"ALTA/ACSM LAND TITLE SURVEY"

629 RAILROAD AVENUE
TOWN OF NEW CHESTER
ADAMS COUNTY, WISCONSIN

LEGEND:

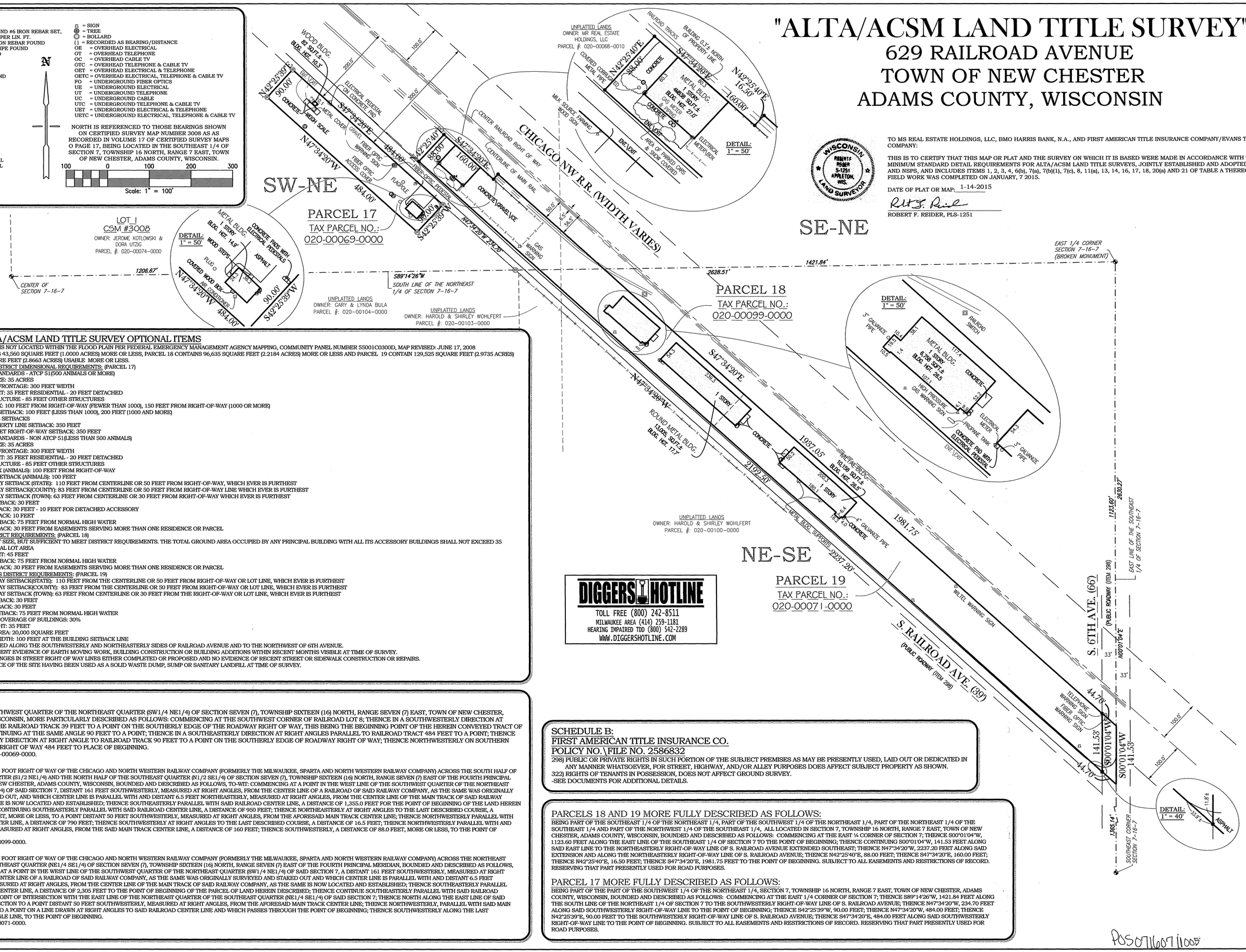
- COUNTY MONUMENT
- = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1" O.D. ROUND IRON PIPE FOUND
- = CHISEL CROSS FOUND
- = MAG NAIL SET
- = MAG FOUND
- = RAILROAD SPIKE SET
- = RAILROAD SPIKE FOUND
- = SANITARY MANHOLE
- = SEPTIC TANK
- = SEPTIC VENT
- = STORM MANHOLE
- = STORM CATCH BASIN
- = CULVERT
- = WATER VALVE
- = CURB STOP
- = FIRE HYDRANT
- = WELL
- = POWER POLE
- = DOWN GUY
- = GAS VALVE
- = GAS METER
- = ELECTRICAL PEDESTAL
- = TELEPHONE PEDESTAL
- = CABLE PEDESTAL
- = LIGHT
- = GROUND LIGHT
- = SIGN
- = TREE
- = BOLLARD
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OT = OVERHEAD TELEPHONE
- OC = OVERHEAD CABLE TV
- OTC = OVERHEAD TELEPHONE & CABLE TV
- OET = OVERHEAD ELECTRICAL & TELEPHONE
- OETC = OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
- FO = UNDERGROUND FIBER OPTICS
- UE = UNDERGROUND ELECTRICAL
- UT = UNDERGROUND TELEPHONE
- UC = UNDERGROUND CABLE
- UTC = UNDERGROUND TELEPHONE & CABLE TV
- UET = UNDERGROUND ELECTRICAL & TELEPHONE
- UETC = UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

N

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 3008 AS AS RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAPS O PAGE 17, BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 7 EAST, TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN.

100 0 100 200 300

Scale: 1" = 100'



TO MS REAL ESTATE HOLDINGS, LLC, BMO HARRIS BANK, N.A., AND FIRST AMERICAN TITLE INSURANCE COMPANY/EVANS TITLE COMPANY:

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, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 11(a), 13, 14, 16, 17, 18, 20(a) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY, 7 2015.

DATE OF PLAT OR MAP: 1-14-2015

ROBERT F. REIDER, PLS-1251

TABLE A: ALTA/ACSM LAND TITLE SURVEY OPTIONAL ITEMS

3) SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 55001C0300D, MAP REVISED: JUNE 17, 2008
4) PARCEL 17 CONTAINS 43,560 SQUARE FEET (1.0000 ACRES) MORE OR LESS, PARCEL 18 CONTAINS 96,635 SQUARE FEET (2.2184 ACRES) MORE OR LESS AND PARCEL 19 CONTAIN 129,525 SQUARE FEET (2.9735 ACRES) TOTAL & 124,854 SQUARE FEET (2.8663 ACRES) USABLE MORE OR LESS.
6) A-1 AGRICULTURE DISTRICT DIMENSIONAL REQUIREMENTS: (PARCEL 17)
* BASIC DISTRICT STANDARDS - ATCP 51(500 ANIMALS OR MORE)
- MINIMUM LOT SIZE: 35 ACRES
- MINIMUM ROAD FRONTAGE: 300 FEET WIDTH
- MAXIMUM HEIGHT: 35 FEET RESIDENTIAL - 20 FEET DETACHED ACCESSORY STRUCTURE - 85 FEET OTHER STRUCTURES
- STREET SETBACK: 100 FEET FROM RIGHT-OF-WAY (FEWER THAN 1000), 150 FEET FROM RIGHT-OF-WAY (1000 OR MORE)
- PROPERTY LINE SETBACK: 100 FEET (LESS THAN 1000), 200 FEET (1000 AND MORE)
- WASTE STORAGE SETBACKS
PROPERTY LINE SETBACK: 350 FEET
STREET RIGHT-OF-WAY SETBACK: 350 FEET
* BASIC DISTRICT STANDARDS - NON ATCP 51(LESS THAN 500 ANIMALS)
- MINIMUM LOT SIZE: 35 ACRES
- MINIMUM ROAD FRONTAGE: 300 FEET WIDTH
- MAXIMUM HEIGHT: 35 FEET RESIDENTIAL - 20 FEET DETACHED ACCESSORY STRUCTURE - 85 FEET OTHER STRUCTURES
- STREET SETBACK (ANIMALS): 100 FEET FROM RIGHT-OF-WAY
-PROPERTY LINE SETBACK (ANIMALS): 100 FEET
- CLASS A HIGHWAY SETBACK (STATE): 110 FEET FROM CENTERLINE OR 50 FEET FROM RIGHT-OF-WAY, WHICH EVER IS FURTHEST
- CLASS B HIGHWAY SETBACK(COUNTY): 83 FEET FROM CENTERLINE OR 50 FEET FROM RIGHT-OF-WAY LINE WHICH EVER IS FURTHEST
- CLASS C HIGHWAY SETBACK (TOWN): 63 FEET FROM CENTERLINE OR 30 FEET FROM RIGHT-OF-WAY WHICH EVER IS FURTHEST
- FRONT YARD SETBACK: 30 FEET
-REAR YARD SETBACK: 30 FEET - 10 FEET FOR DETACHED ACCESSORY
- SIDE YARD SETBACK: 10 FEET
- SHORELAND SETBACK: 75 FEET FROM NORMAL HIGH WATER
- EASEMENT SETBACK: 30 FEET FROM EASEMENTS SERVING MORE THAN ONE RESIDENCE OR PARCEL
I-1 INDUSTRIAL DISTRICT REQUIREMENTS: (PARCEL 18)
- NO MINIMUM LOT SIZE, BUT SUFFICIENT TO MEET DISTRICT REQUIREMENTS. THE TOTAL GROUND AREA OCCUPIED BY ANY PRINCIPAL BUILDING WITH ALL ITS ACCESSORY BUILDINGS SHALL NOT EXCEED 35 PERCENT OF TOTAL LOT AREA
- MAXIMUM HEIGHT: 45 FEET
- SHORELAND SETBACK: 75 FEET FROM NORMAL HIGH WATER
- EASEMENT SETBACK: 30 FEET FROM EASEMENTS SERVING MORE THAN ONE RESIDENCE OR PARCEL
B-1 RURAL BUSINESS DISTRICT REQUIREMENTS: (PARCEL 19)
- CLASS A HIGHWAY SETBACK(STATE): 110 FEET FROM THE CENTERLINE OR 50 FEET FROM RIGHT-OF-WAY OR LOT LINE, WHICH EVER IS FURTHEST
- CLASS B HIGHWAY SETBACK(COUNTY): 83 FEET FROM THE CENTERLINE OR 50 FEET FROM RIGHT-OF-WAY OR LOT LINE, WHICH EVER IS FURTHEST
- CLASS C HIGHWAY SETBACK (TOWN): 63 FEET FROM CENTERLINE OR 30 FEET FROM THE RIGHT-OF-WAY OR LOT LINE, WHICH EVER IS FURTHEST
- REAR YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 30 FEET
- SHORELAND SETBACK: 75 FEET FROM NORMAL HIGH WATER
- MAXIMUM LOT COVERAGE OF BUILDINGS: 30%
- MAXIMUM HEIGHT: 35 FEET
- MINIMUM LOT AREA: 20,000 SQUARE FEET
- MINIMUM LOT WIDTH: 100 FEET AT THE BUILDING SETBACK LINE
14) PROPERTY IS LOCATED ALONG THE SOUTHWESTERLY AND NORTHEASTERLY SIDES OF RAILROAD AVENUE AND TO THE NORTHWEST OF 6TH AVENUE.
16) THERE WAS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS VISIBLE AT TIME OF SURVEY.
17) THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18) NO VISIBLE EVIDENCE OF THE SITE HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

DIGGERS HOTLINE
TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM

PARCEL 17:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SECTION SEVEN (7), TOWNSHIP SIXTEEN (16) NORTH, RANGE SEVEN (7) EAST, TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF RAILROAD LOT 8; THENCE IN A SOUTHWESTERLY DIRECTION AT RIGHT ANGLES TO THE RAILROAD TRACK 39 FEET TO A POINT ON THE SOUTHERLY EDGE OF THE ROADWAY RIGHT OF WAY, THIS BEING THE BEGINNING POINT OF THE HEREIN CONVEYED TRACT OF LAND; THENCE CONTINUING AT THE SAME ANGLE 90 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION AT RIGHT ANGLES PARALLEL TO RAILROAD TRACT 484 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION AT RIGHT ANGLE TO RAILROAD TRACK 90 FEET TO A POINT ON THE SOUTHERLY EDGE OF ROADWAY RIGHT OF WAY; THENCE NORTHWESTERLY ON SOUTHERN EDGE OF ROADWAY RIGHT OF WAY 484 FEET TO PLACE OF BEGINNING.
TAX PARCEL NO. 020-00069-0000.

PARCEL 18:

THAT PART OF THE 300 FOOT RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE MILWAUKEE, SPARTA AND NORTH WESTERN RAILWAY COMPANY) ACROSS THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2 NE1/4) AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) OF SECTION SEVEN (7), TOWNSHIP SIXTEEN (16) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 7, DISTANT 161 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF A RAILROAD OF SAID RAILWAY COMPANY, AS THE SAME WAS ORIGINALLY SURVEYED AND STAKED OUT, AND WHICH CENTER LINE IS PARALLEL WITH AND DISTANT 6.5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS THE SAME IS NOW LOCATED AND ESTABLISHED; THENCE SOUTHEASTERLY PARALLEL WITH SAID RAILROAD CENTER LINE, A DISTANCE OF 1,355.0 FEET FOR THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTHEASTERLY PARALLEL WITH SAID RAILROAD CENTER LINE, A DISTANCE OF 950 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 104.5 FEET, MORE OR LESS, TO A POINT DISTANT 50 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE AFORESAID MAIN TRACK CENTER LINE; THENCE NORTHWESTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE, A DISTANCE OF 790 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.5 FEET; THENCE NORTHWESTERLY PARALLEL WITH AND DISTANT 66.5 FEET, MEASURED AT RIGHT ANGLES, FROM THE SAID MAIN TRACK CENTER LINE, A DISTANCE OF 160 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 88.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TAX PARCEL NO. 020-00099-0000.

PARCEL 19:

THAT PART OF THE 300 FOOT RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE MILWAUKEE, SPARTA AND NORTH WESTERN RAILWAY COMPANY) ACROSS THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION SEVEN (7), TOWNSHIP SIXTEEN (16) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 7, A DISTANT 161 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF A RAILROAD OF SAID RAILWAY COMPANY, AS THE SAME WAS ORIGINALLY SURVEYED AND STAKED OUT AND WHICH CENTER LINE IS PARALLEL WITH AND DISTANT 6.5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS THE SAME IS NOW LOCATED AND ESTABLISHED; THENCE SOUTHEASTERLY PARALLEL WITH SAID RAILROAD CENTER LINE, A DISTANCE OF 2,305 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY PARALLEL WITH SAID RAILROAD CENTER LINE TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SAID SECTION 7; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO A POINT DISTANT 50 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE AFORESAID MAIN TRACK CENTER LINE; THENCE NORTHWESTERLY, PARALLEL WITH SAID MAIN TRACK CENTER LINE, TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO SAID RAILROAD CENTER LINE AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED RIGHT ANGLE LINE, TO THE POINT OF BEGINNING.
TAX PARCEL NO. 020-00071-0000.

SCHEDULE B:
FIRST AMERICAN TITLE INSURANCE CO.
POLICY NO.\FILE NO. 2586832

298) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES DOES AFFECT SUBJECT PROPERTY AS SHOWN.
322) RIGHTS OF TENANTS IN POSSESSION, DOES NOT AFFECT GROUND SURVEY.
-SEE DOCUMENTS FOR ADDITIONAL DETAILS.

PARCELS 18 AND 19 MORE FULLY DESCRIBED AS FOLLOWS:

BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL LOCATED IN SECTION 7, TOWNSHIP 16 NORTH, RANGE 7 EAST, TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SECTION 7; THENCE S00°01'04"W, 1123.60 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7 TO THE POINT OF BEGINNING; THENCE CONTINUING S00°01'04"W, 141.53 FEET ALONG SAID EAST LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S. RAILROAD AVENUE EXTENDED SOUTHEAST; THENCE N47°34'20"W, 2237.20 FEET ALONG SAID EXTENSION AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S. RAILROAD AVENUE; THENCE N42°25'40"E, 88.00 FEET; THENCE S47°34'20"E, 160.00 FEET; THENCE N42°25'40"E, 16.50 FEET; THENCE S47°34'20"E, 1981.75 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. RESERVING THAT PART PRESENTLY USED FOR ROAD PURPOSES.

PARCEL 17 MORE FULLY DESCRIBED AS FOLLOWS:

BEING PART OF THE PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 7, TOWNSHIP 16 NORTH, RANGE 7 EAST, TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 7; THENCE S89°14'26"W, 1421.84 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S. RAILROAD AVENUE; THENCE N47°34'20"W, 234.70 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S42°25'39"W, 90.00 FEET; THENCE N47°34'20"W, 484.00 FEET; THENCE N42°25'39"E, 90.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S. RAILROAD AVENUE; THENCE S47°34'20"E, 484.00 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. RESERVING THAT PART PRESENTLY USED FOR ROAD PURPOSES.

REVISIONS			
INT.	DATE	LEGAL DESCRIPTION	
RDD	2-11-2015		

CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

DESIGNED
DRAWN RDD
CHECKED RFR

MILK SOURCE, LLC
ATTENTION: DERIC DUQUAINE
N3569 VANDEN BOSCH ROAD
KAUKAUNA, WISCONSIN 54130
PROJECT: CAMDEN DAIRY, LLC, TOWN OF NEW CHESTER

SCALE 1" = 100'
DATE 1-14-2015
PROJECT NO. C1411.5
SHEET NO.

P05071607/1005