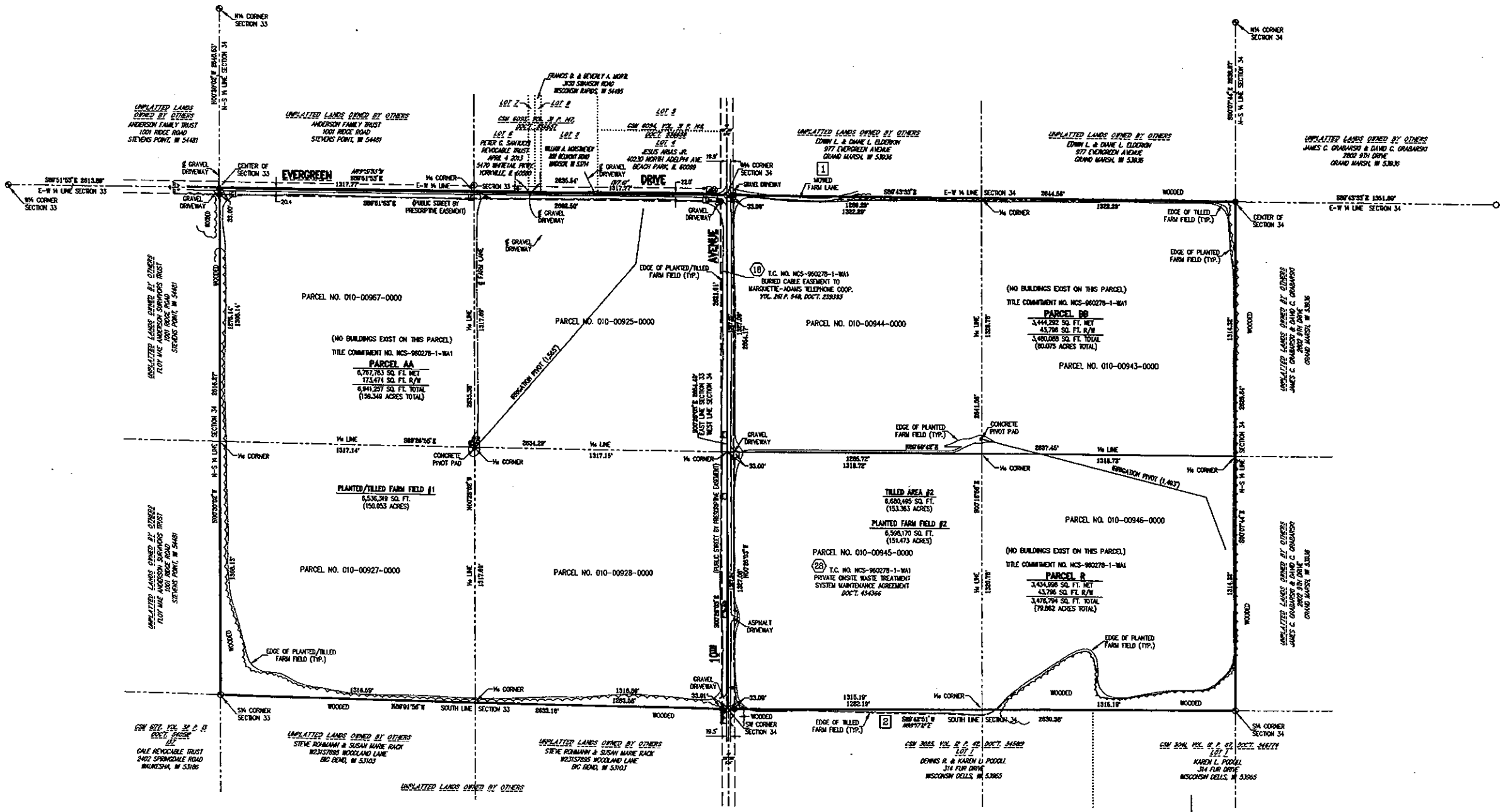


Significant Observations:

1. MOWED FARM LANE CROSSES SUBJECT PROPERTY BY 23.7 FEET.
2. SUBJECT PROPERTY'S PLANTED & TILLED FIELD EXTENDS ONTO ABUTTING LANDS BY 29.6 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.

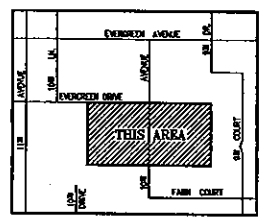
Scale 1"=300'

300' 200' 100' 0' 150' 300'

LEGEND:
SEE SHEET 1 FOR LEGEND

BASIS FOR BEARINGS:
THE WEST LINE OF THE SE¼, SECTION 33, T16N, R6E, ASSUMED TO BEAR N00°30'02"W.

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: 20193205439, 20193205443, 2193205460 AND 20193205491.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 55001C0358D & 55001C0350D, BOTH BEAR AN EFFECTIVE DATE OF JUNE 17, 2008 AND IS NOT IN A SPECIAL FLOOD

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

POS33160641001
POS34160631001

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 • FAX 715-423-8774

COPYRIGHT © 2019 BY ESP GROUP, INC. ALL RIGHTS RESERVED. DUPLICATION BY WRITTEN PERMISSION ONLY.

CLIENT: HANCOCK NATURAL RESOURCE GROUP
PROJECT: SPOTTED COW - WIADA018, 400-024 • 400-025
TITLE: ALTA/NSPS LAND TITLE SURVEY
T.C. NCS-960278-1-WA1 - PARCEL R, AA & BB

☐ PRELIMINARY
NOT FOR CONSTRUCTION
DATE:_____ BY_____

☐ FOR BIDDING ONLY
DATE:_____ BY_____

☐ FOR CONSTRUCTION
DATE:_____ BY_____

☒ DRAWING OF RECORD
DATE: 08/25/19 BY T.J.T.

☐
DATE:_____ BY_____

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.

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-14-D
PROJECT NO. 19-84
PLAN SHEET 14
SHEET 14 OF 22 SHEET(S)

J:\A.B.-Sept 25, 2019, 11:17:00, CADD FILE: 10163-A-14-D.dwg