

PLAT OF SURVEY

LEGAL DESCRIPTION: REMNANT A-1 PARCEL

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 2, TOWN 3 NORTH, RANGE 15 EAST, IN RICHMOND TOWNSHIP, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWN 3 NORTH, RANGE 15 EAST; THENCE "WEST" ALONG THE SOUTH LINE OF SAID SECTION 2, 2562.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE "WEST", 16.00 FEET TO THE CORNER SAID 1/4 CORNER SAID SECTION 2, 2562.59 FEET, WEST, ALONG THE SOUTH LINE OF SAID SECTION 2, 11.63 FEET, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN A DEED RECORDED AS DOCUMENT NO. 148940, RECORDS OF WALWORTH COUNTY, IOWA; THENCE CONTINUING ON SAID LINE "WEST", ALONG SAID PARCEL, 351.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 77°39'32" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL, 226.00 FEET, TO AN ANGLE POINT THEREIN; THENCE SOUTH 47°02'24" WEST, ALONG SAID NORTHERLY LINE, 360.82 FEET, TO THE NORTH CORNER OF SAID SECTION 2, 2562.59 FEET; THENCE SOUTH 27°07'08" WEST, ALONG SAID LINE, 57.71 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 2; THENCE NORTH 89°59'45" WEST A DISTANCE OF 820.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID LINE "WEST", 1/4 OF SAID SOUTHWEST 1/4 CORNER ALSO BEING THE SOUTHWEST CORNER OF THE "EAST 1/2" OF SAID SOUTHWEST 1/4; THENCE NORTH 02°23'36" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 AND SAID 1/2, 1457.15 FEET; THENCE NORTH 89°59'45" WEST, 578.16 FEET; THENCE SOUTH 82°52'06" WEST, 455.14 FEET; THENCE NORTH 01°55'59" EAST A DISTANCE OF 260.61 FEET; THENCE NORTH 53°20'30" EAST, 351.90 FEET; THENCE SOUTH 02°18'34" WEST, 88.13 FEET; THENCE SOUTH 86°12'17" EAST, 16.00 FEET; THENCE SOUTH 82°52'06" WEST, 455.14 FEET; THENCE SOUTH 89°59'45" WEST, 99.12 FEET; THENCE NORTH 01°20'22" EAST, 691.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 2; THENCE NORTH 89°52'26" WEST, EAST, ALONG SAID LINE, 333.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID LINE "WEST" IN THE LAND CONTAINED AS RECORDED AS DOCUMENT NO. 63469, RECORDS OF WALWORTH COUNTY; THENCE SOUTH 02°14'33" WEST, ALONG THE WEST LINE OF SAID LAND CONTRACT PARCEL, 1615.62 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ON SAID WEST LINE, SOUTH 20°20'20" WEST, 100.00 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ON SAID WEST LINE, SOUTH 87°30'29" WEST, 288.85 FEET, TO AN ANGLE POINT THEREIN; THENCE CONTINUING ON SAID WEST LINE, SOUTH 01°04'00" EAST, 360.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2, 2562.59 FEET; THENCE THEY MAY BE KNOWN BY THE FOLLOWING CERTIFIED SURVEYS OF WALWORTH COUNTY; THENCE "WEST", ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 295.12 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°39'00" WEST, ALONG THE WEST LINE OF SAID LOT 2 AND ITS SOUTHERLY PROLONGATION, 452.40 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ON SAID LINE "WEST", AND CONTAINING 71.44 ACRES(S) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION: C-2 PARCEL

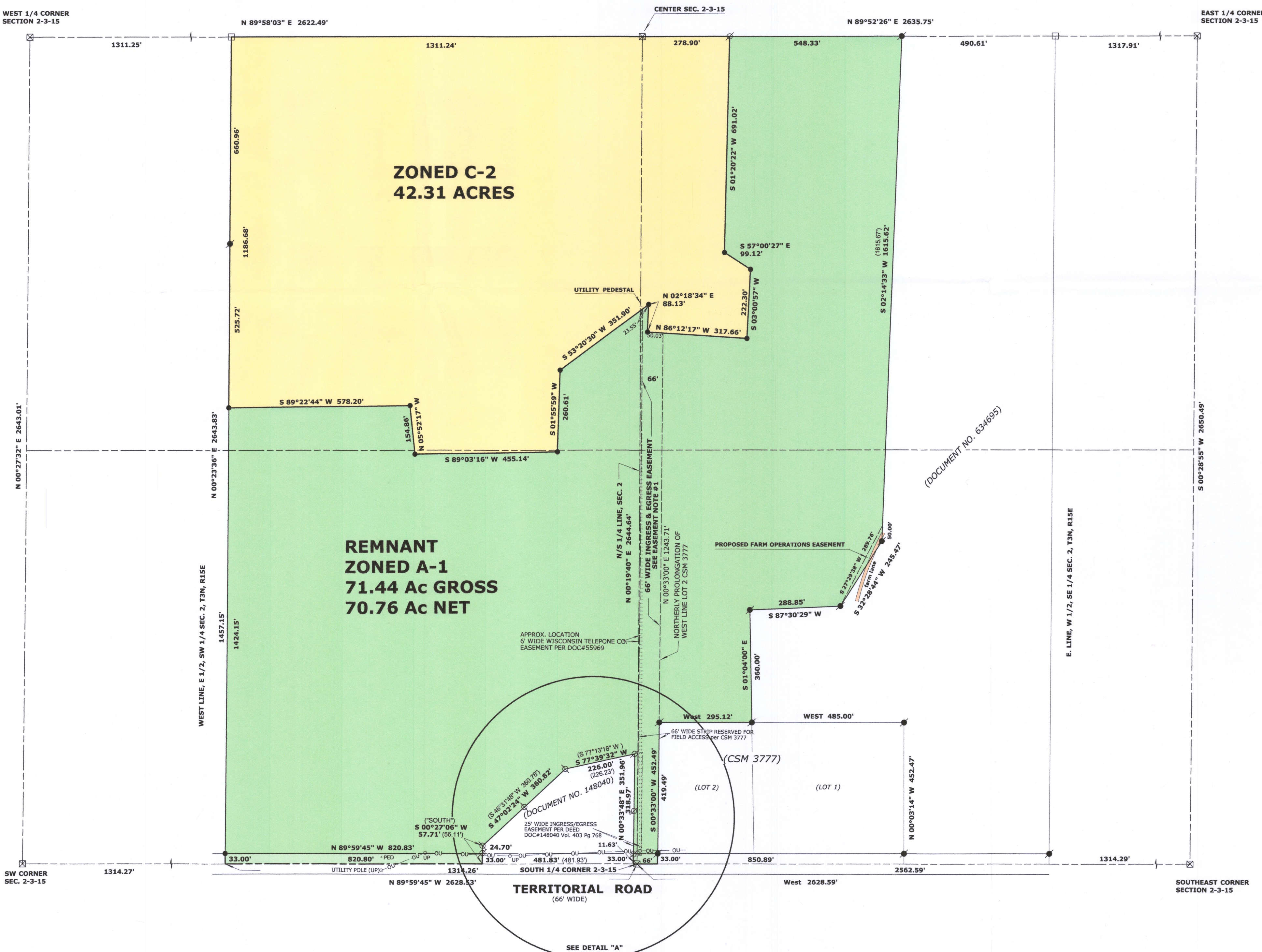
LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 2, TOWN 3 NORTH, RANGE 15 EAST, IN RICHMOND TOWNSHIP, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWN 3 NORTH, RANGE 15 EAST; THENCE "WEST" ALONG THE SOUTH LINE OF SAID SECTION 2, 2628.59 FEET TO THE SOUTH 1/4 A CORNER SAID SECTION 2; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°59'45" WEST, 1314.26 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE CONTINUING THE SOUTHWEST CORNER OF THE "EAST 1/2" OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 00°23'36" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 AND "EAST 1/2" 1457.15 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID SECTION 2, AND THE "POINT OF BEGINNING"; THENCE CONTINUING NORTH 89°59'45" WEST, 1314.26 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE "EAST 1/2" OF SAID SOUTHWEST 1/4, SECTION 2; THENCE NORTH 89°58'03" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 1311.24 FEET TO THE CENTER 1/4 A CORNER OF SAID SECTION 2; THENCE NORTH 89°58'03" EAST, ALONG THE NORTH LINE OF SAID SECTION 2, 2628.59 FEET TO THE SOUTHWEST 1/4 A CORNER OF SAID SECTION 2, 278.90 FEET TO A POINT ON SAID NORTH LINE; THENCE LEAVING SAID NORTH LINE, SOUTH 01°00'22" WEST, 691.02 FEET; THENCE SOUTH 57°00'27" EAST, 99.12 FEET; THENCE SOUTH 03°00'57" WEST, 222.30 FEET; THENCE NORTH 86°12'47" WEST, 317.66 FEET; THENCE NORTH 02°18'34" EAST, 88.43 FEET; THENCE SOUTH 53°20'30" WEST, 317.90 FEET; THENCE SOUTH 03°00'57" WEST, 260.61 FEET; THENCE NORTH 89°03'16" WEST, 455.14 FEET; THENCE NORTH 05°52'17" EAST, 154.86 FEET; THENCE SOUTH 89°24'44" WEST, 578.20 FEET TO THE POINT OF BEGINNING.

AND CONTAINING 42.31 ACRES OF LAND, MORE OR LESS.

EASEMENT NOTE #1

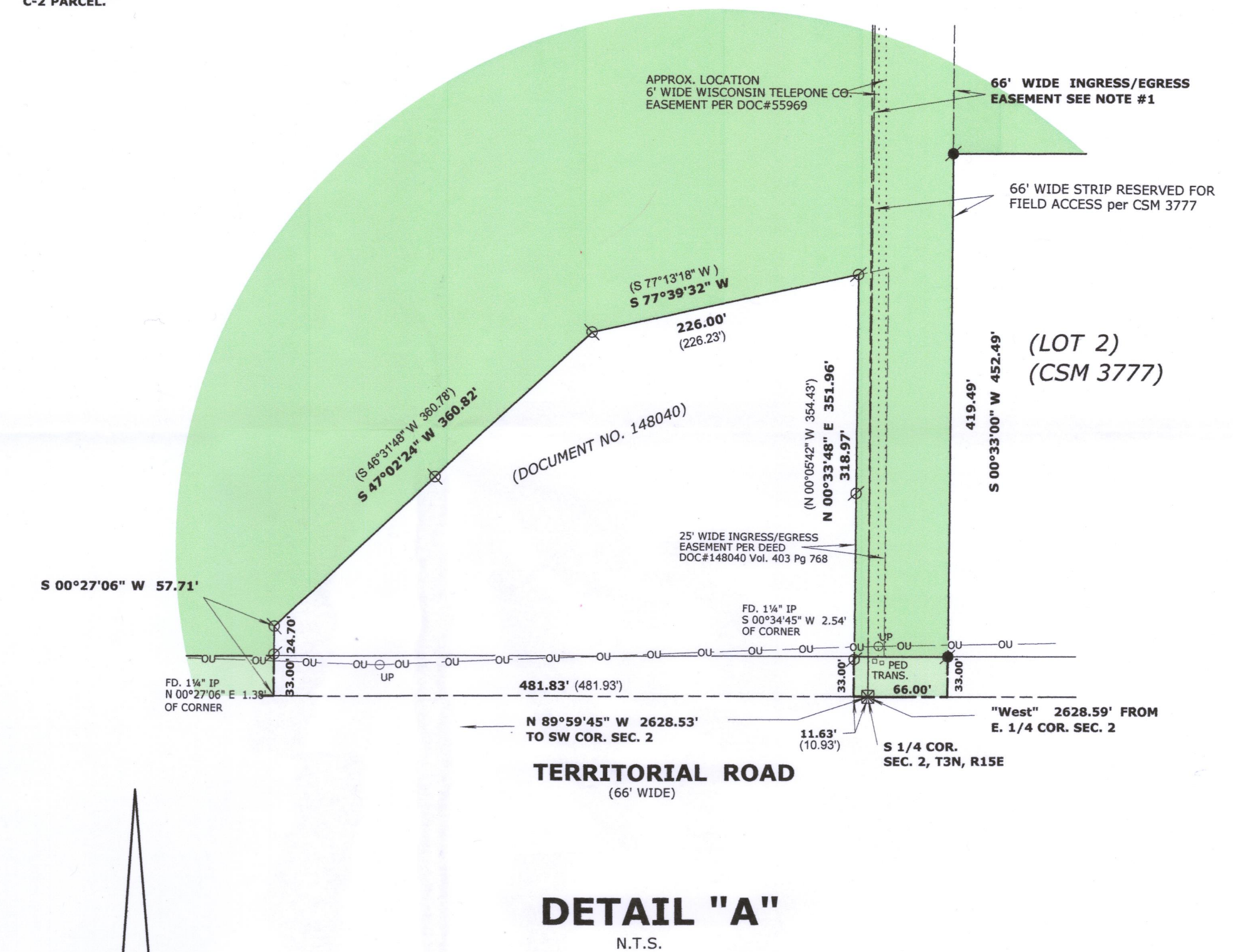
THE INGRESS/EGRESS EASEMENT SHOWN HEREON IS TO BE CREATED FOR THE USE AND BENEFIT OF THE OWNER(S) (PRESENT AND FUTURE) OF THE PARCEL HEREON REFERRED TO AS C-2. THE EAST LINE OF SAID EASEMENT SHALL BE THE WEST LINE OF LOT 2, CERTIFIED SURVEY MAP NO. 3777 AND IT'S NORTHERLY PROLONGATION. THE WEST LINE OF SAID EASEMENT SHALL BE A LINE PARALLEL TO AND 66' WESTERLY OF (MEASURED AT RIGHT ANGLES) SAID EAST LINE. BOTH LINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE ON THE SOUTH, AT THE NORTH LINE OF TERRITORIAL ROAD, AND ON THE NORTH BY THE SOUTHERLY LINE OF THE ABOVE MENTIONED C-2 PARCEL.



PROPOSED FARM OPERATIONS EASEMENT

An easement for ingress and egress for farm operations located in the Southwest 1/4 of the Southeast 1/4 of Section 2, Town 3 North, Range 15 East, Richmond Township, Walworth County, Wisconsin, described as follows:

THENCE N 87°00'00" E 228.85 feet to the corner of Section 2, Thence East along the South line of said Southeast 1/4 of Section 2 and the centerline of Territorial Road 850.89 feet; THENCE N 00°03'14" W 452.47 feet; THENCE West 485.00 feet; THENCE N 01°04'40" W 360.00 feet; THENCE N 87°30'29" E 288.85 feet to the POINT OF BEGINNING; THENCE S 22°28'44" W 245.00 feet; THENCE S 89°00'00" E 245.00 feet; THENCE S 27°29'38" W 289.76 feet to the POINT OF BEGINNING; Containing 3,090 square feet or 0.07 acre(s) of land, more or less.



LEGEND

- | | |
|---|--|
|  | FOUND IRON PIPE |
|  | FOUND IRON ROD |
|  | FOUND COUNTY MONUMENT |
|  | FOUND CONCRETE MONUMENT |
|
 | |
|  | SET IRON ROD, 18" LONG, WEIGHING
1.5 LBS./LINEAL FT., 3/4" DIA. |
| (x x) | RECORDED AS DIMENSION |
|  | EXISTING FENCE |

SCALE: 1 INCH = 200 FEET

"I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any."

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

Mark L. Miritz
MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582

DATE: NOV. 28, 2017 JOB NO. 17.603