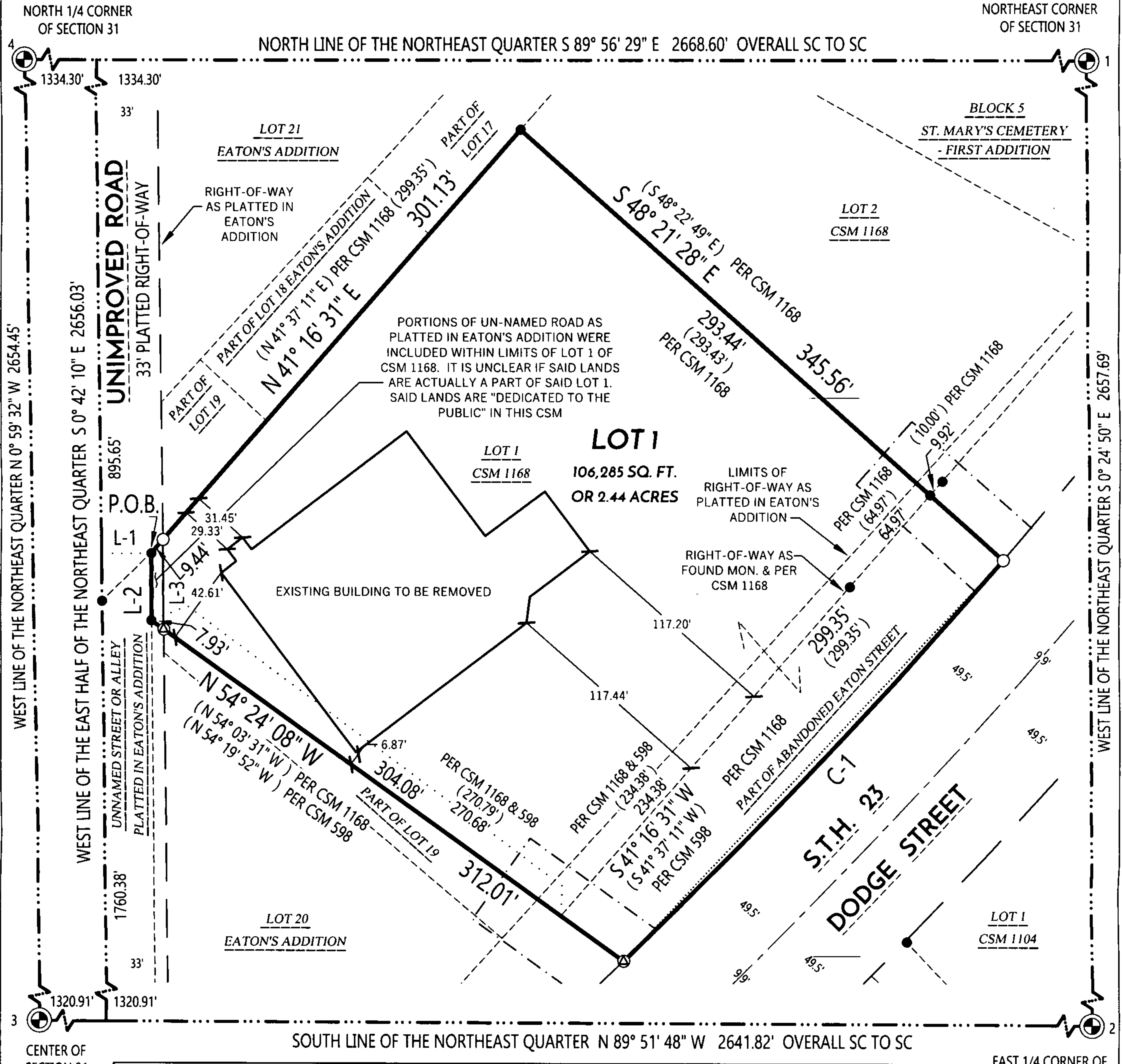


379262

CERTIFIED SURVEY MAP NO. 1936

LOT 1 OF CERTIFIED SURVEY MAP NO. 1168 RECORDED OCTOBER 08, 2008, IN VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGE 181, AS DOCUMENT NO. 305380, TOGETHER WITH A PORTION OF ABANDONED EATON STREET, AS DESCRIBED IN DOCUMENT NO. N/A, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 5 NORTH, RANGE 3 EAST, LOCATED IN THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN.



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	295.24'	3224.80'	5° 14' 44"	S 43° 24' 33" W	295.14'	S 40° 47' 11" W	S 46° 01' 55" W

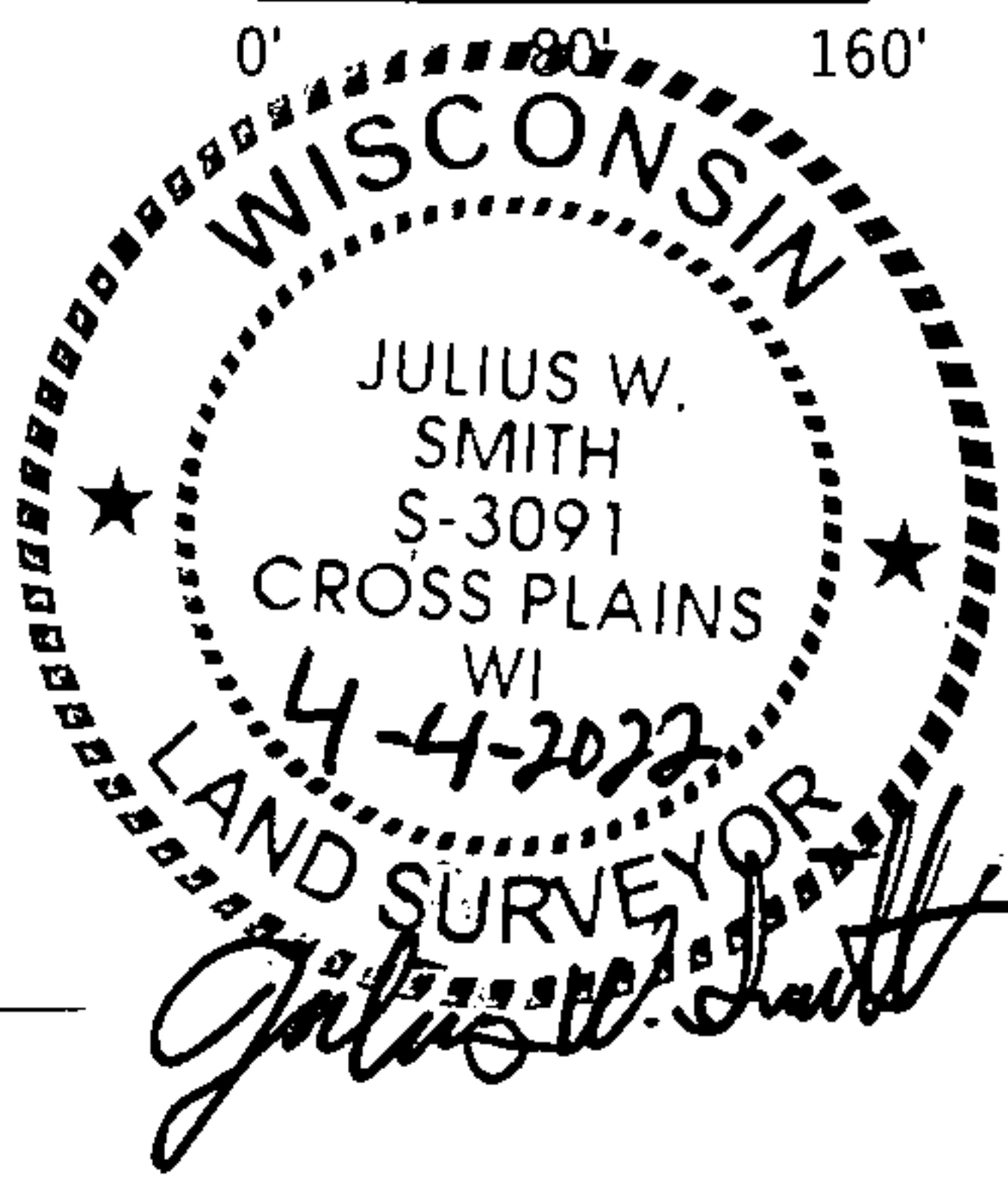
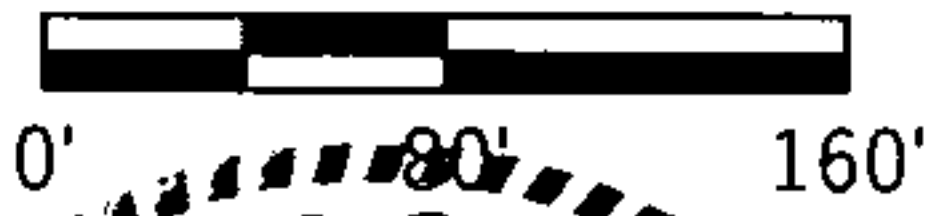
LEGEND

- PLSS SECTION CORNER FOUND TYPE NOTED
- 3/4" REBAR FOUND
- 3/4" REBAR SET 1.55 LBS/FT
- MAG NAIL SET
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- CHORD LINE
- PROPOSED FUTURE EASEMENT
- NOT BEING SET FORTH WITH THIS DOCUMENT
- NO ACCESS TO HIGHWAY
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 25TH AND MARCH 1ST 2021.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) - IOWA COUNTY (WISCRS-IOWA), GRID NORTH. THE NORTH LINE THE NORTHEAST QUARTER OF SECTION 31-T5N-R3E WAS MEASURED TO BEAR S 89° 56' 29" E.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 2 OF 4 FOR EXISTING EASEMENT DETAILS, AND FOR LINE AND PLSS MONUMENT TABLE

NORTH



PREPARED BY:  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
KWIK TRIP INC.  
1626 OAK STREET, PO BOX 1207  
LA CROSSE, WI 54602

SURVEYED BY: MAL  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 210782  
SHEET NO: 1 of 4

VOL. 14 PAGE 120  
DOC. NO. 379262  
C.S.M. NO. 1936

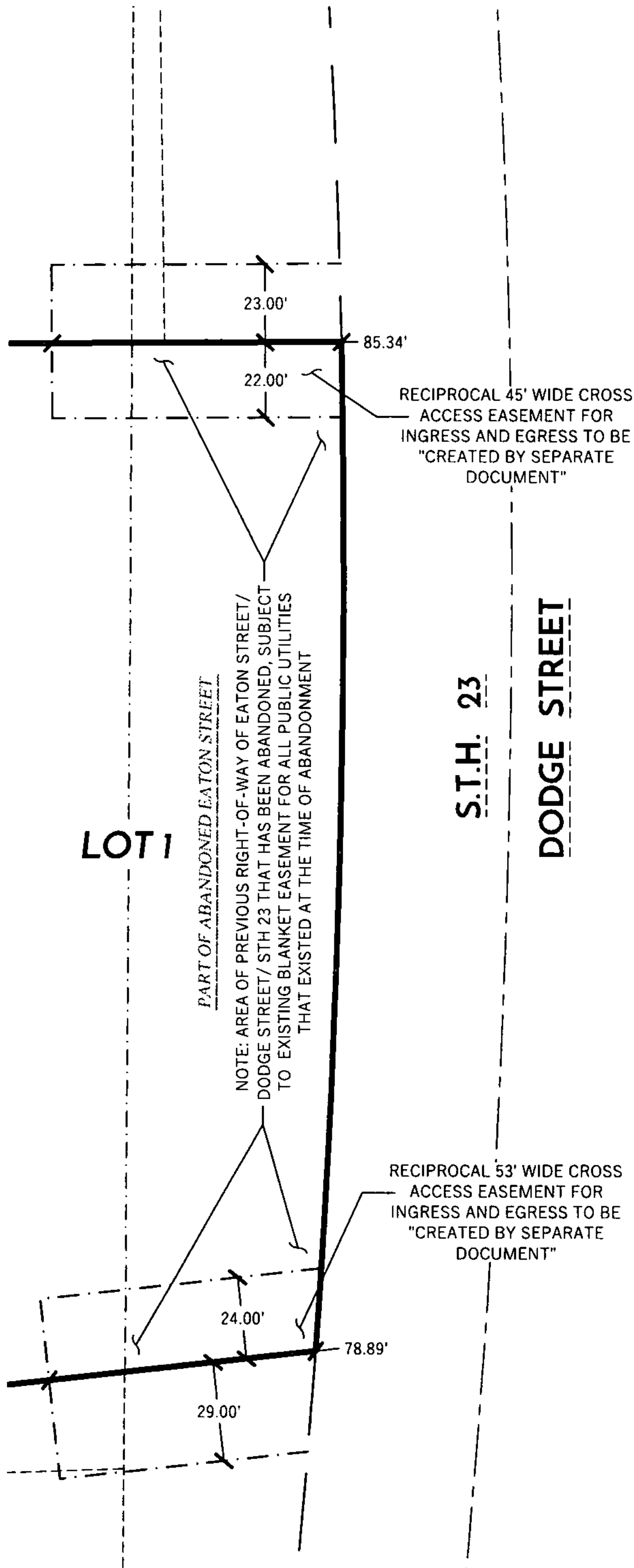
Vol 14 Page 120



CERTIFIED SURVEY MAP NO. 1936

LOT 1 OF CERTIFIED SURVEY MAP NO. 1168 RECORDED OCTOBER 08, 2008, IN VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGE 181, AS DOCUMENT NO. 305380, TOGETHER WITH A PORTION OF ABANDONED EATON STREET, AS DESCRIBED IN DOCUMENT NO. N/A VOL 8, PG 50 ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 5 NORTH, RANGE 3 EAST, LOCATED IN THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN.

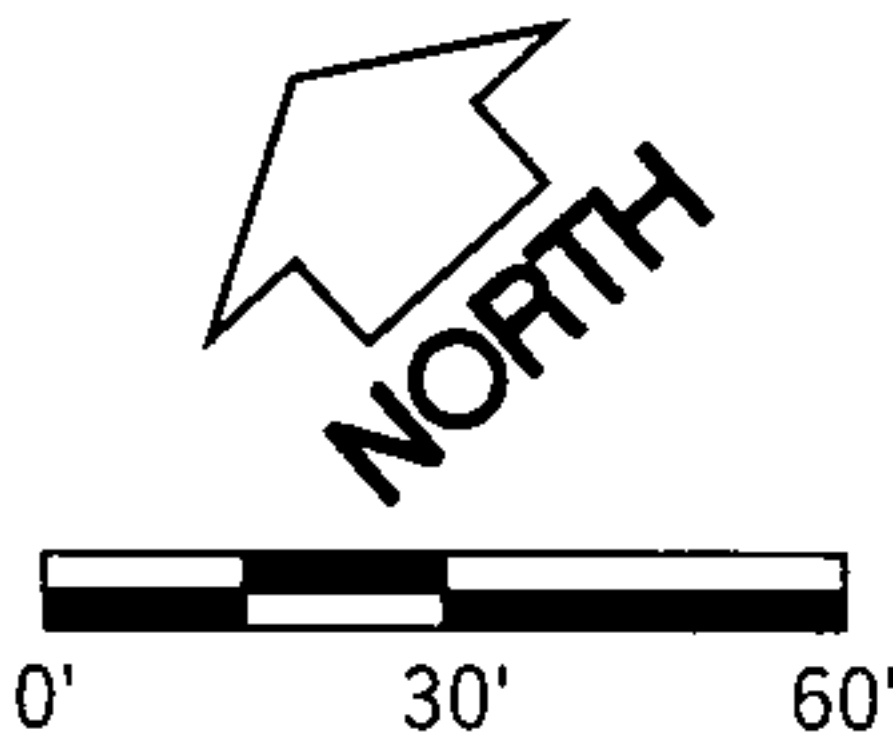
EXISTING EASEMENT DETAILS



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 89° 17' 50" E	26.68'
L-2	N 0° 34' 53" W	36.09'
(*)	N 0° 11' 39" W	35.95'
(**)	N 0° 31' 57" W	35.95'
L-3	N 0° 42' 10" W	47.80'

\* PER CSM 1168 \*\* PER CSM 598

PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	IOWA COUNTY WISCRS NAD 83 (2011)
1	FOUND ALUMINUM MONUMENT NW CORNER OF SECTION 31 - T5N - R3E	N: 121,711.07 E: 368,008.83
2	FOUND 3/4" REBAR EAST 1/4 CORNER OF SECTION 31 - T5N - R3E	N: 119,053.45 E: 368,028.03
3	FOUND 2" REBAR AT MONUMENTED CENTER OF SECTION 31 - T5N - R3E	N: 119,059.75 E: 365,386.21
4	FOUND ALUMINUM MONUMENT WEST 1/4 CORNER OF SECTION 31 - T5N - R3E	N: 121,713.80 E: 365,340.23

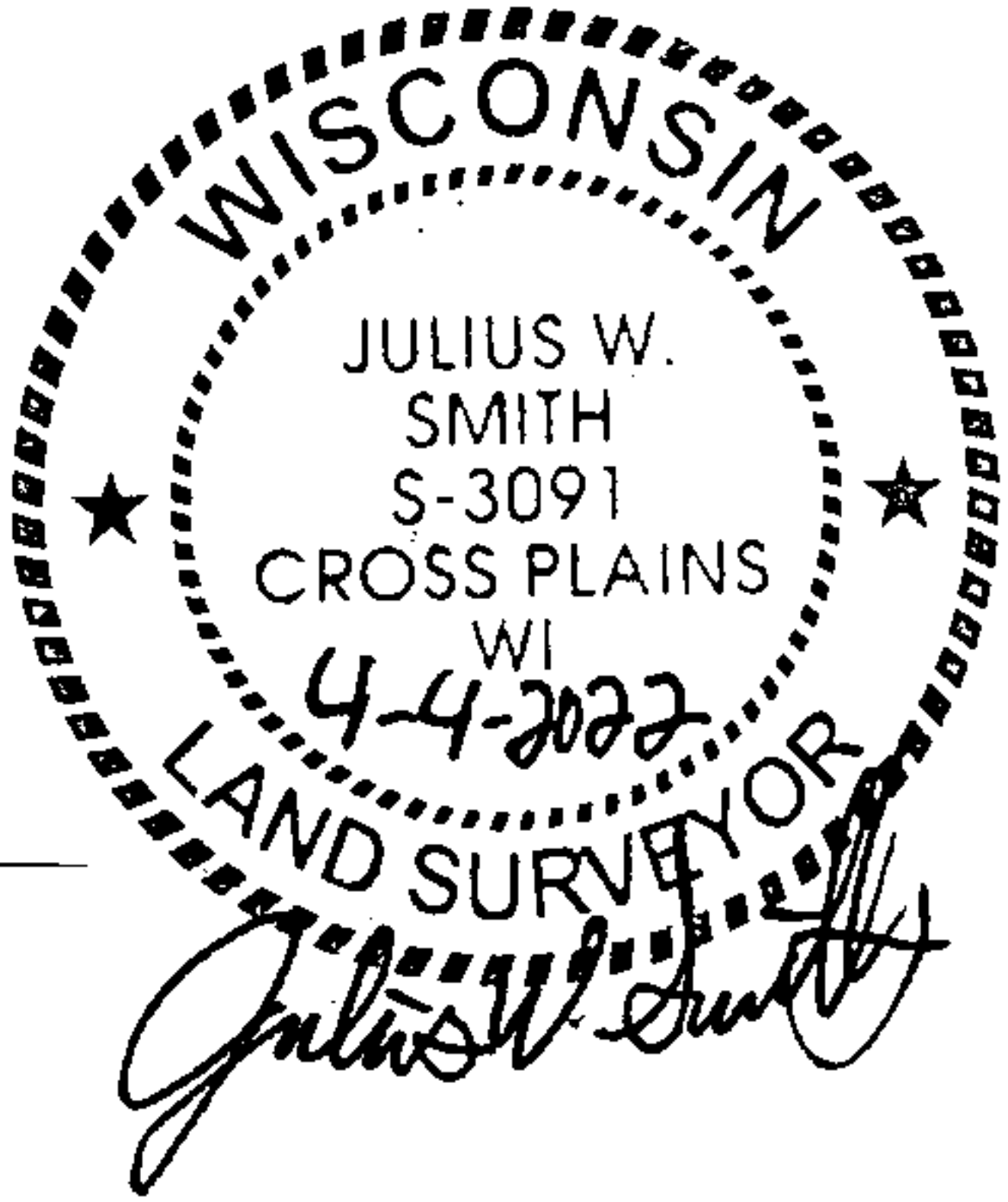


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT
- PROPOSED FUTURE EASEMENT NOT BEING SET FORTH WITH THIS DOCUMENT
- NO ACCESS TO HIGHWAY

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- THE EASEMENTS SHOWN HEREON AS BEING "CREATED BY SEPARATE DOCUMENT" ARE PROPOSED, FOR REFERENCE ONLY AND HAVE BEEN SHOWN AT THE REQUEST OF OTHERS. THESE EASEMENTS ARE NOT BEING CREATED NOR GRANTED BY THIS CSM. THE PROPOSED EASEMENTS ARE TO BE CREATED BY SEPARATE DOCUMENT. IF NO SUCH SEPARATE DOCUMENT IS EXECUTED, THIS CSM DOES NOT INTEND TO PURPORT ANY GRANT OF, NOR IMPLIED EXISTENCE FOR ANY PROPOSED EASEMENTS.



File: W:\2021\210782\_Kwik Trip - Mineral Point\dwg\210782-KT Mineral Point CSM.dwg Layout: CSM 2 of 4 User: Jule Plotted: Mar 21, 2022 - 2:06pm



PREPARED BY:  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
KWIK TRIP INC.  
1626 OAK STREET, PO BOX 1207  
LA CROSSE, WI 54602

SURVEYED BY: MAL  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 200709  
SHEET NO: 2 of 4

VOL. 14 PAGE 121  
DOC. NO. 379262  
C.S.M. NO. 1936

Vol 14 Page 121



CERTIFIED SURVEY MAP NO. 1936

LOT 1 OF CERTIFIED SURVEY MAP NO. 1168 RECORDED OCTOBER 08, 2008, IN VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGE 181, AS DOCUMENT NO. 305380, TOGETHER WITH A PORTION OF ABANDONED EATON STREET, AS DESCRIBED IN DOCUMENT NO. N/A VOL 8, PG 50, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 5 NORTH, RANGE 3 EAST, LOCATED IN THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN.

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 1168 (CSM 1168) RECORDED OCTOBER 08, 2008, IN VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGE 181, AS DOCUMENT NO. 305380, TOGETHER WITH A PORTION OF ABANDONED EATON STREET, AS DESCRIBED IN DOCUMENT NO. N/A VOL 8, PG 50, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 5 NORTH, RANGE 3 EAST, LOCATED IN THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN.

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SECTION 31; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 NORTH 89 DEGREES 56 MINUTES 29 SECONDS WEST, 1334.30 FEET TO THE WEST LINE OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE ALONG SAID WEST QUARTER/QUARTER LINE SOUTH 00 DEGREES 42 MINUTES 10 SECONDS EAST, 895.65 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 50 SECONDS EAST, 26.68 FEET TO THE WEST LINE OF SAID LOT 1 OF CSM 1168 ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID LOT 1 OF CSM 1168 NORTH 41 DEGREES 16 MINUTES 31 SECONDS EAST, 301.13 FEET TO THE WESTERLY CORNER OF LOT 2 OF SAID CSM 1168; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 OF CSM 1168 AND CONTINUING SOUTH 48 DEGREES 21 MINUTES 28 SECONDS EAST, 345.56 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHWESTERLY SIDE OF THE CURVING RIGHT-OF-WAY OF DODGE STREET ALSO KNOWN AS WISCONSIN STATE TRUNK HIGHWAY "23"; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY OF DODGE STREET 295.24 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3224.80 FEET AND A LONG CHORD THAT BEARS SOUTH 43 DEGREES 24 MINUTES 33 SECONDS WEST, 295.14 FEET TO A NON- TANGENT LINE, BEING AN EXTENSION OF THE SOUTHWESTERLY LINE OF AFORESAID LOT 1 OF CSM 1168; THENCE ALONG SAID EXTENSION AND CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 1 NORTH 54 DEGREES 24 MINUTES 08 SECONDS WEST, 312.01 FEET; THENCE CONTINUING ALONG LOT 1 OF CSM 1168 NORTH 00 DEGREES 34 MINUTES 53 SECONDS WEST, 36.09 FEET BACK TO THE POINT OF BEGINNING

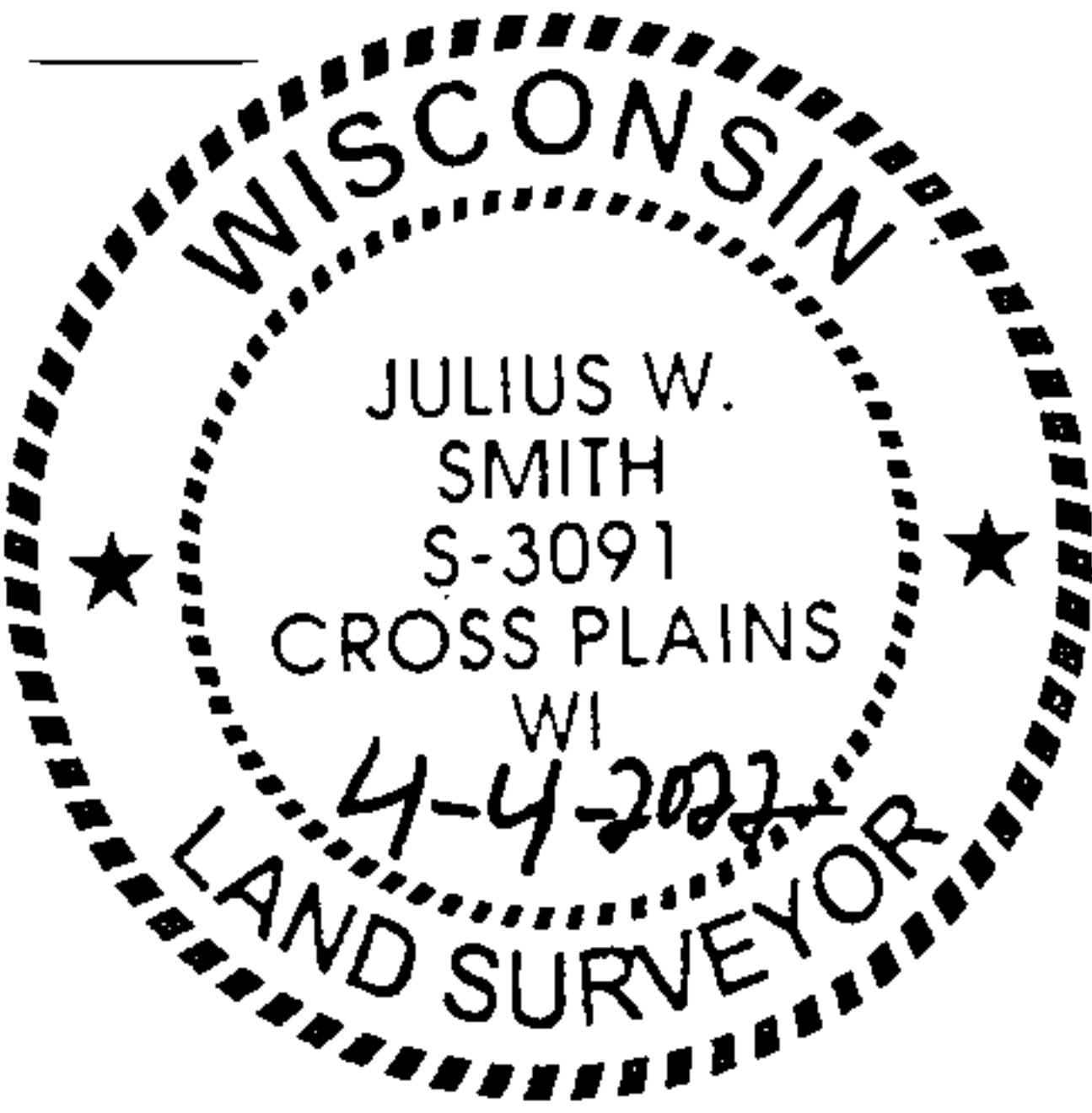
SAID PARCEL CONTAINS 106,551 SQUARE FEET OR 2.45 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, 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 MINERAL POINT AND IOWA COUNTY, WISCONSIN.

Julius W. Smith  
JULIUS W. SMITH, S-3091  
WISCONSIN PROFESSIONAL LAND SURVEYOR

4-4-2022  
DATE



CITY OF MINERAL POINT APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP AND RIGHT-OF-WAY DEDICATION CONTAINED HEREON IN THE CITY OF MINERAL POINT IS HEREBY ACCEPTED AND APPROVED BY THE CITY OF MINERAL POINT

Jason Basting  
CITY OF MINERAL POINT  
Jason Basting

4/12/2022  
DATE

	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	PROJECT NO:	VOL. 14	PAGE 122
	300 EAST FRONT STREET	KWIK TRIP INC.	MAL	210782	DOC. NO.	379262
	MOUNT HOREB, WI 53572	1626 OAK STREET, PO BOX 1207	DRAWN BY:	JWS	SHEET NO:	3 of 4
	www.wyserengineering.com	LA CROSSE, WI 54602	APPROVED BY:	JWS	C.S.M. NO.	1936



CERTIFIED SURVEY MAP NO. 1936

LOT 1 OF CERTIFIED SURVEY MAP NO. 1168 RECORDED OCTOBER 08, 2008, IN VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGE 181, AS DOCUMENT NO. 305380, TOGETHER WITH A PORTION OF ABANDONED EATON STREET, AS DESCRIBED IN DOCUMENT NO. N/A VOL 8, PG 50, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 5 NORTH, RANGE 3 EAST, LOCATED IN THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

KWIK TRIP, INC., A WISCONSIN 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 CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. KWIK TRIP, INC., A WISCONSIN CORPORATION DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MINERAL POINT FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KWIK TRIP, INC., A WISCONSIN CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFFREY J. WROBEL, ITS VICE PRESIDENT, CHIEF FINANCIAL OFFICER AND TREASURER,

AT LACROSSE WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON

THIS 19 DAY OF APRIL, 2022

IN THE PRESENCE OF:

SIGNOR: JEFFREY J. WROBEL, VICE PRESIDENT, CHIEF FINANCIAL OFFICER AND TREASURER OF KWIK TRIP, INC., A WISCONSIN CORPORATION

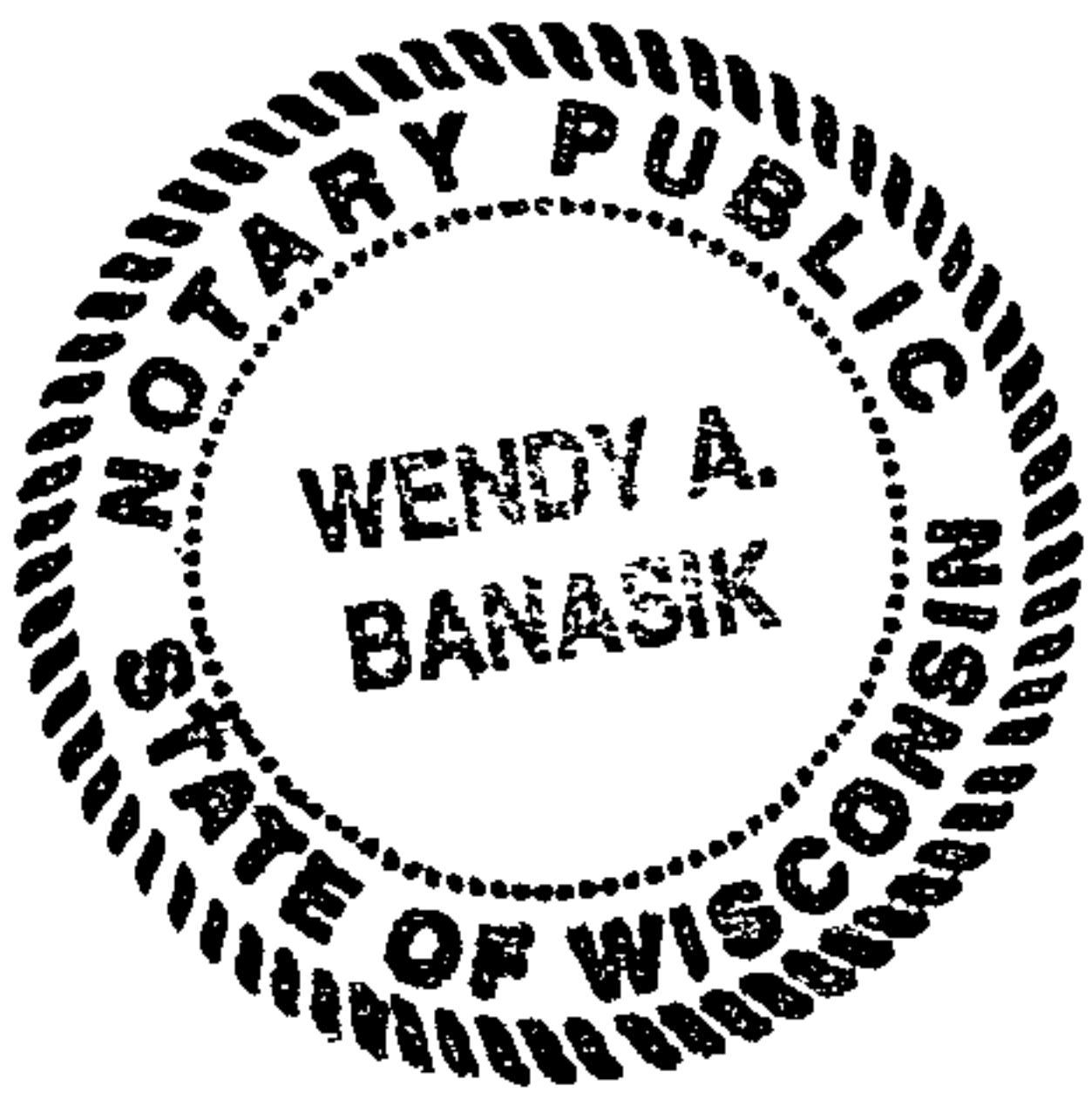
STATE OF WISCONSIN) SS LACROSSE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS 19 DAY OF APRIL, 2022,

VICE PRESIDENT, CHIEF FINANCIAL OFFICER AND TREASURER OF KWIK TRIP, INC., A WISCONSIN CORPORATION JEFFERY J. WROBEL OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE PRESIDENT, CHIEF FINANCIAL OFFICER AND TREASURER OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FORGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN

4-3-2023 MY COMMISSION EXPIRES



OFFICE OF THE REGISTER OF DEEDS

Iowa COUNTY, WISCONSIN

RECEIVED FOR RECORD May 17, 2022 AT 2:15 O'CLOCK P M AS

DOCUMENT # 379262

IN VOL. 14 OF CERTIFIED SURVEY

MAPS ON PAGE(S) 120-123

Taylor J. Campbell  
TAYLOR J. CAMPBELL, REGISTER OF DEEDS

File: W:\2021\210782\_Kwik Trip - Mineral Point\dwg\210782-KT Mineral Point CSM.dwg Layout: CSM 4 OF 4 User: Julie Plotted: Mar 21, 2022 - 2:08pm



PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KWIK TRIP INC. 1626 OAK STREET, PO BOX 1207 LA CROSSE, WI 54602	SURVEYED BY: MAL DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 210782 SHEET NO: 4 of 4
--	--	---	--