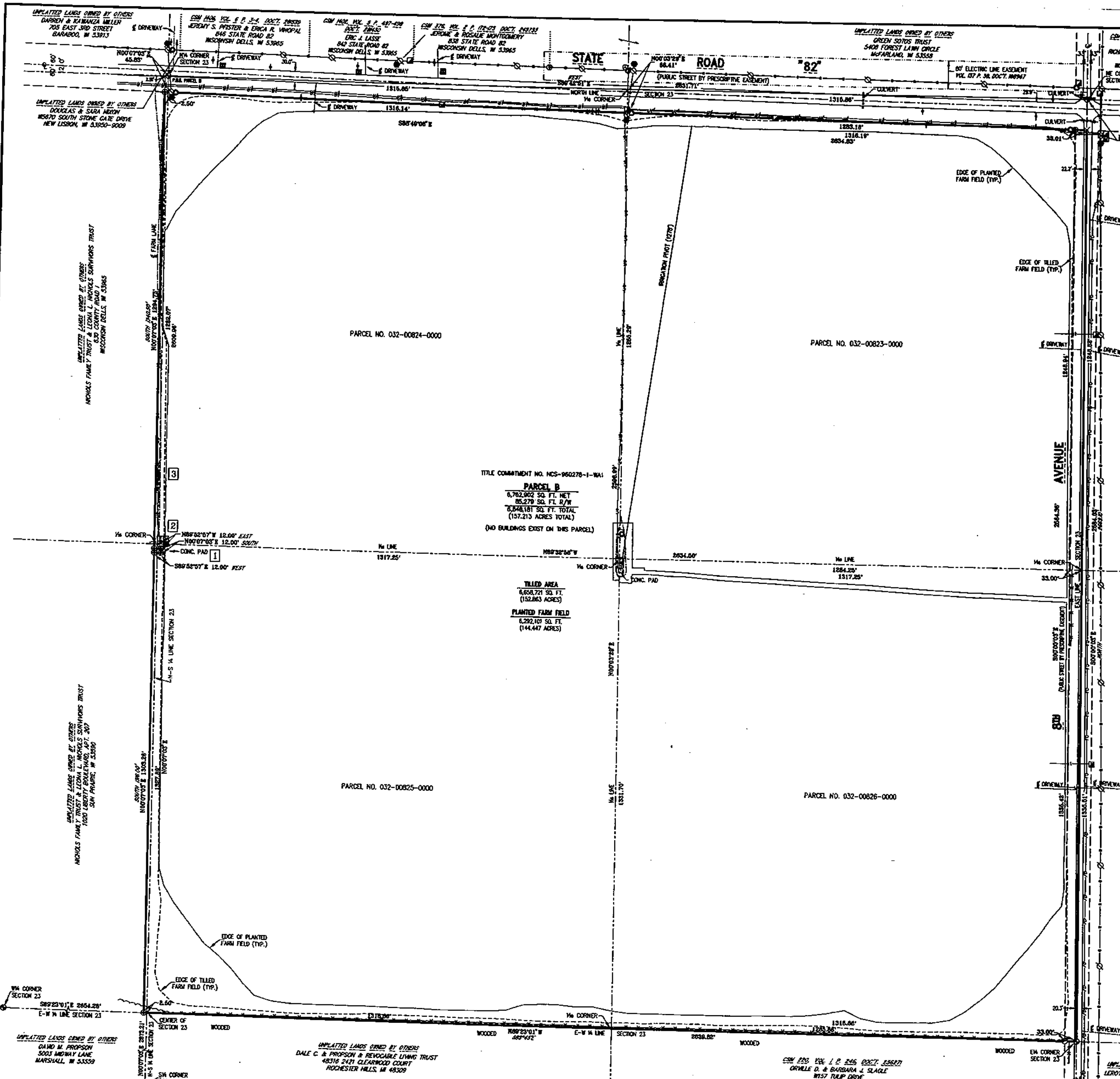
J.A.B.-Sept 25, 2019, 11:30:47, CADD FILE: 10163-A-4-D.dwg



Scale 1"=150'

LEGEND:

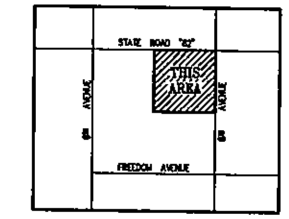
SEE SHEET 1 FOR LEGEND

BASIS FOR BEARINGS:

THE EAST LINE OF THE NE¼, SECTION 23, T15N, R6E, ASSUMED TO BEAR S00°00'03"E.

PARKING SPACES:

0 PARKING STALLS
0 HANDICAPPED PARKING STALLS
0 TOTAL PARKING STALLS



LOCATION SKETCH
NOT TO SCALE

UNDERGROUND UTILITIES

THIS DRAWING HAS BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER AND/OR SURVEYOR WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. LOCATION AND DEPTH OF UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO BEGINNING DESIGN, EXCAVATION OR CONSTRUCTION WORK. DIGGERS HOTLINE STANDARD LOCATE TICKET NUMBERS: 20193107631, 20193107645 AND 2019317655

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55001C0400D, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION:

A-1(35) EXCLUSIVE AGRICULTURAL DISTRICT
ALL BUILDINGS, STRUCTURES OR ENCLOSURES WHICH HOUSE OR CONFINE ANIMALS (SEE ADAMS COUNTY CODE OF ORDINANCES - CHAPTER 405, COMPREHENSIVE ZONING FOR EXACT DETAILS):
FRONT YARD SETBACK: 100'
SIDE YARD SETBACK: 100'
REAR YARD SETBACK: 100'
ALL OTHER USES NOT SPECIFIED IN THE CODE:
CLASS A (STATE HIGHWAY) HIGHWAY SETBACK: THE GREATER OF 110' FROM THE CENTERLINE OR 50' FROM THE WRITE-OFF-WAY
CLASS B (COUNTY ROAD) HIGHWAY SETBACK: THE GREATER OF 83' FROM THE CENTERLINE OR 50' FROM THE RIGHT-OF-WAY
CLASS C (TOWN ROAD) HIGHWAY SETBACK: THE GREATER OF 63' FROM THE CENTERLINE OR 30' FROM THE RIGHT-OF-WAY
FRONT SETBACK: 30'
SIDE YARD SETBACK: 10' FOR ALL STRUCTURES
REAR YARD SETBACK: 30'
UNATTACHED ACCESSORY STRUCTURE 10'
MINIMUM LOT AREA: 35 ACRES
MINIMUM LOT WIDTH: 300' RESIDENCE OR FARM OPERATION
150' SEPARATE DWELLING AREA FOR AN ADDITIONAL RESIDENCE
MAXIMUM BUILDING HEIGHT: 35'
UNATTACHED ACCESSORY STRUCTURE 20'

ZONING AUTHORITY:

ZONING AUTHORITY:
ADAMS COUNTY PLANNING AND ZONING DEPARTMENT
DUSTIN GRANT, PLANNING AND ZONING ADMINISTRATOR
COUNTY COURTHOUSE
400 MAIN STREET
PO BOX 187
FRIENDSHIP, WI 53934
PHONE: 608-339-4222
FAX: 608-339-4504

Significant Observations:

1. CONCRETE IRRIGATION PIVOT PAD ON SUBJECT PROPERTY BY 3.0 FEET.
2. TRANSFORMER, ELECTRIC METER, ELECTRIC PANEL AND WELL ON SUBJECT PROPERTY BY 10.1 FEET.
3. FARM LANE ON SUBJECT PROPERTY BY 6.6 FEET.

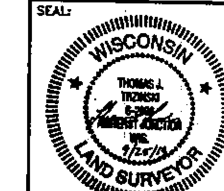
Miscellaneous Notes:

1. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE FIELD OR INFORMATION REGARDING CEMETERIES OR BURIAL GROUNDS FOUND IN THE RECORDED DOCUMENTS PROVIDED.
2. AT THE TIME FIELD WORK WAS PERFORMED, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES SURFACE WATER DATA VIEWER THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY. A WETLAND DELINEATION WAS NOT PERFORMED TO VERIFY THE PRESENCE OF WETLANDS OR LACK THEREOF.
4. RIGHT-OF-WAY WIDTH WERE DETERMINED FROM ABUTTING CERTIFIED SURVEY MAPS, SUBDIVISION PLATS AND/OR HIGHWAY RIGHT-OF-WAY PLATS.
5. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY.
6. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, TOGETHER WITH PLANS AND MARKINGS PROVIDED BY UTILITY COMPANIES AND DIGGERS HOTLINE.
7. FLOOD NOTE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

P0523150611001

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE LEGEND BAR.

SEAL:



ORIGINAL DOCUMENT BEARS AN EMBOSSED SEAL OR A SEAL STAMPED IN RED WITH AN ORIGINAL SIGNATURE AND DATE.

REVISIONS		
BY	DATE	DESCRIPTION
-		
-		
-		
-		
-		

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774

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CLIENT: **HANCOCK NATURAL RESOURCE GROUP**

PROJECT: **SPOTTED COW - WIADA005**

TITLE: **ALTA/NSPS LAND TITLE SURVEY**
T.C. NCS-960278-1-WA1 - PARCEL B

☐ PRELIMINARY
NOT FOR CONSTRUCTION
DATE:____ BY____
☐ FOR BIDDING ONLY
DATE:____ BY____
☐ FOR CONSTRUCTION
DATE:____ BY____
☒ DRAWING OF RECORD
DATE: 09/25/19 BY T.J.T.
☐
DATE:____ BY____

DESIGNER:
DRAWN BY: JIM BRASEL
FIELD DATA BY: D.S. & T.T.
DATE: 7/19-8/19
CHECKED BY: T.J.T. DATE: 8/16/19
DWG. DATE: SEPT 25, 2019
DWG. NO. 10163-A-4-D
PROJECT NO. 19-84
PLAN SHEET 4
SHEET 4 OF 22 SHEET(S)