

# "ALTA/ACSM LAND TITLE SURVEY"

## 2563 5TH AVENUE

### TOWN OF NEW CHESTER

#### ADAMS COUNTY, WISCONSIN

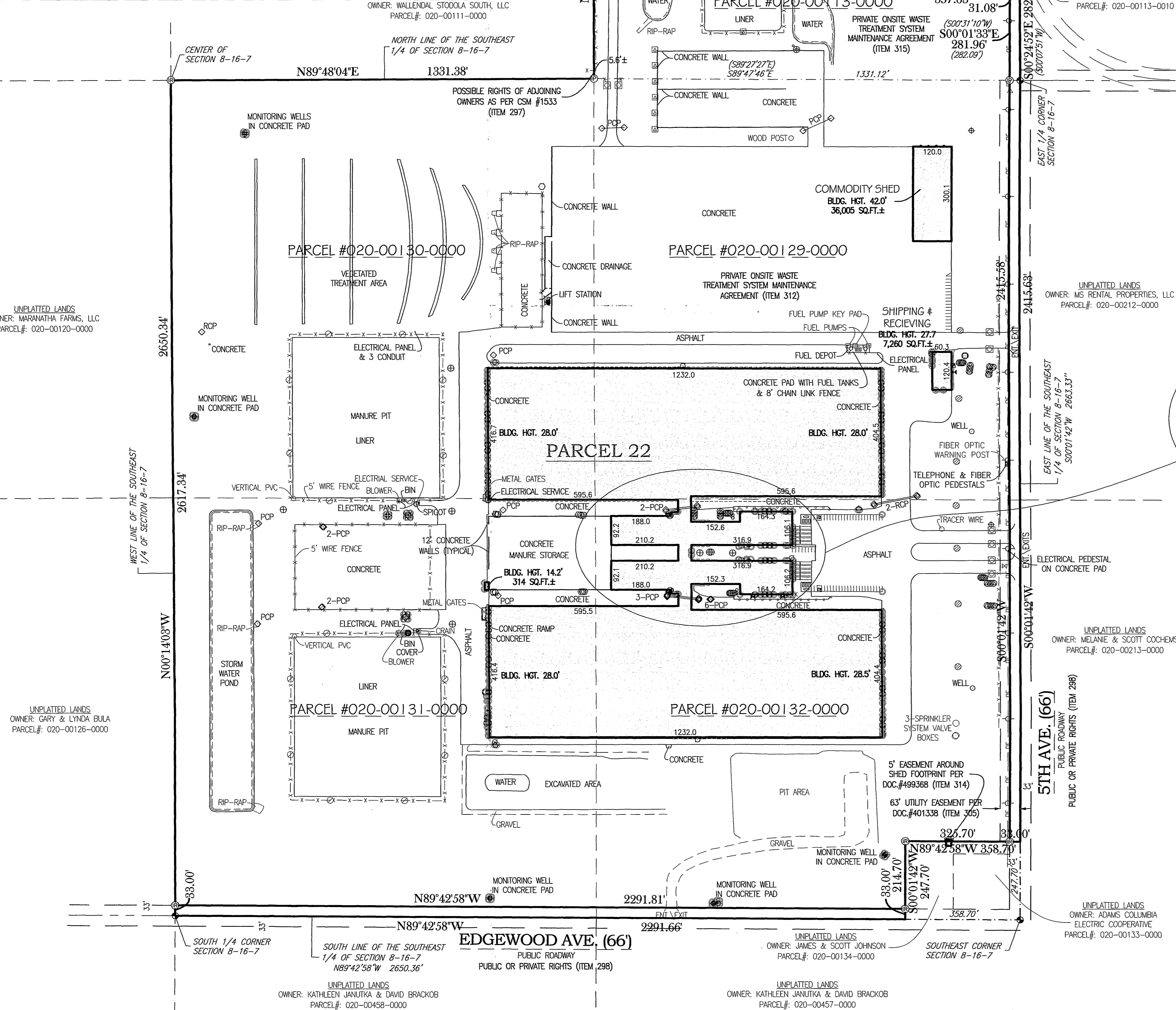
**LEGEND:**

- HARRISON MONUMENT FOUND
- 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1,502 LBS. PER LIN. FT.
- 3/4" SOLID ROUND IRON REBAR FOUND
- 2" I.D. ROUND IRON PIPE FOUND
- CHISEL CROSS FOUND
- MAG NAIL SET
- RAILROAD SPIKE SET
- RIGHT OF WAY POST
- SANITARY MANHOLE
- SEPTIC TANK
- SEPTIC VENT
- STORM MANHOLE
- STORM CATCH BASIN
- CULVERT
- WATER VALVE
- CURB STOP
- FIRE HYDRANT
- WELL
- POWER GUY
- DOWN POLE
- GAS VALVE
- GAS METER
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT
- GROUND LIGHT
- SIGN
- AIR CONDITIONER
- TREE

○ BOLLARD  
○ MONITORING WELL  
○ GATE POST  
○ VERTICAL PLASTIC PIPE WITH COVER  
○ LEVER  
○ VALVE BOX  
○ VENT  
○ METAL COVER  
○ RECORDED AS BEARING/DISTANCE  
○ OVERHEAD ELECTRICAL  
○ OVERHEAD TELEPHONE  
○ OVERHEAD CABLE TV  
○ OVERHEAD TELEPHONE & CABLE TV  
○ OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV  
○ UNDERGROUND FIBER OPTICS  
○ UNDERGROUND ELECTRICAL  
○ UNDERGROUND TELEPHONE  
○ UNDERGROUND CABLE  
○ UNDERGROUND TELEPHONE & CABLE TV  
○ UNDERGROUND ELECTRICAL & TELEPHONE  
○ UNDERGROUND TELEPHONE & CABLE TV  
○ UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 EAST, TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN WHICH BEARS S00°01'42"W PER THE ADAMS COUNTY COORDINATE SYSTEM

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	1477.39	00°54'14"	23.31	S85°53'23"E	23.31	S85°26'16"E S86°20'30"E
C2	1992.39	38°47'10"	942.58	S66°56'55"E	924.68	S86°20'30"E S47°33'20"E



**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 55001C03000, MAP REVISED: JUNE 17, 2008

4) PARCEL CONTAINS 7,996,886 SQUARE FEET (183.5832 ACRES) TOTAL MORE OR LESS AND 7,832,507 SQUARE FEET (179.8096 ACRES) USEABLE MORE OR LESS.

6) A-1 AGRICULTURE DISTRICT DIMENSIONAL REQUIREMENTS: (PARCEL 22)

- 1) BASIC DISTRICT STANDARDS - ATCP 51.01 (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 SETBACK: 350 FEET
  - STREET RIGHT-OF-WAY SETBACK: 350 FEET
- 2) 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: 100 FEET FROM RIGHT-OF-WAY (FEWER THAN 1000), 150 FEET FROM RIGHT-OF-WAY (1000 OR MORE)
  - 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 WHICH EVER IS FURTHEST
  - CLASS C HIGHWAY SETBACK (TOWN): 43 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
- 3) 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
- 4) MAXIMUM HEIGHT: 45 FEET
- 5) SHORELAND SETBACK: 75 FEET FROM NORMAL HIGH WATER
- 6) EASEMENT SETBACK: 30 FEET FROM EASEMENTS SERVING MORE THAN ONE RESIDENCE OR PARCEL
- 7) PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF C.T.H. "E", WEST OF 5TH AVENUE AND NORTH OF EDGEWOOD AVENUE.
- 8) THERE WAS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS VISIBLE AT TIME OF SURVEY.
- 9) 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.
- 10) NO VISIBLE EVIDENCE OF THE SITE HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY. THERE ARE MANURE STORAGE FITS LOCATED ON THE SUBJECT PROPERTY.

**DIGGERS HOTLINE**

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

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

297) RESERVATION FOR EASEMENTS, BUILDING SETBACK LINES AND/OR OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 1533, DOES AFFECT SUBJECT PROPERTY AS SHOWN

298) PUBLIC OR PRIVATE RIGHTS IN CONNECTION WITH 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.

305) UTILITY EASEMENT IN DOCUMENT NO. 398939, MAY AFFECT SUBJECT PROPERTY BUT CANNOT BE SPECIFICALLY LOCATED. NO WIDTH GIVEN.

63) UTILITY EASEMENT IN DOCUMENT NO. 401338, DOES AFFECT SUBJECT PROPERTY AS SHOWN

EASEMENT PER DOCUMENT NO. 401338 ASSIGNED TO AMERICAN TRANSMISSION COMPANY LLC IN DOCUMENT NO. 403449

312) TERMS AND CONDITIONS OF POWTS MAINTENANCE AGREEMENT IN DOCUMENT NO. 495972, DOES AFFECT SUBJECT PROPERTY BUT DOES NOT AFFECT THE GROUND SURVEY.

313) TERMS AND CONDITIONS OF AFFILIATION ATCP 51 EXCLUSION STATEMENT IN DOCUMENT NO. 499367, DOES AFFECT SUBJECT PROPERTY BUT DOES NOT AFFECT THE GROUND SURVEY.

PROPERTY ADJACENT TO SOUTHEAST CORNER IS EXCLUDED FROM THE ODOR SCORE CALCULATION UNDER ATCP 51.01(2) OF THE WISCONSIN ADMINISTRATIVE CODE.

314) EASEMENT AGREEMENT IN DOCUMENT NO. 499368, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

EXTENT OF THE EASEMENT AREA SHALL BE THE FOOTPRINT OF THE SHED PLUS A 5 FOOT STRIP OF LAND ADJACENT TO THE SHED FOR MAINTENANCE PURPOSES.

315) TERMS AND CONDITIONS OF POWTS MAINTENANCE AGREEMENT IN DOCUMENT NO. 499886, DOES AFFECT SUBJECT PROPERTY BUT DOES NOT AFFECT THE GROUND SURVEY.

316) UTILITY EASEMENT IN DOCUMENT NO. 503172, MAY AFFECT SUBJECT PROPERTY (LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8) BUT CANNOT BE SPECIFICALLY LOCATED. 10 FOOT WIDTH GIVEN.

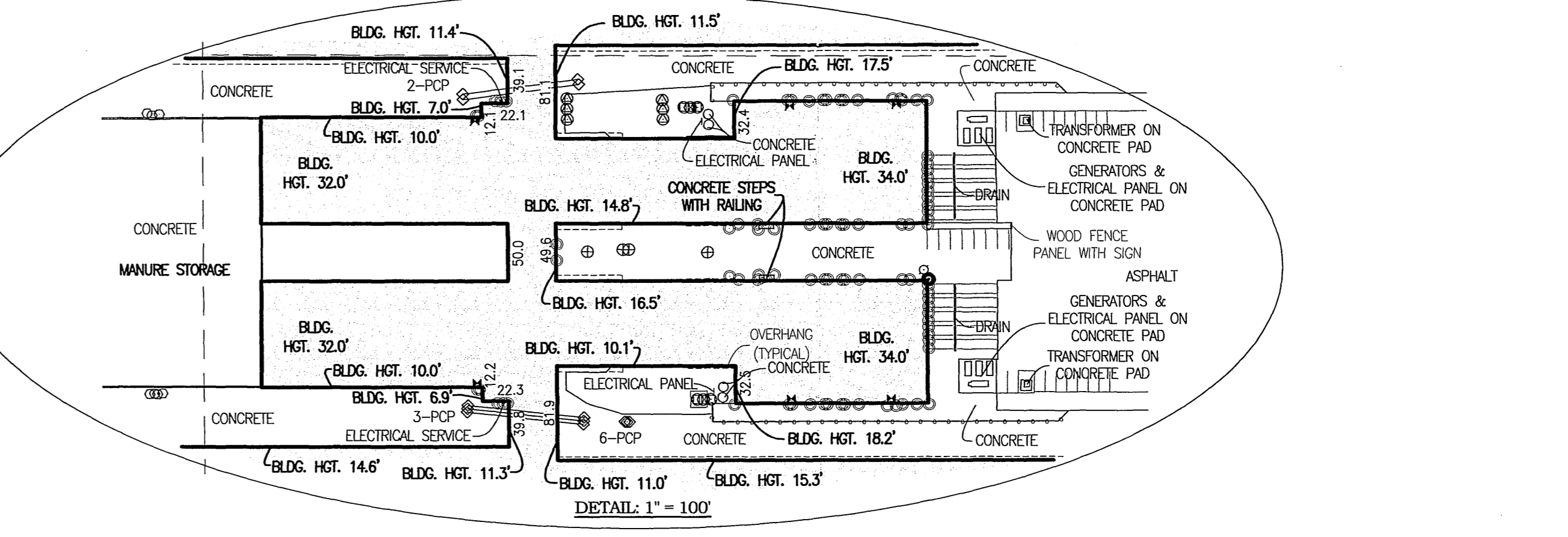
317) TERMS AND CONDITIONS OF POWTS MAINTENANCE AGREEMENT IN DOCUMENT NO. 504335, DOES AFFECT SUBJECT PROPERTY (LOCATED IN THE NORTHEAST 1/4 OF SECTION 8) BUT DOES NOT AFFECT THE GROUND SURVEY.

318) MEMORANDUM OF APPROVAL TO INSTALL PIPELINE ACROSS RAILROAD PROPERTY IN DOCUMENT NO. 507367, DOES NOT AFFECT SUBJECT PROPERTY.

320) 12" GAS MAIN DISTRIBUTION EASEMENT IN DOCUMENT NO. 501513, DOES AFFECT SUBJECT PROPERTY AS SHOWN.

322) RIGHTS OF TENANTS IN POSSESSION, DOES NOT AFFECT GROUND SURVEY.

-SEE DOCUMENTS FOR ADDITIONAL DETAILS.



**PARCEL 22:**  
THE SOUTHEAST 1/4 OF SECTION EIGHT (8), TOWNSHIP SIXTEEN (16) NORTH, RANGE SEVEN (7) EAST, LESS AND EXCEPTING A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF EDGEWOOD AVENUE AND FIFTH AVENUE, THENCE IN A WESTERLY DIRECTION, 208.7 FEET ALONG THE CENTER LINE OF EDGEWOOD AVE., THENCE IN A NORTHERLY DIRECTION, 208.7 FEET TO A POINT, THENCE IN AN EASTERLY DIRECTION, 208.7 FEET TO THE CENTERLINE OF FIFTH AVENUE, THENCE IN A SOUTHERLY DIRECTION, 208.7 FEET ALONG THE CENTERLINE OF FIFTH AVENUE TO THE POINT OF BEGINNING; AND FURTHER EXCEPTING A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8 AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID FORTY, 358.7 FEET TO A POINT, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID FORTY, 247.7 FEET TO A POINT; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID FORTY, 358.7 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID PARCEL; THENCE SOUTH 247.7 FEET TO POINT OF BEGINNING, LESS AND EXCEPTING THE ADAMS-MARQUETTE ELECTRIC COOPERATIVE SUBSTATION AS DESCRIBED IN VOLUME 194 OF RECORDS, ON PAGE 254 AS DOCUMENT NO. 222633. ALL BEING IN THE TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN.  
TAX PARCEL NOS. 020-00129-0000; 020-00130-0000; 020-00131-0000 & 020-00132-0000

**PARCEL 26:**  
LOT ONE (1) OF ADAMS COUNTY CERTIFIED SURVEY MAP NO. 1533 RECORDED DECEMBER 28, 1982 AT 8:30 AM IN VOLUME 6 OF SURVEYS, PAGES 182-183 AS DOCUMENT NO. 285589; SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 EAST, LESS AND EXCEPT ADAMS COUNTY CERTIFIED SURVEY MAP NO. 2731 AS RECORDED DECEMBER 31, 1991 AT 10:30 AM IN VOLUME 10 OF CERTIFIED SURVEYS, PAGES 191-192 AS DOCUMENT NO. 533008; AND FURTHER EXPECTING LAND SOLD FOR HIGHWAY PURPOSES AS DESCRIBED IN VOLUME 2760 OF MICRO-RECORDS, PAGES 29-30 AS DOC. NO. 408189, ALL BEING IN THE TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN.

**MORE FULLY DESCRIBED AS FOLLOWS:**  
BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1533 AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS ON PAGES 182-183, ALL OF THE NORTHEAST 1/4 OF SECTION 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1/4, ALL OF THE SOUTHWEST 1/4 OF SECTION 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1/4, ALL IN SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 EAST, TOWN OF NEW CHESTER, ADAMS COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 8, THENCE N00°14'03"W, 2650.34 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 8 TO THE CENTER OF SECTION 8, THENCE N89°40'04"E, 1331.28 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8 TO THE WEST LINE OF SAID FORTY, 565.59 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF C.T.H. "E"; THENCE EASTERLY, 23.31 FEET ALONG THE ARC OF A 1477.39 FOOT RADIUS CURVE OF SAID SOUTH RIGHT-OF-WAY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S85°53'23"E AND IS 23.31 FEET IN LENGTH; THENCE S87°15'4"E, 312.15 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY, 942.58 FEET ALONG THE ARC OF A 1992.39 FOOT RADIUS CURVE OF SAID SOUTH RIGHT-OF-WAY LINE TO THE RIGHT, HAVING A CHORD WHICH BEARS S66°56'55"E AND IS 924.68 FEET IN LENGTH; THENCE S47°33'20"E, 154.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF FIFTH AVENUE; THENCE S00°01'33"E, 27.23 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID FORTY, 358.7 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID FORTY, 358.7 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 1; THENCE S00°24'52"E, 168.10 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1; THENCE N89°59'50"E, 388.71 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SECTION 8; THENCE S00°24'52"E, 282.09 FEET ALONG SAID EAST LINE TO THE EAST 1/4 CORNER OF SECTION 8; THENCE S00°01'42"W, 2415.63 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8; THENCE N89°42'58"W, 358.70 FEET, THENCE S00°01'42"W, 247.70 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8; THENCE N89°42'58"W, 2291.66 FEET ALONG SAID SOUTH LINE TO THE SOUTH 1/4 CORNER OF SECTION 8 AND THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. RESERVING THAT PART PRESENTLY USED FOR ROAD PURPOSES.

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 PLAN 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 DECEMBER 22, 2014.

DATE OF PLAN OR MAP: 12-22-14

*Robert F. Reider*  
ROBERT F. REIDER, PLS-1251

WISCONSIN LAND SURVEYORS  
ROBERT F. REIDER  
S-1251  
APPLETON, WIS.

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

DESIGNED	DRAWN	CHECKED	REF.
	RDD		

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

SCALE: 1" = 200'  
DATE: 2-03-2015  
PROJECT NO.: C11111-11-14  
SHEET NO.:

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