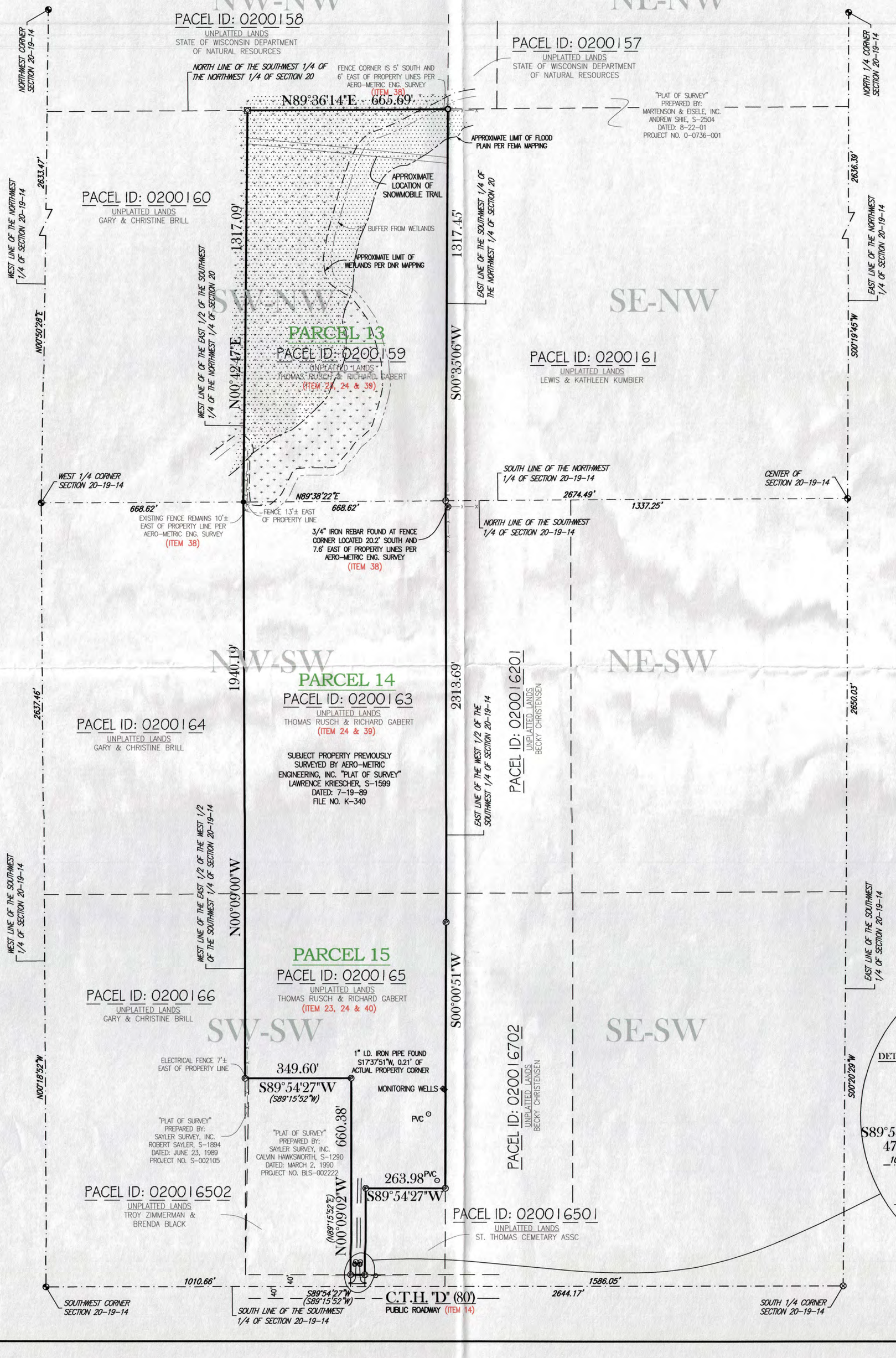
"ALTA/ACSM LAND TITLE SURVEY"

C.T.H. "D"
TOWN OF POYGAN
WINNEBAGO COUNTY, WISCONSIN



811 Know what's below. Call before you dig.

LEGEND:

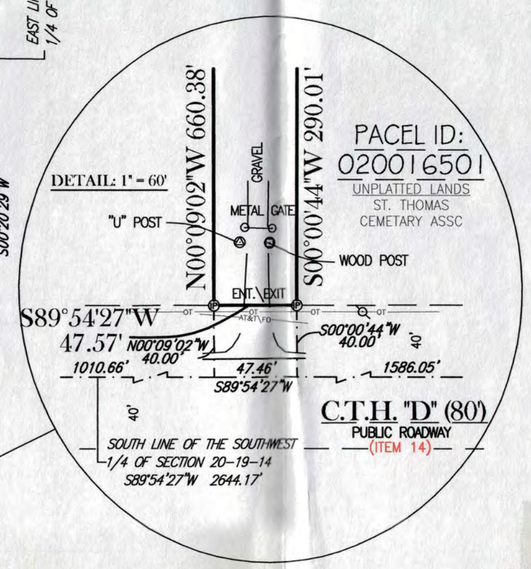
- = COUNTY MONUMENT FOUND
- = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1" I.D. IRON PIPE FOUND
- = 1-1/2" I.D. IRON PIPE FOUND
- = SURVEY NAIL IN DISK FOUND
- = CORNER NOT SET DUE TO STANDING WATER
- = SANITARY MANHOLE
- = STORM MANHOLE
- = STORM CATCH BASIN
- = CULVERT
- = WATER VALVE
- = CURB STOP
- = FIRE HYDRANT
- = POWER POLE
- = DOWN GUY
- = GAS VALVE
- = GAS METER
- = ELECTRICAL PEDESTAL
- = TELEPHONE PEDESTAL
- = CABLE PEDESTAL
- = LIGHT
- = GROUND LIGHT
- = SIGN
- = TREE
- ( ) = RECORDED AS BEARING/DISTANCE
- OT = OVERHEAD TELEPHONE
- AT&T\FO = UNDERGROUND AT&T FIBER OPTIC

N

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 14 EAST, TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN WHICH BEARS S89°54'27"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY.

200 0 200 400 600

Scale: 1" = 200'



NOTES:

UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE TICKET #20154512244, DATED: NOVEMBER 5, 2015.

TABLE A: ALTA/ACSM LAND TITLE SURVEY OPTIONAL ITEMS

2) PROPERTY ADDRESS: C.T.H. "D", WINNECONNE, WISCONSIN 54901

3) SUBJECT PROPERTY IS IN ZONE "X" AND "AE" WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0175E, EFFECTIVE DATE: MARCH 17, 2003 AS SHOWN ON THE DRAWING.

4) SAID PARCEL CONTAINS 2,301,373 SQUARE FEET (52.8322 ACRES) OF LAND MORE OR LESS TOTAL

6) PART OF THE PARCEL IS ZONED A2 PER THE WINNEBAGO COUNTY/TOWN ZONING ORDINANCE AND PART OF THE PROPERTY IS ZONED A2 PER THE TOWN OF POYGAN ZONING ORDINANCE.

A2 GENERAL AGRICULTURE WINNEBAGO COUNTY/TOWN ZONING REQUIREMENTS:
- MINIMUM LOT SIZE: 5 ACRES
- MINIMUM LOT WIDTH: 200 FEET
- MINIMUM ROAD FRONTAGE: 200 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET (RESIDENTIAL) - 18 FEET (ACCESSORY) - NO LIMIT FOR FARM BUILDINGS

BUILDING SETBACKS:
- STREET YARD SETBACK MINIMUM: 30 FEET (RESIDENTIAL) - 75 FEET (FARM)
- SIDE YARD SETBACK MINIMUM: 7 FEET ONE SIDE& 10 FEET OTHER SIDE (RESIDENTIAL - 3 FEET EACH SIDE (ACCESSORY) - 15 FEET (FARM)
- REAR YARD SETBACK MINIMUM: 25 FEET (PRINCIPAL RESIDENTIAL) - 3 FEET (ACCESSORY) - 50 FEET (FARM)

- MINIMUM SEPARATION BETWEEN DETACHED BUILDINGS: 10 FEET
- MINIMUM FLOOR AREA: 1,000 SQ.FT. (RESIDENTIAL) - NO LIMITATION (FARM)
- MAXIMUM FLOOR AREA: 1,500 SQ.FT. PLUS 1 PERCENT OF THE LOT AREA IN EXCESS OF THE MINIMUM LOT SIZE (ACCESSORY) - 1 PERCENT OF THE LOT AREA FOR BUILDINGS RELATED TO HOUSEHOLD LIVESTOCK

A2 GENERAL AGRICULTURE TOWN ZONING REQUIREMENTS:
- MINIMUM LOT SIZE: 8 ACRES
- MINIMUM LOT WIDTH: 300 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

BUILDING SETBACKS:
- STREET SETBACK MINIMUM: 75 FEET
- SIDE YARD SETBACK MINIMUM: 25 FEET
- REAR YARD SETBACK MINIMUM: 50 FEET
- SHORE YARD SETBACK MINIMUM: 75 FEET

PARCEL 13:
THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, OF RANGE FOURTEEN (14) EAST, IN THE TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN.
TAX KEY NUMBER: 020-0159

PARCEL 14:
THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, OF RANGE FOURTEEN (14) EAST, IN THE TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN.
TAX KEY NUMBER: 020-0163

PARCEL 15:
THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, OF RANGE FOURTEEN (14) EAST, IN THE TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN. EXCEPTING THEREFROM THE SOUTH TWENTY (20) RODS OF THE EAST SIXTEEN (16) RODS OF SAID SOUTH WEST QUARTER (SW 1/4) OF THE SOUTH WEST QUARTER (SW1/4).
ALSO EXCEPTING THEREFROM ALL THOSE LANDS DESCRIBED IN DOCUMENT NO. 725151 OF THE WINNEBAGO COUNTY, WISCONSIN REGISTRY, DESCRIBED AS FOLLOWS, TO WIT: "THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION TWENTY (20) TOWNSHIP NINETEEN (19) NORTH, OF RANGE FOURTEEN (14) EAST, IN THE TOWN OF POYGAN, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°15'52" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 661.06 FEET, THE PLACE OF BEGINNING; THENCE NORTH 00°47'41" WEST, 700.38 FEET; THENCE NORTH 89°15'52" EAST 349.60 FEET; THENCE SOUTH 00°47'41" EAST, 700.38 FEET, TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89°15'52" WEST, 349.60 FEET, TO THE PLACE OF BEGINNING."
AND FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED FOR HIGHWAY PURPOSES BY CONVEYANCE OF LAND FOR HIGHWAY PURPOSES RECORDED IN VOLUME 667 ON PAGE 529 AS DOCUMENT NO. 185883.
TAX KEY NUMBER: 020-0165

SCHEDULE B-II:
ASSURANCE TITLE SERVICES, INC. - COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO: 15-6135, COMMITMENT DATE: NOVEMBER 11, 2015

14. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE WITHIN DESCRIBED PREMISES LYING WITHIN THE LIMITS OF PUBLIC ROADS AND PUBLIC RIGHTS OF WAY.

20. LEASE AND FIRST RIGHT OF REFUSAL BY AND BETWEEN GABERT & RUSCH PROPERTIES D/B/A FAIRFAX FARMS AND OMRO DAIRY, LLC DATED OCTOBER 8, 1999 AND RECORDED THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON OCTOBER 8, 1999 AT 3:28 P.M. AS DOCUMENT NO. 1075528. SAID LEASE AND FIRST RIGHT OF REFUSAL IS SUBORDINATE TO THAT MORTGAGE RECORDED AS DOCUMENT NO. 1372854 AS EVIDENCED BY A SUBORDINATION AGREEMENT DATED AUGUST 16, 2005 AND RECORDED IN SAID REGISTER'S OFFICE ON SEPTEMBER 30, 2005 AT 10:05 A.M. AS DOCUMENT NO. 1372855, AND FURTHER SUBORDINATE TO THAT MORTGAGE RECORDED AS DOCUMENT NO. 1432389 AS EVIDENCED BY A SUBORDINATION AGREEMENT DATED APRIL 16, 2007 AND RECORDED IN SAID REGISTER'S OFFICE ON APRIL 23, 2007 AT 3:59 P.M. AS DOCUMENT NO. 1432390 AND FURTHER SUBORDINATE TO THAT MORTGAGE RECORDED AS DOCUMENT NO. 1432391 AS EVIDENCED BY A SUBORDINATION AGREEMENT DATED APRIL 16, 2007 AND RECORDED IN SAID REGISTER'S OFFICE ON APRIL 23, 2007 AT 3:59 P.M. AS DOCUMENT NO. 1432392, AND FURTHER SUBORDINATE TO THE MORTGAGE RECORDED AS DOCUMENT NO. 1532339 AS EVIDENCED BY A SUBORDINATION AGREEMENT DATED FEBRUARY 9, 2010 AND RECORDED IN SAID REGISTER'S OFFICE ON FEBRUARY 18, 2010 AT 3:15 P.M. AS DOCUMENT NO. 1532338. (AS TO PARCELS 1-10) DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.

23. LACK OF ACCESS TO AND FROM SUBJECT PROPERTY, IF SOLD SEPARATELY. (AS TO PARCELS 016-0406-01, 016-0407, 016-0438, 016-0434, 016-0435, 016-0508, 016-0509, 016-0513, 016-0515, 016-0538, 016-0512, 016-0539-03, 020-0159, 020-0163 & T07-16-16-16-14-001-00) DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

24. DRAINAGE RIGHTS AND RIGHTS OF WAY BY REASON OF ANY DRAINAGE DITCHES, LATERALS AND UNDERGROUND DRAIN TILE IN PIPES THAT MAY BE LOCATED ON THE SUBJECT PROPERTY DOES AFFECT THE SUBJECT PROPERTY BUT CANNOT ALL BE SPECIFICALLY LOCATED.

38. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN PERSONAL REPRESENTATIVE'S DEED DATED JULY 27, 1989 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JULY 31, 1989 AT 10:52 A.M. AS DOCUMENT NO. 726876. (AS TO PARCELS 13-15) DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

39. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF DESIGNATION AS TO MANAGED FOREST LAND DATED NOVEMBER 12, 1990 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON NOVEMBER 16, 1990 AT 8:52 A.M. AS DOCUMENT NO. 756262. (AS TO PARCELS 13 & 14) DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.

40. AGREEMENT, RIGHTS, TERMS AND CONDITIONS AS CONTAINED IN CONVEYANCE OF LAND FOR HIGHWAY PURPOSES DATED AUGUST 17, 1951 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON AUGUST 20, 1951 AT 9:24 A.M. IN VOLUME 667 ON PAGE 529 AS DOCUMENT NO. 185883. (AS TO PARCEL 15) DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

TO MS REAL ESTATE HOLDINGS, LLC, BMO HARRIS BANK, N.A., AND ASSURANCE TITLE SERVICES, INC. - COMMONWEALTH LAND 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(b)(1), 8 AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY NOVEMBER 10, 2015.

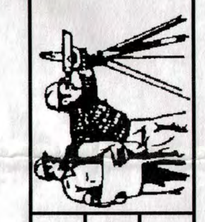
DATE OF PLAT OR MAP: 11-10-2015

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

ROBERT F. REIDER, PLS-1251

REVISIONS	DATE	INT.
MISCELLANEOUS CORRECTIONS	12/7/15	MCR

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



DESIGNED	DRAWN	CHECKED
	RDD	RFR

MILK SOURCE, LLC.
ATTENTION: DERIC P. DU QUAINE
N3569 VANDEN BOSCH ROAD
KAUKAUNA, WISCONSIN 54913
PROJECT: TOWN OF POYGAN - C.T.H. "D"

SCALE	DATE	PROJECT NO.
1" = 200'	11-24-2015	C1511.6

SHEET NO.