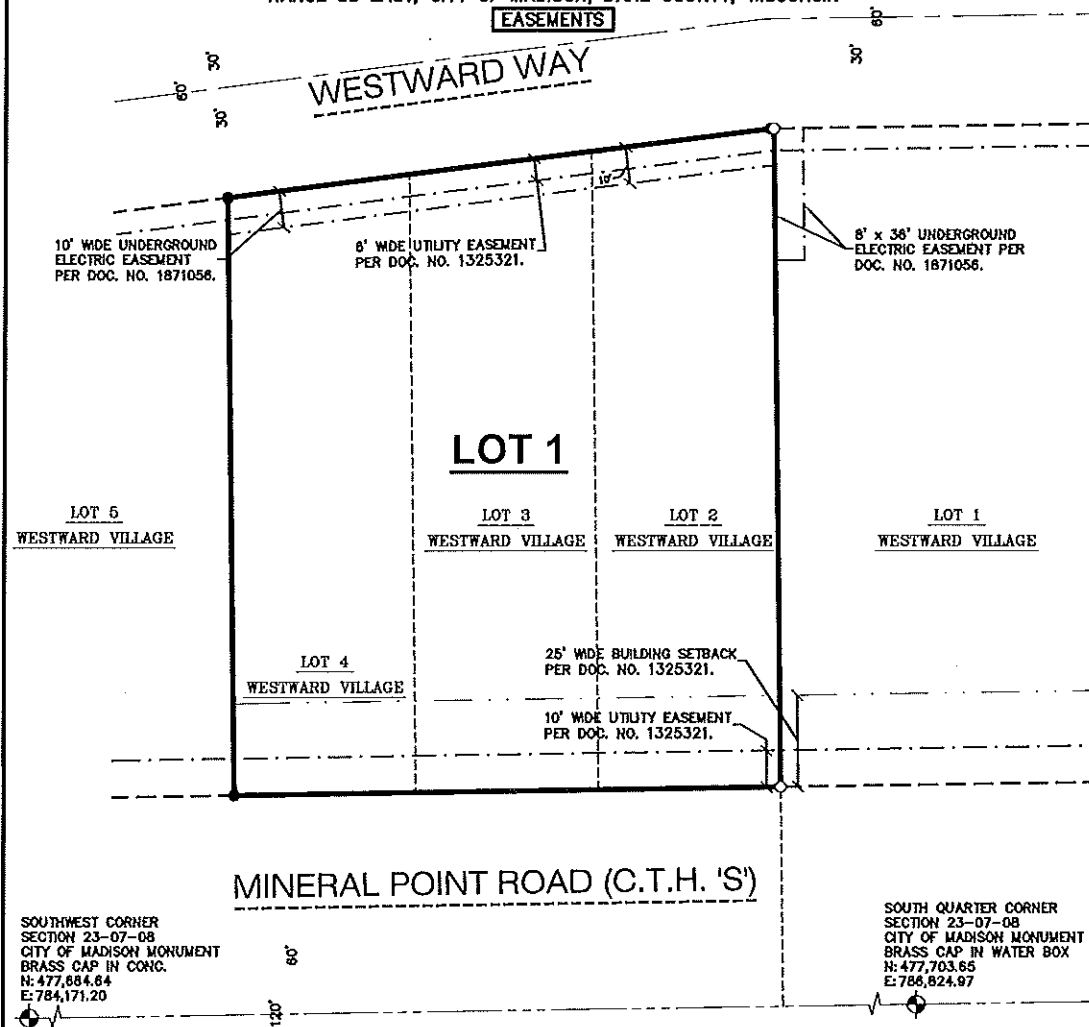
C.S.M. NO. _____

File: I:\2017\178133\953 (7502 Mineral Point Road, Madison)\Dwg\178133-953 P-CSK.dwg Layout: Sheet 2 User: JK Plotted: Aug 08, 2018 - 12:34pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 2, 3, AND 4, WESTWARD VILLAGE, RECORDED IN VOLUME 38 OF PLATS, PAGE 38, AS DOCUMENT NO. 1325321, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

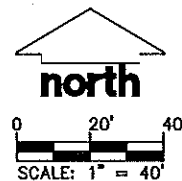
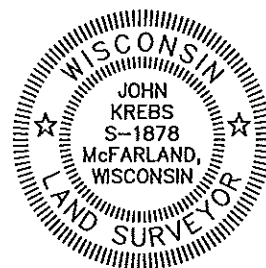


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SETBACK LINE
- EASEMENT LINE
- FENCE LINE
- CONCRETE CURB & GUTTER
- BUILDING
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 13, 2017.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23-07-08, BEARS S89°09'28"W.
3. SEE SHEET 2 FOR BUILDINGS.
4. SEE SHEET 2 FOR LEGEND.
5. SEE SHEET 3 FOR EASEMENTS.
6. SEE SHEET 4 FOR NOTES.



PREPARED BY:

JSD Professional Services, Inc.
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608) 848-5060

PREPARED FOR:

KWIK TRIP, INC.
1628 OAK STREET
P.O. BOX 2107
LACROSSE, WI 54602-2107

PROJECT NO: 17-8133

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 3 OF 5

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

File: L:\2017\178133\953 (7502 Mineral Point Road, Madison)\Dwg\178133-953 P-CSI.dwg Layout: Sheet 3 User: JK Plotted: Aug 08, 2018 - 12:33pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 2, 3, AND 4, WESTWARD VILLAGE, RECORDED IN VOLUME 38 OF PLATS, PAGE 38, AS DOCUMENT NO. 1325321, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. BUILDING SETBACK LINE AS SET FORTH ON PLAT OF WESTWARD VILLAGE RECORDED AS DOCUMENT No. 1325321.
2. NO ACCESS FOR LOTS 2, 3 AND 4, NOTATION AS SET FORTH ON THE PLAT OF WESTWARD VILLAGE RECORDED AS DOCUMENT No. 1325321 AND SET FORTH IN QUIT CLAIM DEED RECORDED IN VOLUME 3940 OF RECORDS, PAGE 88, AS DOCUMENT No. 1756097. QUIT CLAIM DEED RECORDED IN VOLUME 3940, PAGE 88, AS DOCUMENT No. 1756097, CONVEYS FROM CITY OF MADISON TO PDQ FOOD STORES INC., ACCESS TO MINERAL POINT ROAD FROM LOT 4, WESTWARD VILLAGE.
3. UTILITY EASEMENT AS SET FORTH ON THE PLAT OF WESTWARD VILLAGE RECORDED AS DOCUMENT No. 1325321.
4. UNDERGROUND ELECTRIC EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED IN VOLUME 6580 OF RECORDS, PAGE 74 AS DOCUMENT No. 1871056.
5. AFFIDAVIT RECORDED IN VOLUME 9689 OF RECORDS, PAGE 39, AS DOCUMENT No. 2004538.

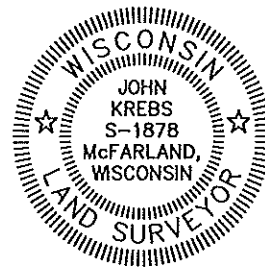
LEGAL DESCRIPTION

LOTS 2, 3, AND 4, WESTWARD VILLAGE, RECORDED IN VOLUME 38 OF PLATS, PAGE 38, AS DOCUMENT NO. 1325321, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SAID PARCEL CONTAINS 25,732 SQUARE FEET OR 0.591 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF KWIK TRIP, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

KWIK TRIP, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KWIK TRIP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2018.

KWIK TRIP, INC.

BY: _____
(PRINT NAME AND TITLE) (SIGNATURE)

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED KWIK TRIP, INC., TO ME
KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY: JSD Professional Services, Inc. 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: KWIK TRIP, INC. 1626 OAK STREET P.O. BOX 2107 LacROSSE, WI 54602-2107	PROJECT NO: 17-8133 FILE NO: B-4 FIELDBOOK/Pg: -- SHEET NO: 4 OF 5	SURVEYED BY: -- DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 2, 3, AND 4, WESTWARD VILLAGE, RECORDED IN VOLUME 38 OF PLATS, PAGE 38, AS DOCUMENT NO. 1325321,
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH,
RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF
MADISON PLAN COMMISSION.

BY: NATALIE ERDMAN,
SECRETARY PLAN COMMISSION

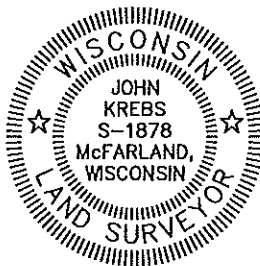
DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY
ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF
, 2018, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED
AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2018.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT ____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

REGISTER OF DEEDS

PREPARED BY:
JSD Professional Services, Inc.
Engineering • Surveying • Planning
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
KWK TRIP, INC.
1626 OAK STREET
P.O. BOX 2107
LaCROSSE, WI
54602-2107

PROJECT NO: 17-8133

FILE NO: B-*

FB/PG: -

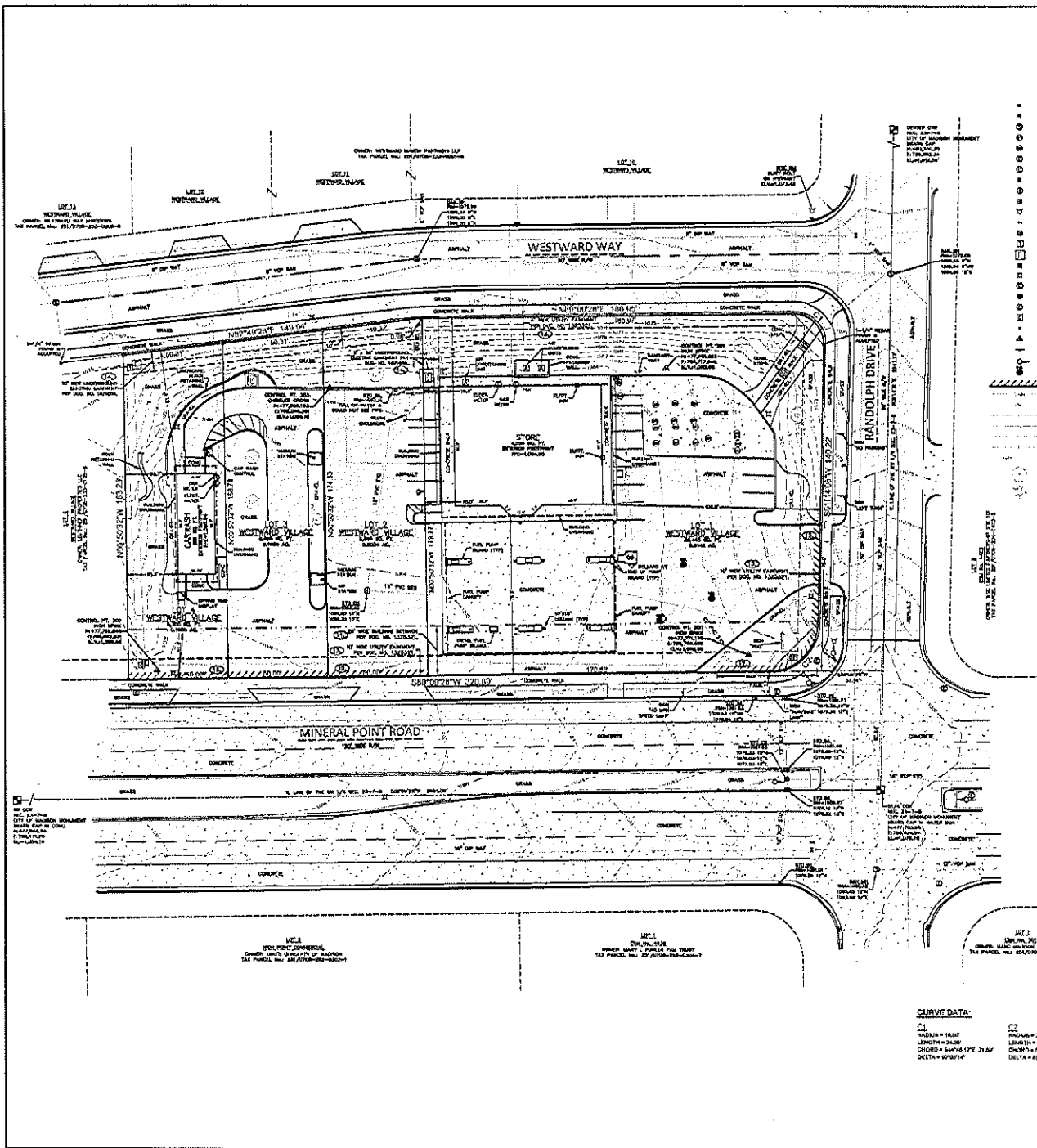
SHEET NO: 5 OF 5

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB



GENERAL NOTES

1. Survey is performed to the Wisconsin County Coordinate System, Zone 16. The south line of the section 1/4 of Section 22, Town 7 North, Range 6 East, City of Madison, Wisconsin, is used as the base line.
2. Vertical Datum: North American Vertical Datum of 1988 (NAVD83).
3. Reference: Standardized South 1/4 of Section 22, Town 7 North, Range 6 East, City of Madison, Wisconsin, is used as the base line. Elevation = 1,000.00.
4. Original on the ground Boundary Survey performed by JSD Professional Services, Inc. August 16, 2017.
5. This ALTA/ACSM Land Title Survey was prepared and based on First American Title Insurance Company, Commitment No. NCB-091381-7-040, with a commitment date of July 24, 2017 at 7:30 A.M.

TABLE A - ITEMS

1. Observed posted address: 7502 Mineral Point Road.
2. At the time of this survey the subject properties are located within Zone X (Zone of Mineral Point Road) and are subject to the following restrictions:
 - a) Grade: 1.0000
 - b) Elevation: 1.0000
 - c) Height of the building (h): 8.0000
 - d) Maximum lot coverage: 0.8000
 - e) Parking requirement: There is no minimum automobile parking requirement, minimum is 1.0000 per 200 square feet of lot area.
3. The following is the existing building:
 - a) Name: JSD
 - b) Size: 10,000 sq. ft. / 10,000 sq. ft.
 - c) Height of the building (h): 8.0000
 - d) Maximum lot coverage: 0.8000
 - e) Parking requirement: There is no minimum automobile parking requirement, minimum is 1.0000 per 200 square feet of lot area.
4. At the time of this survey, property has the following designated zoning:
 - a) Standard City Planning: 10
 - b) Standard City Planning: 10
5. Underground utility locations shown are based on field location markings by "Digger's Hotline", dated July 24, 2017. Underground utility locations are shown as follows:
 - a) Water: 10.0000
 - b) Sewer: 10.0000
 - c) Gas: 10.0000
 - d) Electric: 10.0000
 - e) Telephone: 10.0000
 - f) Cable: 10.0000
 - g) Other: 10.0000
6. At the time of this survey there are no apparent obstructions of current earth moving work, building construction or building.
7. At the time of this survey there are no apparent obstructions of current earth moving work, building construction or building.
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100. At the time of this survey there are no apparent obstructions of current earth moving work, building construction or building.

SCHEDULE B - SECTION II EXCEPTIONS

1. In 3.0000, as per, if any.
2. In 3.0000, as per, if any.
3. In 3.0000, as per, if any.
4. In 3.0000, as per, if any.
5. In 3.0000, as per, if any.
6. In 3.0000, as per, if any.
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LEGAL DESCRIPTION

Based on First American Title Insurance Company, Commitment No. NCB-091381-7-040, with a commitment date of July 24, 2017 at 7:30 A.M.

Parcel A:

Lot 10 (S), Town (S) and Four (S), Westward Village, in the City of Madison, Dane County, Wisconsin.

Property Address: 7514, 7516 and 7518 Mineral Point Road

Tax Parcel Numbers: 281/0700-223-010-4, 281/0700-223-010-5 and 281/0700-223-010-6

Parcel B:

Lot One (S), Westward Village, in the City of Madison, Dane County, Wisconsin.

Property Address: 7502 Mineral Point Road

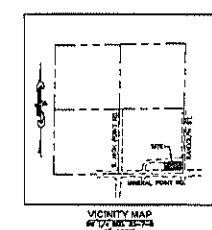
Tax Parcel Numbers: 281/0700-223-010-1

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Surveyor in the State of Wisconsin, do hereby certify that this survey was performed in accordance with the laws and regulations of the State of Wisconsin, and that the same is a true and correct representation of the facts as found by me in the field.

Date of Map: September 13, 2017

Chris Hansen
Chris Hansen, PLS
Professional Surveyor, No. 2040
JSD Professional Services, Inc.
1000 West Main Street, Suite 1
Madison, WI 53703
262-203-0066



JSD Professional Services, Inc.
 Surveyors • Engineers • Planners
 1000 West Main Street, Suite 1
 Madison, WI 53703
 262-203-0066
 www.jsdinc.com

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MINNESOTA PROFESSIONAL SURVEYOR
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 JSD Professional Services, Inc.
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 Madison, WI 53703
 262-203-0066
 www.jsdinc.com

SERVICE PROVIDED TO:
Kwik Trip, Inc.
 INCORPORATED
 7502, 7514, 7516 & 7522
 MINERAL POINT ROAD
 MADISON, WI 53703

PROJECT LOCATION:
 MADISON, WI
 DANE COUNTY, WI

JSD PROJECT NO.: 17-1133-002
 MAP NUMBER:

ALL PRELIMINARY SURVEY DATA WAS OBTAINED FROM THE FOLLOWING SOURCES:
 1. FIELD SURVEY DATA
 2. AERIAL PHOTOGRAPHY
 3. GROUND PHOTOGRAPHY
 4. GROUND MEASUREMENTS
 5. GROUND MEASUREMENTS
 6. GROUND MEASUREMENTS
 7. GROUND MEASUREMENTS
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Call 811 or 800 242-8011
 www.811.org
 811 is the national number for reporting missing or damaged underground utilities.
 Please call 811 before any excavation or drilling work is done.
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MAP TYPE:
**ALTANSPS
LAND TITLE
SURVEY**

SHEET NUMBER:
CS-1