

Addendum Z (Broker Disclosure & Information)

- 1) There is potential shoreland zoning on the property.
- 2) A soil test was done in 2011 showing that a holding tank is the only option that would work below the cabin where the soil test was done. There is no well or private onsite wastewater treatment system. (See Attached Soil Report)
- 3) The survey is of a larger parcel this property was taken from east of Haugrud Hollow Rd. The acreage of the property is 21.67 is also noted on the survey.
- 4) There is an easement over which the driveway runs. (The easement language is attached.)

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	VERNON
Parcel I.D.	038-00464-0002
Reviewed by	Date
<i>SAB</i>	9/30/11

Property Owner DAVE & JENNIFER FRANZ	Property Location Govt. Lot SW 1/4 SE 1/4 S 20 T 13 N R 3 <input type="checkbox"/> E (or) W <input type="checkbox"/>	
Property Owner's Mailing Address 4709 NEVADA AVE. N.	Lot #	Block #
City NEW HOPE	State MN	Zip Code 55428
Phone Number (651) 261-0552	Subd. Name or CSM#	
<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road HAUGRUD HOLLOW
WEBSTER		

New Construction Use: Residential / Number of bedrooms 3 Code derived design flow rate 450 GPD

Replacement Public or commercial - Describe: N/A

Parent material _____ Flood Plain elevation if applicable _____ ft.

General comments and recommendations:
HOLDING TANK RECOMMENDED
THERE IS NO SUITABLE AREA FOR A DRAINFIELD SYSTEM
THE BUILDING SITE IS GREATER THAN 25% SLOPE AND THE AREA BELOW IS RESTRICTED BY A CREEK AND A SOIL WITH GREATER THAN 50% 4" TO 8" STONES

1 Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor 2 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-2	10YR3.2		L	2MBK	MVFR	GW	2M2F	.6	.9
2	2-22	10YR3.2	>50% 4-8" STONES	L	2MBK	MFR	GS	2F2VF	--	--
3	22-63	10YR4.4	>50% 4-8" STONES	L	2MBK	MFR	--	1F1VF	--	--

2 Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor 3 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-3	10YR3.2		L	2MBK	MVFR	GW	2M2F	.6	.9
2	3-21	10YR3.2	>50% 4-8" STONES	L	2MBK	MFR	GS	2F2VF	--	--
3	21-64	10YR4.4	>50% 4-8" STONES	SIL	2MBK	MFR	--	1F1VF	--	--

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) ATLEY FORTNEY	Signature <i>Atley Fortney</i>	CST Number 649108
Address 1108 ROGERS AVE. VIROQUA, WI 54665	Date Evaluation Conducted 6-9-11	Telephone Number (608) 632-0056

HAUGRUD HOLLOW RD. 

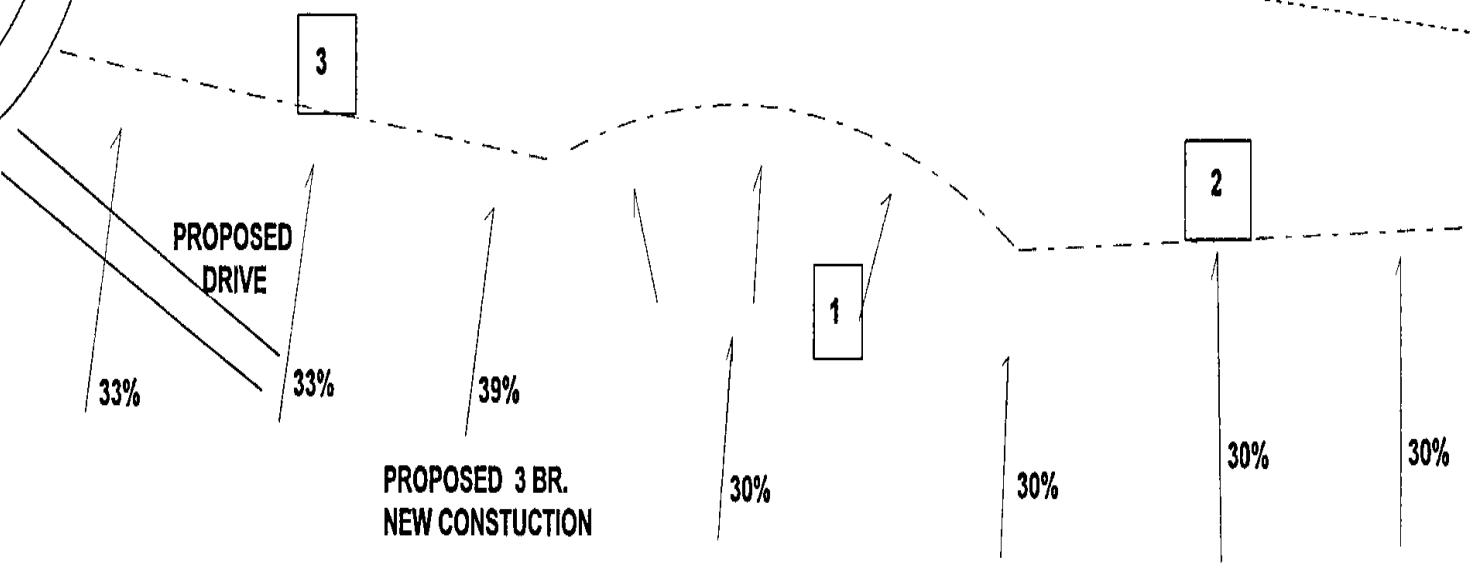
PLAN FOR
DAVE & JENNIFER FRANZ

PREPARED BY
ATLEY FORTNEY CST.
CRED. # 649108
(608) 632-0056

3 PITS WERE EXCAVATED ON THIS SITE
THERE IS NO SUITABLE SOIL OUTSIDE OF THE
CREEK SETBACK FOR A DRAINFIELD

NO BENCHMARK OR PIT ELEVATIONS WERE
TAKEN AS THIS SITE IS UNSUITABLE FOR A
DRAINFIELD.

CREEK BED



SW/SE Sec. 20, T13N R3W

Vernon County, Wisconsin



Legend

PL566 Dam Flood Areas

Emergency Types

- Breach Route
- Above Dam Flood Pool
- VDNR Wetlands < 2 ac
- FEMA FIRI 100 yr Floodplains
- FEMA FIRI 500 yr Floodplains

20 Ft Contours

Surface Elevation Contours

- 20 foot
- 100 foot

Rivers & Streams

Lakes & Ponds

Structures

Map Metadata:

20 Ft Contours were generated from a Digital Terrain Model (DTM) that was created by Ayres & Associates for digital orthophoto production purposes. User must verify the suitability of the information for the intended use.

FEMA 100 & 500 Yr floodplain information is based on the FEMA Flood Insurance Rate Maps (FIRM) and was digitized from paper source maps by the Mississippi River Regional Planning Commission.

WI DNR Wetland data was acquired from the WI DNR. Vernon County's wetlands were digitized from un-rectified aerial photography and spatial accuracy must be verified.



Map prepared by the Vernon County
 Zoning Department, Emerson Office Bldg Suite 227
 318 E. Main Street, Verona, WI 53686.
 (609) 837-8270.
 Cartographer: Susan Burkhamer
 Date: February 3, 2011

463540

Document Number

STATE BAR OF WISCONSIN FORM 1

WARRANTY DEED

463540

Recorded Vernon County, WI
Register of Deeds Office
KONNA SPAETH, REGISTER

03/17/2011
08:45 AM

This Deed, made between Christopher J. Cox and Mary E. Franklin-Cox, and each in his and her own right Grantor, and David J. Franz and Jennifer R. Franz, husband and wife as survivorship marital property, Grantee.

Grantor, for a valuable consideration conveys to Grantee the following described real estate in Vernon County, Wisconsin:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in 2011.

Pd. 30.00

Recording Area

2 pgs.

Name and Return Address

Dave & Jen Franz
4709 Nevada Ave N.
New Hope, MN 55428

Parcel Identification Number:

Part of 62-038-00464-0000
This is not homestead property.

TRANSFER
\$ 201.00
FEE

Dated this 15 day of March, 2011.

Christopher J. Cox

Mary E. Franklin-Cox

ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF VERNON)

Personally came before me this 15 day of March, 2011, the above named Christopher J. Cox and Mary E. Franklin-Cox to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Heather J. Olson

Notary Public, State of Wisconsin.

My Commission is permanent. (If not, state expiration date: 11/2, 14.)



THIS INSTRUMENT WAS DRAFTED BY
David L. Jenkins, Jenkins and Stittleburg
Viroqua Wisconsin

463540

EXHIBIT A

Attachment to Warranty Deed:

Grantor: Christopher J. Cox and Mary E. Franklin-Cox
Grantee: David J. Franz and Jennifer R. Franz

Legal Description:

All that part of the SW1/4 of the SE1/4 of Section 20, Township 13 North, Range 3 West, Town of Webster, Vernon County, Wisconsin, lying Easterly of Haugrud Hollow Road, EXCEPT that part of said forty ling within the following described lands:

A parcel of land located in the SW1/4 of the SE1/4 and the South 1/2 of the NW1/4 of the SE1/4 of Section 20, Township 13 North, Range 3 West, Town of Webster, Vernon County, Wisconsin, described as follows: Commencing at the South quarter corner of said section; thence North 00 degrees 47 minutes 57 seconds West 1966.23 feet to the South line of the North 1/2 of the NW1/4 of the SE1/4 of said section; thence along said line South 89 degrees 34 minutes 23 seconds East 509.79 feet to the center of Haugrud Hollow Road and the point of beginning; Thence continuing along said line South 89 degrees 34 minutes 23 seconds East 803.06 feet to the East line of the West 1/2 of the SE1/4; thence along said line South 00 degrees 53 minutes 49 seconds East 1060.76 feet; thence South 89 degrees 06 minutes 11 seconds West 367.36 feet; thence North 18 degrees 38 minutes 40 seconds West 270.74 feet; thence North 89 degrees 34 minutes 16 seconds West 495.53 feet to the center of said road at a point which bears South 09 degrees 04 minutes 36 seconds West 822.44 feet from the point of beginning; thence along the centerline of said road to the point of beginning.

Together with and subject to a permanent non-exclusive easement for ingress and egress over the following described real estate in Vernon County, Wisconsin:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 3 WEST, TOWN OF WEBSTER, VERNON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S89°34'24"E 754.0 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTH RIGHT OF WAY OF HAUGRUD HOLLOW ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE S89°34'24"E 28.0 FEET; THENCE S00°25'36"W 17 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY OF HAUGRUD HOLLOW ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

This easement is made on the following condition: that the Grantees, and the Grantees' heirs, successors, and assigns, shall hold harmless and indemnify the Grantors' predecessor in title, and such predecessors' heirs, successors, and assigns, from any and all liability, loss, cost, and expense including attorneys fees because of the use of the easement by the Grantees and the Grantees' heirs, successors, assigns and invitees and any other person not an invitee of the Grantors' predecessor in title, nor an invitee of such predecessors' heirs, successors, and assigns.

463539

Document Number

EASEMENT

William R. Hoffland and Janice E. Hoffland, trustees of the Hoffland Trust dated 10-17-2000, Grantors, grant and convey to **Christopher J. Cox** Grantee, a permanent non-exclusive easement for ingress and egress over the following described real estate in Vernon County, Wisconsin, for access to that part of the SW14 SE1/4 of Section 20, Township 13 North, Range 3 West, Town of Webster, Vernon County, Wisconsin, lying East of Haugrud Hollow Road:

463539

Recorded Vernon County, WI
Register of Deeds Office
KONNA SPAETH, REGISTER

03/17/2011
08:45 AM

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 3 WEST, TOWN OF WEBSTER, VERNON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S89°34'24"E 754.0 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTH RIGHT OF WAY OF HAUGRUD HOLLOW ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE S89°34'24"E 28.0 FEET; THENCE S00°25'36"W 17 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY OF HAUGRUD HOLLOW ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

Recording Area

Pd. 30.00

2 pgs.

Name and Return Address:
David L. Jenkins
426 S. Main Street
Viroqua WI 54665

Parcel Identification Number:
038-00680-0000 (part)

(continued on reverse)

Dated this 08 day of MARCH 2011

William R. Hoffland
William R. Hoffland

Janice E. Hoffland
Janice E. Hoffland

State of Wisconsin
County of Vernon

Personally came before me this 8th day of March, 2011, the above named **William R. Hoffland** to me known to be the person who executed the foregoing and acknowledged the same.

Signature of Notary: Jackie S. Maly

Printed name of Notary: Jackie S. Maly

Notary Public, Vernon County, Wisconsin

My Commission is permanent [if not, Commission expires 07-14-2013]

Personally came before me this 8th day of March, 2011, the above named **Janice E. Hoffland** to me known to be the person who executed the foregoing and acknowledged the same.

Signature of Notary: Jackie S. Maly

Printed name of Notary: Jackie S. Maly

Notary Public, Vernon County, Wisconsin

My Commission is permanent [if not, Commission expires 07-14-2013]

463539

[continued from reverse]

This easement is made on the following condition: that the Grantee, and the Grantee's heirs, successors, and assigns, shall hold harmless and indemnify the Grantors, their heirs, successors, and assigns, from any and all liability, loss, cost, and expense including attorneys fees because of the use of the easement by the Grantee and the Grantee's heirs, successors, assigns and invitees and any other person not an invitee of the Grantors, nor an invitee of the Grantors' heirs, successors, and assigns.

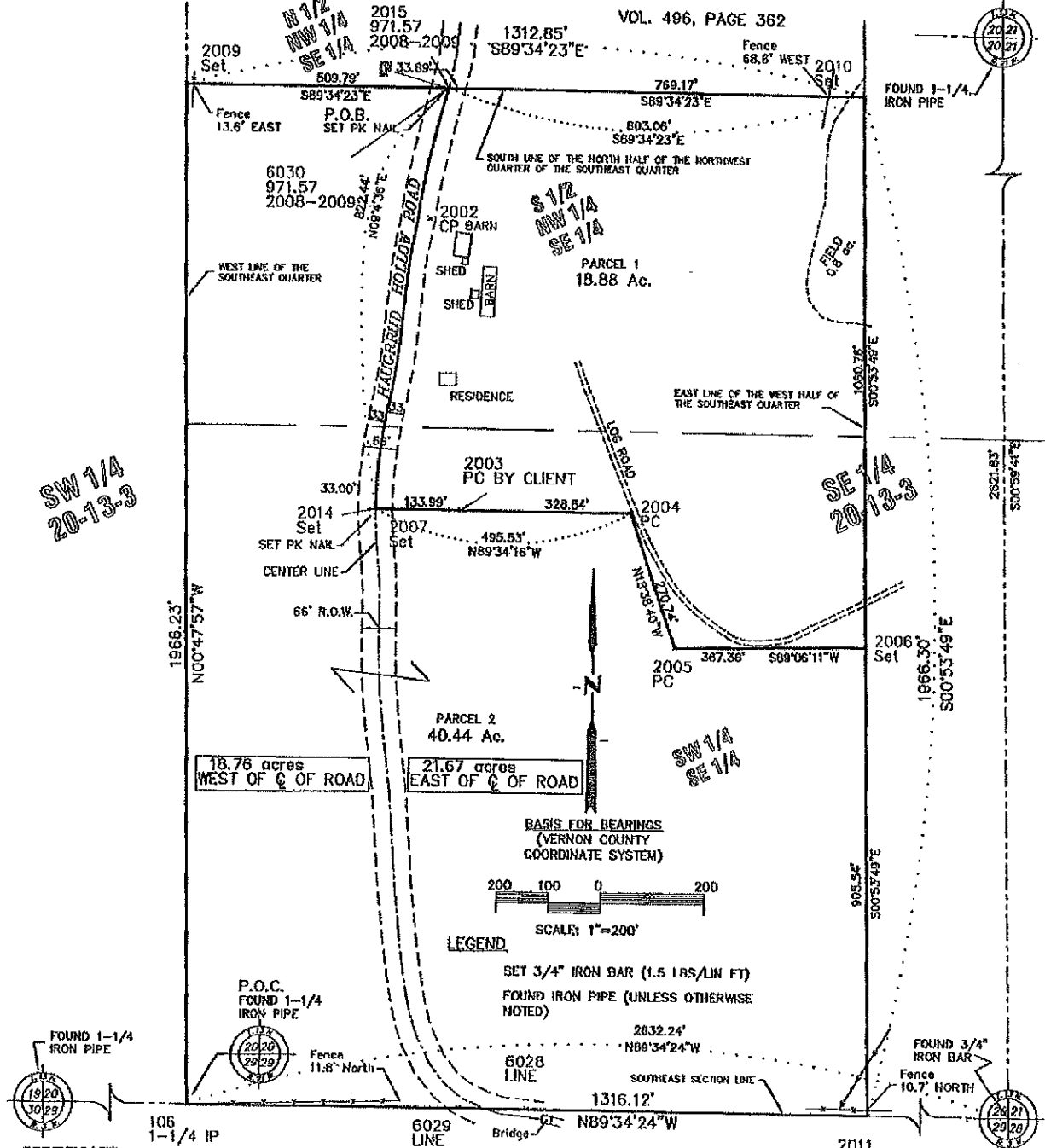
This instrument drafted by David L. Jenkins
JENKINS AND STITTLEBURG Viroqua Wisconsin

PARCEL 1

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 3 WEST, TOWN OF WEBSTER, VERNON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION, THENCE N00°47'57"W 1966.23 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE ALONG SAID LINE S89°34'23"E 509.79 FEET TO THE CENTER OF HAUGRUD HOLLOW ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE S89°34'23"E 803.06 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE CONTINUING THENCE ALONG SAID LINE S89°34'23"E 509.79 FEET TO THE CENTER OF HAUGRUD HOLLOW ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING THENCE ALONG SAID LINE S00°53'49"E 1060.76 FEET; THENCE S89°06'11"W 367.36 FEET; THENCE N18°38'40"W 270.74 FEET; THENCE N89°34'16"W 495.53 FEET TO THE CENTER OF SAID ROAD AT A POINT WHICH BEARS S09°04'36"W 822.44 FEET FROM THE POINT OF BEGINNING, THENCE ALONG THE CENTERLINE OF SAID ROAD TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR TOWN ROAD AS SHOWN ON ATTACHED SURVEY MAP, PARCEL CONTAINING 18.88 ACRES.

PARCEL 2

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 3 WEST, TOWN OF WEBSTER, VERNON COUNTY, WISCONSIN, EXCEPT THE PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION, THENCE N00°47'57"W 1966.23 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE ALONG SAID LINE S89°34'23"E 509.79 FEET TO THE CENTER OF HAUGRUD HOLLOW ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE S89°34'23"E 803.06 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE CONTINUING THENCE ALONG SAID LINE S89°06'11"W 367.36 FEET; THENCE N18°38'40"W 270.74 FEET; THENCE N89°34'16"W 495.53 FEET TO THE CENTER OF SAID ROAD AT A POINT WHICH BEARS S09°04'36"W 822.44 FEET FROM THE POINT OF BEGINNING, THENCE ALONG THE CENTERLINE OF SAID ROAD TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR TOWN ROAD AS SHOWN ON ATTACHED SURVEY MAP, PARCEL CONTAINING 40.44 ACRES.



CERTIFICATE

I, PAUL E. FAIRCHILD, REGISTERED LAND SURVEYOR #2050, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF CHRISTOPHER J. COX, AND THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WAIVER OF MINIMUM STANDARDS

IN AN AGREEMENT MADE PRIOR TO COMMENCEMENT OF THE SURVEY, THE CLIENT AND SURVEYOR AGREED TO WAIVE CERTAIN ASPECTS OF THE WISCONSIN STANDARDS FOR LAND SURVEYS AS DEFINED BY WISCONSIN ACT 7, SPECIFICALLY NO CORNERS WERE SET AT THE POINTS OF CURVATURE/ANGLE POINTS OF HAUGRUD HOLLOW ROAD, NOR WERE THE CURVES COMPUTED AND TABULATED - RATHER THE ROAD WAS SURVEYED AND HAS BEEN ACCURATELY PORTIAYED HEREON FOR THE PURPOSE OF AREA COMPUTATIONS AND CORNERS WERE SET AT ALL POINTS WHERE THE PROPERTY LINES INTERSECT THE RIGHT OF WAY LINE.

