MAJESTIC PINES ALTA SURVEY

Located in Lot 1, CSM No. 1150, Part of the NW1/4-NW1/4, Section 1 and all of the NE1/4-NE1/4, Section 2, all T15N, R7E, Town of Jackson, Adams County, Wisconsin.

Client: Majestic Pines, LLC, 655 W. Mary Ct., Elmhurst, IL 60126

Carlson Surveying, a Division of General Engineering, P O Box 340, Portage, WI 53901 Phone (608) 742-2169

Bearings are referenced to north line of NE1/4-NE1/4 of Section 2 and assumed to bear N89°20'47"E.

- ● = Found ¾" round iron rod
- ◒ = Found government corner (harrison monument)
- ○ = Set ¾"x24" round iron rod weighing 1.5#/lin. ft.
- ( ) = Recorded as
- Ⓢ = Septic vent
- ⊗ = Septic tank cover
- Ⓦ = Well
- ¤ = Light pole
- ⌑ = Utility pole
- —OE— = Overhead electric line
- — — —E— = Buried electric line
- —T— = Buried telephone line

PARCEL DESCRIPTION (ALTA Application No. 27-20800765):

Lot One, (1) of Adams County Certified Survey Map No. 1150 as recorded October 8, 1980 at 3:30 PM in Volume 5 of Surveys on Pages 96-97, as Document No. 273698. All being in the Town of Jackson, County of Adams, State of Wisconsin.

Tax ID N0. 012-0006-0000 and 012-00021-0000

Property Address per Tax Bill: 3007 2nd Avenue, Oxford, Wisconsin.

- Property is zoned A-1, Exclusive Agricultural.
- The following setback requirements were taken from Adams County Zoning Ordinance revised 1999.
- Structures that confine animals shall have a minimum setback
- requirement of 100 feet.
- The minimum setbacks for the principle building are: side yard setback of 10 feet, rear yard setback of 30 feet and where the front yard abuts a Class C Highway, the minimum setback shall be 63 feet from the centerline of the highway or 30 feet from the right-of-way line, whichever is greater.
- No accessory structure shall be closer than required front yard setback or closer than 10 feet to a lot line.
- Principal building shall not exceed 35 feet in height.
- Detached Accessory structure shall not exceed 20 feet in height.

SURVEYOR'S CERTIFICATE:

To Spiro and Lena Kouvelis, Bank of Wisconsin Dells, Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys," jointly established by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 5, 6, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy standards as adopted by ALTA and NSPS and in effect on the date of the certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 24th day of March, 2008.

Mark C Carlson
Registered Land Surveyor

WISCONSIN MARK C. CARLSON S-2021 Baraboo, WI LAND SURVEYOR

*Field work was performed with significant snow cover.

No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for Adams County, Wisconsin, Unincorporated Areas, Panel 400 0f 450, Map number 550001CO400C made effective November 16, 1990 in which the property is located.

P050150721002

CARLSON SURVEYING
REGISTERED LAND SURVEYOR
A DIVISION OF GENERAL ENGINEERING COMPANY
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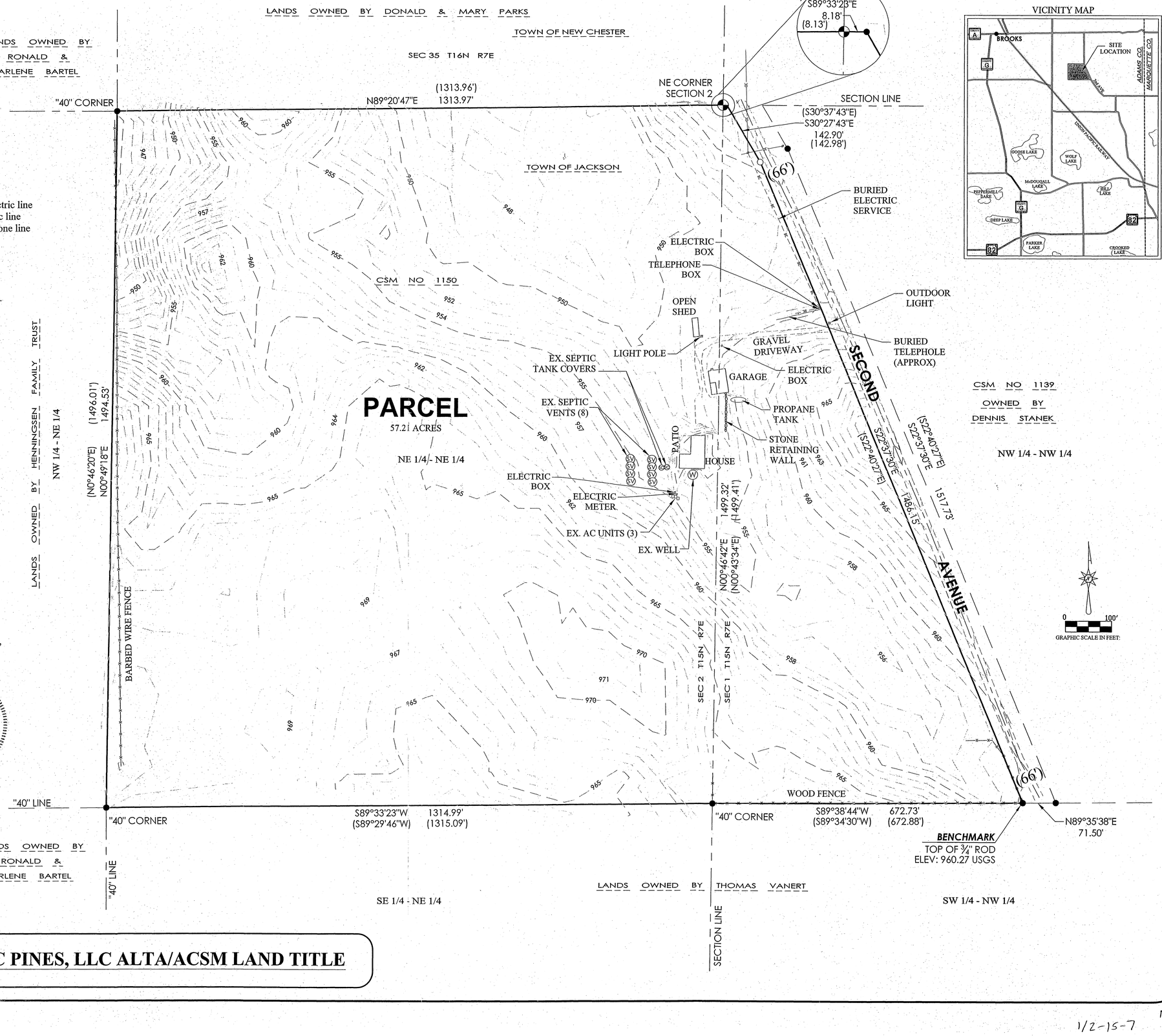
PROJECT S1207-118 DECEMBER 2007



MAJESTIC PINES, LLC ALTA/ACSM LAND TITLE

1/2-15-7 Majestic Pines ALTA