

ALTA/ACSM LAND TITLE SURVEY

BASED UPON TITLE REPORT / COMMITMENT NUMBER 413100026
OF SCHMITT TITLE, LLC, AGENT FOR FIRST AMERICAN TITLE INSURANCE
BEARING AN EFFECTIVE DATE OF OCTOBER 18, 2013 AT 7:44 A.M.

NOTES CORRESPONDING TO TABLE A ITEMS

1) MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES. REFER TO THE "LEGEND OF MONUMENTS" AT RIGHT.

2) ADDRESSES DISCLOSED IN RECORD DOCUMENTS, OR OBSERVED WHILE CONDUCTING THE SURVEY ARE NOTED UPON SHEET 2 OF THIS PLAT.

3) BY GRAPHICAL PLOTTING ONLY, THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 55001C0475D, WHICH BEARS AN EFFECTIVE REVISED DATE OF JUNE 17, 2008.

4) THE GROSS LAND AREA OF THE SURVEYED PROPERTY IS 7,730,900 SQUARE FEET OR 177.48 ACRES OF LAND, MORE OR LESS.

6B) CURRENT ZONING CLASSIFICATIONS AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, WERE NOT PROVIDED BY THE INSURER.

ON JULY 11, 2014, CURRENT ZONING CLASSIFICATIONS WERE OBTAINED FROM THE ADAMS COUNTY PLANNING AND ZONING DEPARTMENT AS FOLLOWS:

PARCEL NUMBER	CLASSIFICATION
008-01063-0000	A-3: SECONDARY AGRICULTURAL
008-01064-0000	A-1 {35}: EXCLUSIVE AGRICULTURAL
008-01065-0000	A-1 {15}: EXCLUSIVE AGRICULTURAL
008-01066-0000	A-3: SECONDARY AGRICULTURAL
008-01067-0000	R-1: SINGLE FAMILY RESIDENTIAL
008-01069-0000	R-1: SINGLE FAMILY RESIDENTIAL
008-01070-0000	A-1 {35}: EXCLUSIVE AGRICULTURAL
008-01071-0000	A-3: SECONDARY AGRICULTURAL
008-01073-0000	A-3: SECONDARY AGRICULTURAL
008-01075-0000	A-1 {35}: EXCLUSIVE AGRICULTURAL

THE ZONING CLASSIFICATIONS ARE DESIGNATED UPON SHEET 2 OF THIS PLAT. BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH BY THE ADAMS COUNTY PLANNING AND ZONING DEPARTMENT AS OF JULY 11, 2014 WERE PROVIDED TO THE CLIENT AS AN ATTACHMENT TO THIS PLAT.

7A & 7B1) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AND THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINTS OF ALL BUILDINGS AT GROUND LEVEL ARE INDICATED UPON SHEETS 2 AND 3 OF THIS PLAT.

8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. WERE LOCATED UNDER A REASONABLE OBSERVATION FOR THE GEOGRAPHIC CONDITIONS OF THE SITE AT THE TIME OF THE FIELD SURVEY. THE MAJORITY OF THE PROPERTY SURVEYED CONTAINED GRASSES FOUR (4) FEET IN HEIGHT. THE WOODED AREAS WERE ALSO IN A FULL VEGETATIVE STATE.

9) 52 REGULAR PARKING STALLS WERE FOUND TO BE STRIPED AND ARE SO INDICATED UPON SHEET 2 OF THIS PLAT. THE STRIPING WAS FOUND TO BE FADED AND THE PARKING LOT CONTAINING THE STALLS TO BE FALLING INTO DISREPAIR.

11A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY OBSERVED EVIDENCE ONLY AND WERE LOCATED UNDER A REASONABLE OBSERVATION FOR THE GEOGRAPHIC CONDITIONS OF THE SITE AT THE TIME OF THE FIELD SURVEY. THE MAJORITY OF THE PROPERTY SURVEYED CONTAINED GRASSES FOUR (4) FEET IN HEIGHT. THE WOODED AREAS WERE ALSO IN A FULL VEGETATIVE STATE.

13) NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE NOTED UPON SHEET 2 OF THIS PLAT.

16) NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

17) INQUIRIES WERE MADE TO THE ADAMS COUNTY HIGHWAY DEPARTMENT (C.T.H. "B") AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (S.T.H. 23) REGARDING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NEITHER OF WHICH INDICATED ANY SUCH CHANGES. COPIES OF THE CORRESPONDENCE WERE PROVIDED TO THE CLIENT AS AN ATTACHMENT TO THIS PLAT.

ADDITIONALLY, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE NOTED.

18) NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS NOTED.

19) BASED UPON A SITE WETLAND REVIEW PREPARED BY RANDY POELMA, AQUATIC BIOLOGIST OF THE HO-CHUNK NATION, DATED MAY 15, 2014, NO WETLANDS WERE PRESENT WITHIN THE BOUNDARIES OF THE LANDS SURVEYED.

NOTES CORRESPONDING TO SCHEDULE B - PART II

B11 A 66-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS ACROSS THE SURVEYED PROPERTY HAS BEEN PLOTTED ON THE FACE OF SHEET 2 OF THIS PLAT AS DESCRIBED IN DOCUMENT NUMBER 410625 (VOLUME 2836, PAGE 48) OF DEEDS, RECORDED 3/2/2002 IN THE OFFICE OF THE ADAMS COUNTY REGISTER OF DEEDS.

ADDITIONALLY, A 66-FOOT INGRESS-EGRESS, UTILITY AND MAINTENANCE EASEMENT AND A RETENTION BASIN EASEMENT FOR THE BENEFIT OF THE SURVEYED PROPERTY AS DESCRIBED IN DOCUMENT 410625 HAVE BEEN PLOTTED ON THE FACE OF SHEET 2 OF THIS PLAT.

B12 THE EASEMENTS DESCRIBED IN DOCUMENT NUMBER 410625 ARE SUBJECT TO THE RESPECTIVE TERMS AND CONDITIONS WITHIN SAID DOCUMENT.

B13 THE PRIVATE ONSITE WASTE TREATMENT SYSTEM (POWTS) LOCATED UPON TAX PARCEL NUMBER 008-01063-0000 IS SUBJECT TO A POWTS MAINTENANCE AGREEMENT AS DEFINED IN DOCUMENT 434691 (VOLUME 3638, PAGE 77) OF DEEDS, RECORDED 6/29/2004 IN THE OFFICE OF THE ADAMS COUNTY REGISTER OF DEEDS.

B14 THE PRIVATE ONSITE WASTE TREATMENT SYSTEM (POWTS) LOCATED UPON TAX PARCEL NUMBER 008-01064-0000 IS SUBJECT TO A POWTS MAINTENANCE AGREEMENT AS DEFINED IN DOCUMENT 434692 (VOLUME 3638, PAGE 78) OF DEEDS, RECORDED 6/29/2004 IN THE OFFICE OF THE ADAMS COUNTY REGISTER OF DEEDS.

B18 THE SURVEYED PROPERTY IS SUBJECT TO HIGHWAY ACCESS RESTRICTIONS AND HIGHWAY SETBACK RESTRICTIONS AS DEFINED IN DOCUMENT 413902 (VOLUME 2930, PAGE 59) OF DEEDS, RECORDED 7/23/2002 IN THE OFFICE OF THE ADAMS COUNTY REGISTER OF DEEDS.

LEGEND OF MONUMENTS

- PUBLIC LAND SURVEYING SYSTEM (PLSS) CORNER MONUMENTED BY HARRISON CAST-IRON MONUMENT
- 3/4" DIAMETER STEEL ROD FOUND
- ◁ STEEL CHANNEL POST R/W MARKER FOUND
- RECYCLED PLASTIC R/W MARKER FOUND
- 3/4" X 24" STEEL ROD PLACED
- (XXX) PREVIOUSLY RECORDED COURSE DATA

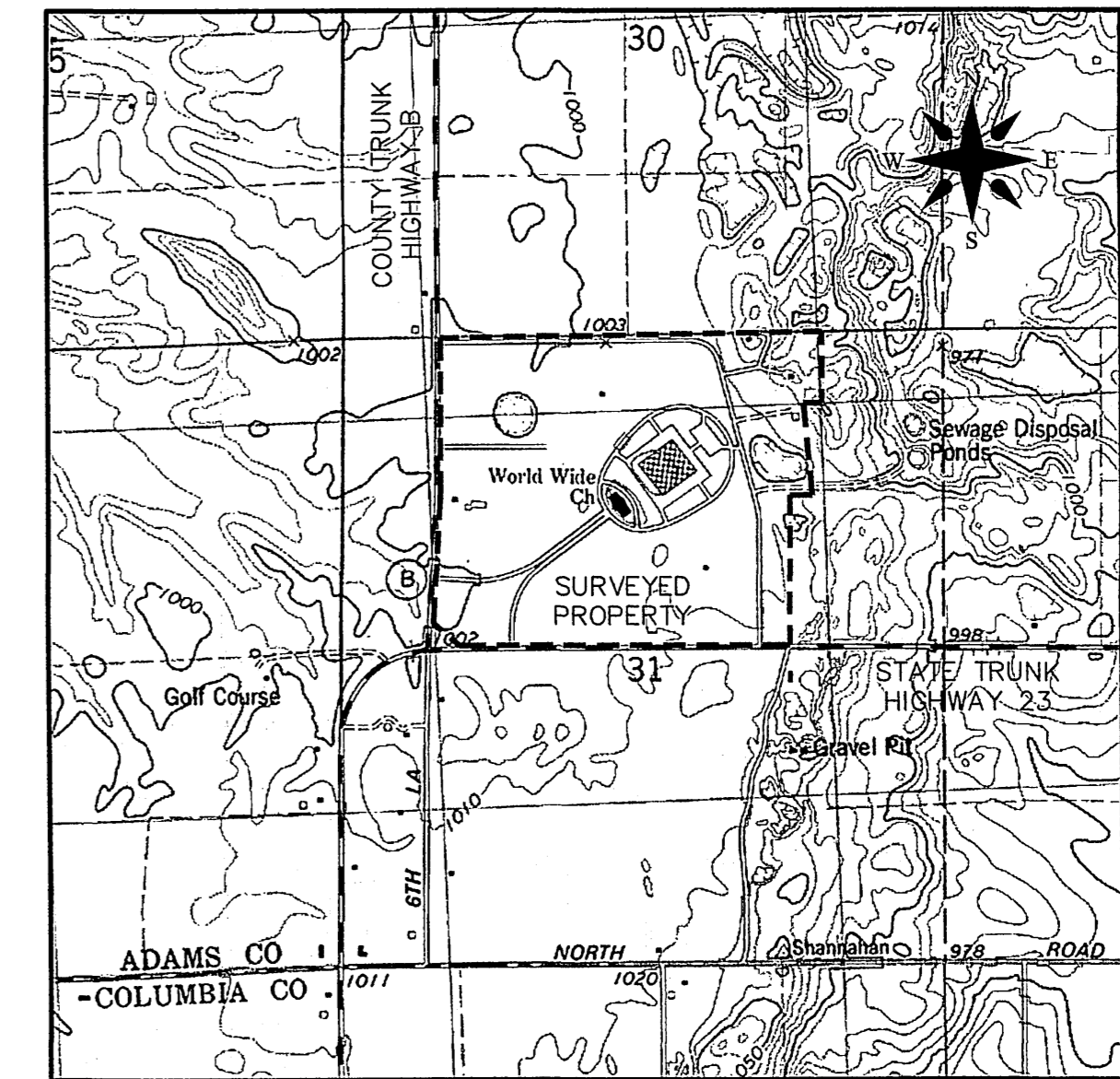
LEGEND OF PLANIMETRIC FEATURES

- B18** NOTATION CORRESPONDING TO SCHEDULE B - PART II
- D1** DETAIL REFERENCE NUMBER - SEE SHEET 3 OF 3 SHEETS
- ▨ EXISTING BUILDING FOOTPRINT - SEE SHEET 3 OF 3 SHEETS
- ▩ CONCRETE SURFACE
- ⊙ LARGE LANDSCAPE BOULDER LOCATION
- ▢ AREA DRAIN (STORM WATER)
- STORM WATER DISCHARGE STRUCTURE
- WELL
- SANITARY MANHOLE / CLEANOUT / SEPTIC TANK
- TANK LIQUID PROPANE (LP) TANK
- ⊙ ABOVE-GROUND FUEL STORAGE TANK(S)
- ⊙ UNDERGROUND ELECTRICAL ROUTE SIGN
- ⊙ ELECTRICAL TRANSFORMER
- OVERHEAD ELECTRICAL LINE
- ⊙ OVERHEAD UTILITY POLE
- * OVERHEAD LUMINARY POLE
- ⊙ UNDERGROUND COMMUNICATION UTILITY STRUCTURE

SHEET INDEX

- 1 TITLE PAGE
- 2 PLAN VIEW / BOUNDARY SURVEY VIEW
- 3 BUILDING DIMENSION / SQUARE FOOTAGE & OTHER DETAILS D1-D8

VICINITY MAP SCALE: 1" = 1500 FEET ±



LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W 1/2 NW 1/4) LYING EAST OF THE KILBOURN CITY AND DELL PRAIRIE ROAD (NKA CTH "B"); THE EAST HALF OF THE NORTHWEST QUARTER (E 1/2 NW 1/4); THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2 NE 1/4); AND THE SOUTH HALF OF THE NORTHEAST QUARTER (S 1/2 NE 1/4), ALL IN SEC. 31, T14N, R7E, LESS AND EXCEPT LANDS USED FOR HIGHWAY PURPOSES AS PER DOCUMENTS RECORDED IN VOL. 117 OF RECORDS ON PAGE 85 AS DOC. NO. 139134 AND IN VOL. 119 RECORDS ON PAGE 38 AS DOC. NO. 139091, ALL BEING IN THE TOWN OF DELL PRAIRIE, COUNTY OF ADAMS, STATE OF WISCONSIN.

ALSO LESS AND EXCEPT A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4, SEC. 31, T14N, R7E, TOWN OF DELL PRAIRIE, ADAMS COUNTY, WISCONSIN, BOUNDED BY THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID SEC. 31; THENCE S00 DEGREES 11'40"W ALONG THE EAST LINE OF SAID SEC. 31, 2563.64 FEET TO THE NORTHERLY RIGHT-OF-WAY OF S.T.H. "23"; THENCE N89 DEGREES 50'W ALONG SAID RIGHT-OF-WAY, 752.11 FEET; THENCE S89 DEGREES 36'W ALONG SAID RIGHT-OF-WAY, 507.98 FEET; THENCE N02 DEGREES 12'30"W, 1210.70 FEET; THENCE S89 DEGREES 34'E, 190.00 FEET; THENCE N08 DEGREES 18'20" W, 737.43 FEET; THENCE N89 DEGREES 04'E, 179.29 FEET; THENCE N00 DEGREES 15'45"E, 608.67 FEET TO THE NORTH LINE OF SAID SEC. 31; THENCE N89 DEGREES 09'50"E ALONG SAID NORTH LINE, 1050.10 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

TO BEAR TOOTH VENTURES, INC.

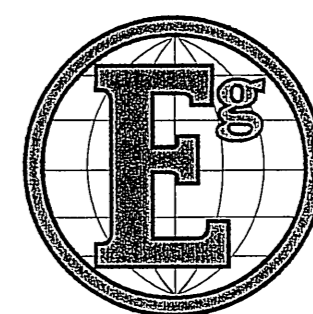
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(B), 7(A), 7(B)(1), 8, 9, 11(A), 13, 16-20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN THE DATES OF JULY 10, 2014 AND AUGUST 15, 2014.



Matthew M. Filus

10/21/2014

THE EXCELSIOR GROUP, LLC
MATTHEW M. FILUS, AGENT
MANAGING MEMBER OF THE EXCELSIOR GROUP, LLC
WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 2185
EXCELSIOR GROUP, LLC PROJECT NUMBER 2014-0001



The Excelsior Group, LLC
Surveying & Land Planning

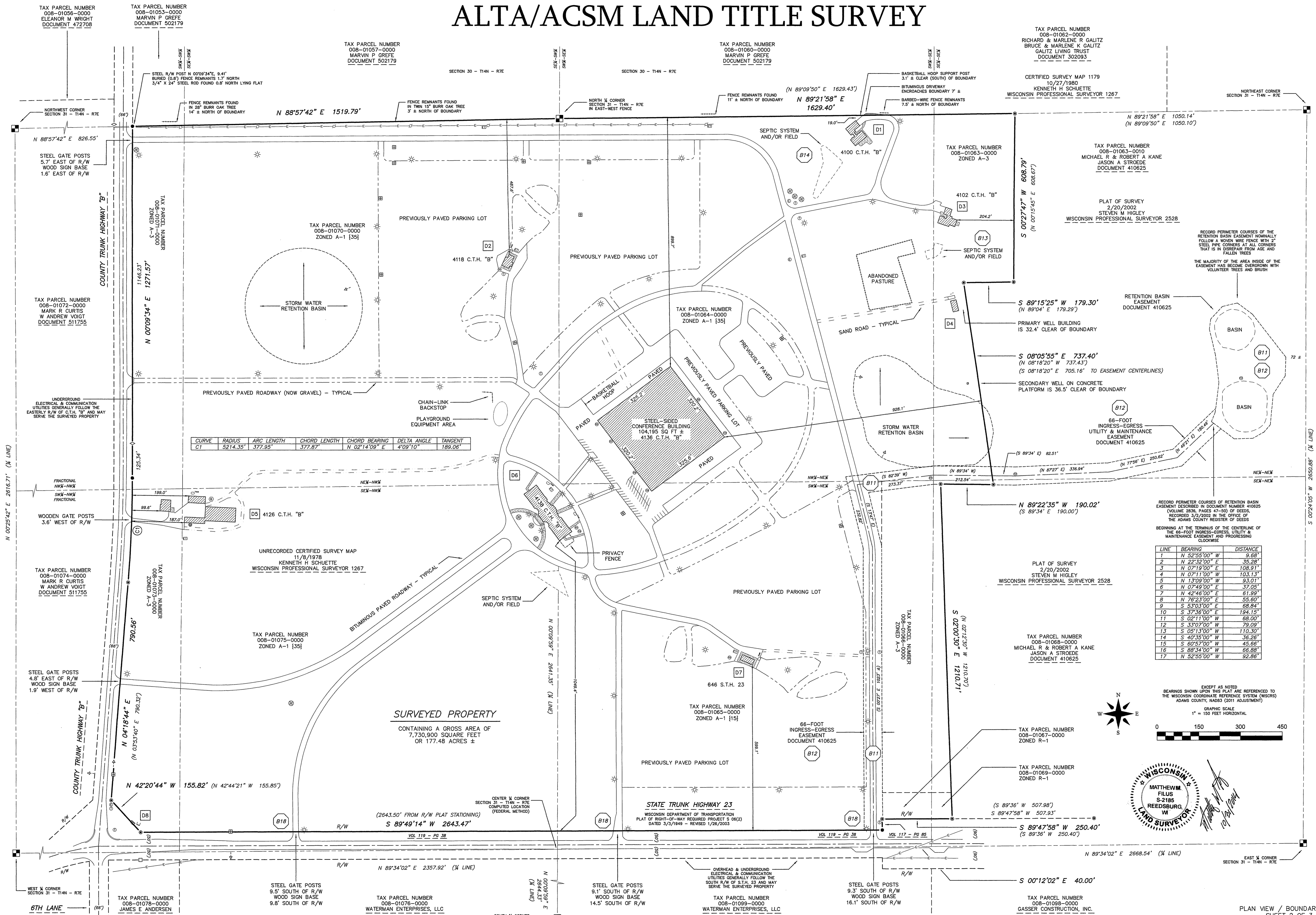
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TITLE PAGE
SHEET 1 OF 3 SHEETS

POSS31140711003

ALTA/ACSM LAND TITLE SURVEY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	5214.35'	377.95'	377.87'	N 02°14'09" E	4°09'10"	189.06'

RECORD PERIMETER COURSES OF THE RETENTION BASIN EASEMENT DESCRIBED IN DOCUMENT NUMBER 410625 (VOLUME 2816, PAGES 47-50) OF DEEDS, RECORDED 3/2/2002 IN THE OFFICE OF THE ADAMS COUNTY REGISTER OF DEEDS.

BEGINNING AT THE TERMINUS OF THE CENTERLINE OF THE 66-FOOT INGRESS-EGRESS, UTILITY & MAINTENANCE EASEMENT AND PROCEEDING CLOCKWISE:

LINE	BEARING	DISTANCE
1	N 52°55'00" W	9.68'
2	N 22°32'00" E	35.28'
3	N 07°19'00" E	108.97'
4	N 07°11'00" W	103.13'
5	N 13°09'00" W	93.01'
6	N 07°49'00" E	37.05'
7	N 42°46'00" E	61.99'
8	N 76°23'00" E	55.60'
9	S 53°03'00" E	68.84'
10	S 37°36'00" E	194.15'
11	S 02°11'00" W	68.00'
12	S 33°07'00" W	79.09'
13	S 05°13'00" W	110.30'
14	S 40°35'00" W	35.25'
15	S 60°57'00" W	45.66'
16	S 89°34'00" W	66.88'
17	N 52°55'00" W	92.86'

