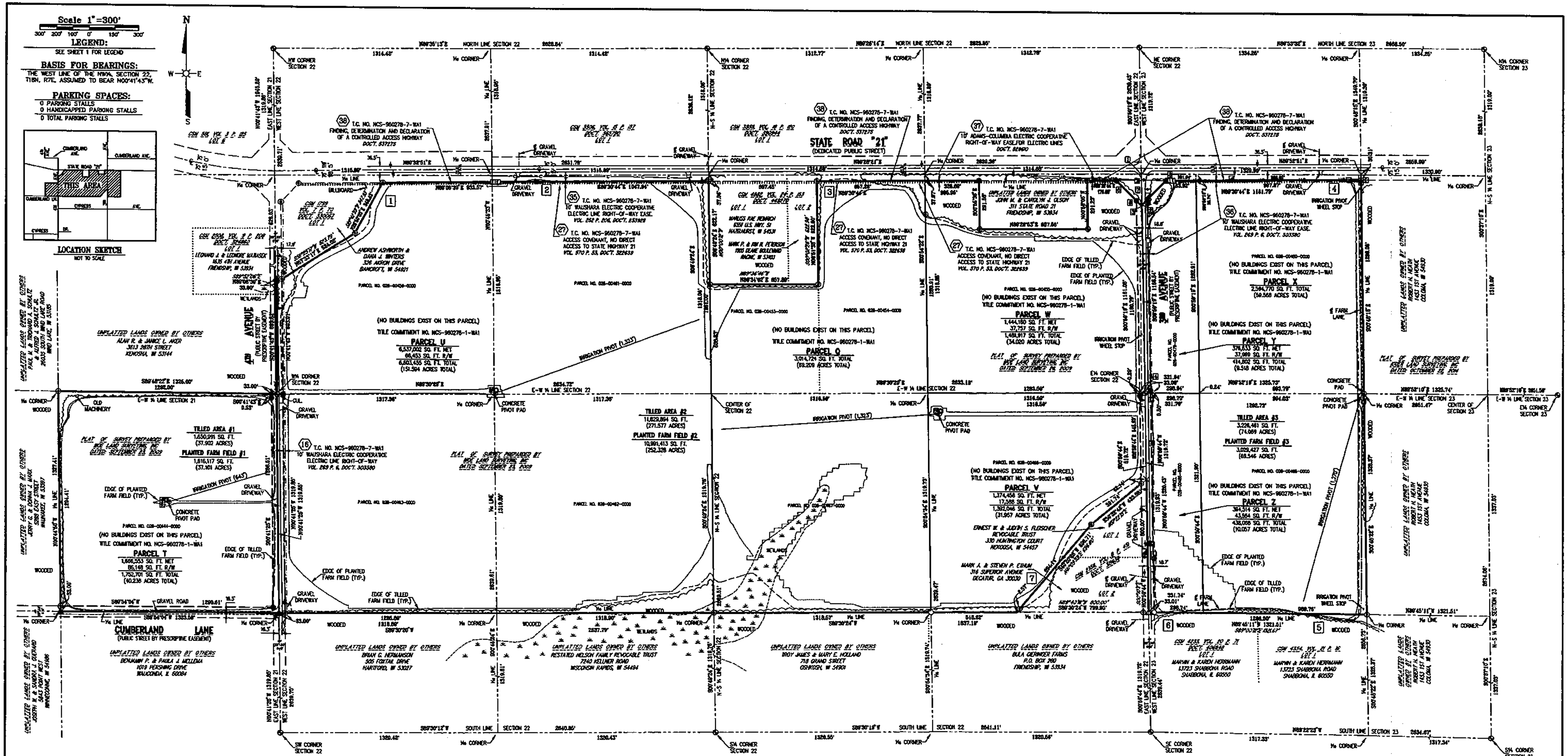
J.A.B.–Sept 25, 2019, 11:16:10, CADD FILE: 10163–A–13–0.dwg



Significant Observations:

1. SUBJECT PROPERTY'S TILLED FARM FIELD EXTENDS ONTO ABUTTING PROPERTY BY 38.0 FEET.
2. SUBJECT PROPERTY'S TILLED FARM FIELD EXTENDS INTO STREET RIGHT-OF-WAY BY 14.9 FEET.
3. SUBJECT PROPERTY'S TILLED FARM FIELD EXTENDS INTO STREET RIGHT-OF-WAY BY 13.1 FEET.
4. SUBJECT PROPERTY'S TILLED FARM FIELD EXTENDS INTO STREET RIGHT-OF-WAY BY 4.3 FEET.
5. SUBJECT PROPERTY'S TILLED FARM FIELD AND FARM LANE EXTENDS ONTO ABUTTING PROPERTY BY 39.7 FEET.
6. SUBJECT PROPERTY'S FARM LANE CROSSES ABUTTING PROPERTY BY 31.8 FEET.
7. SUBJECT PROPERTY'S TILLED FARM FIELD EXTENDS ONTO ABUTTING PROPERTY BY 48.2 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 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.
8. EVIDENCE OF AREAS NOT PLANTED/TILLED IN 2019. PRESENCE OF OLD CORN STALKS, BEING PREVIOUSLY PLANTED/TILLED.

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

ZONING INFORMATION:

A-1(15) 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 RIGHT-OF-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: 15 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 INFORMATION:

A-3 SECONDARY 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 RIGHT-OF-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: 5 ACRES
MINIMUM LOT WIDTH: 300'
MAXIMUM BUILDING HEIGHT: 35'
UNATTACHED ACCESSORY STRUCTURE 20'

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: 20193202208, 20193202225, 20193202365, 20193202382, 20193202440, 20193202456 AND 20193202587.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55001C0200D, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BEARING & DISTANCES

1-4	S00°59'19"E 1318.71'
1-2	S00°59'19"E 185.60'
2-4	S00°59'19"E 1134.11'
2-3	S00°59'19"E 6.62'
3-4	S00°59'19"E 1127.49'
6-3	S45°29'16"E 216.86'
5-4	S46°29'16"E 169.76'
6-5	S46°29'16"E 47.06'
2-8	N45°14'11"E 212.18'
2-6	N44°30'44"E 207.45'
2-7	N44°30'44"E 46.27'
7-8	N44°30'44"E 161.21'

WISCONSIN
THOMAS J. TRZINSKI
S-2906
WAUSAU/STEVENS POINT, WI
LAND SURVEYOR

POS Z2180741001

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

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CLIENT: HANCOCK NATURAL RESOURCE GROUP

PROJECT: SPOTTED COW - WIADA017, 500-006, 500-007, 500-008 & 500-009/10

TITLE: ALTA/NSPS LAND TITLE SURVEY
T.C. NCS-960278-1-WA1 -PARCELS Q, T, U, V, W, X, Y & Z

SEAL:

☐ 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___

REVISIONS

BY	DATE	DESCRIPTION
-		
-		
-		
-		
-		

DWG. DATE: SEPT. 25, 2019
DRAWN BY: JIM BRASEL
FIELD DATA BY: D.S. & T.T.
DATE: 7/19–8/19
CHECKED BY: T.J.T. DATE: 08/16/19
DWG. NO. 10163–A–13–0
PROJECT NO. 19–84
PLAN SHEET 13 SHEET 13 OF 22 SHEET(S)

POS23180731