

PLAT OF SURVEY

LOCATED IN THE NE 1/4 OF THE SW 1/4, IN GOVERNMENT LOT 1 AND IN GOVERNMENT LOT 2, ALL IN SECTION 17, TOWN 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN.

DATE: AUGUST 11, 2008

SURVEY BY: TODD T. RUMMLER, R.L.S.-2443
AGENT OF DRIFTLESS AREA SURVEYING LLC
102 S. WASHINGTON ST.
SPRING GREEN, WI 53588

DWG NO: 1004-2 POS.DWG

SURVEYED FOR: LITTLELAKE FARM, LLC.
KEVIN EVANICH—MANAGING MEMBER
779 BRYANT AVENUE
WINNETKA, IL 60093-1901

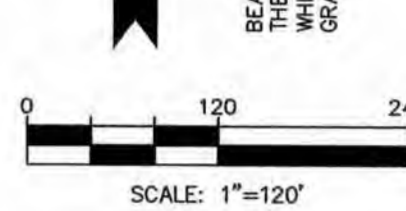
LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

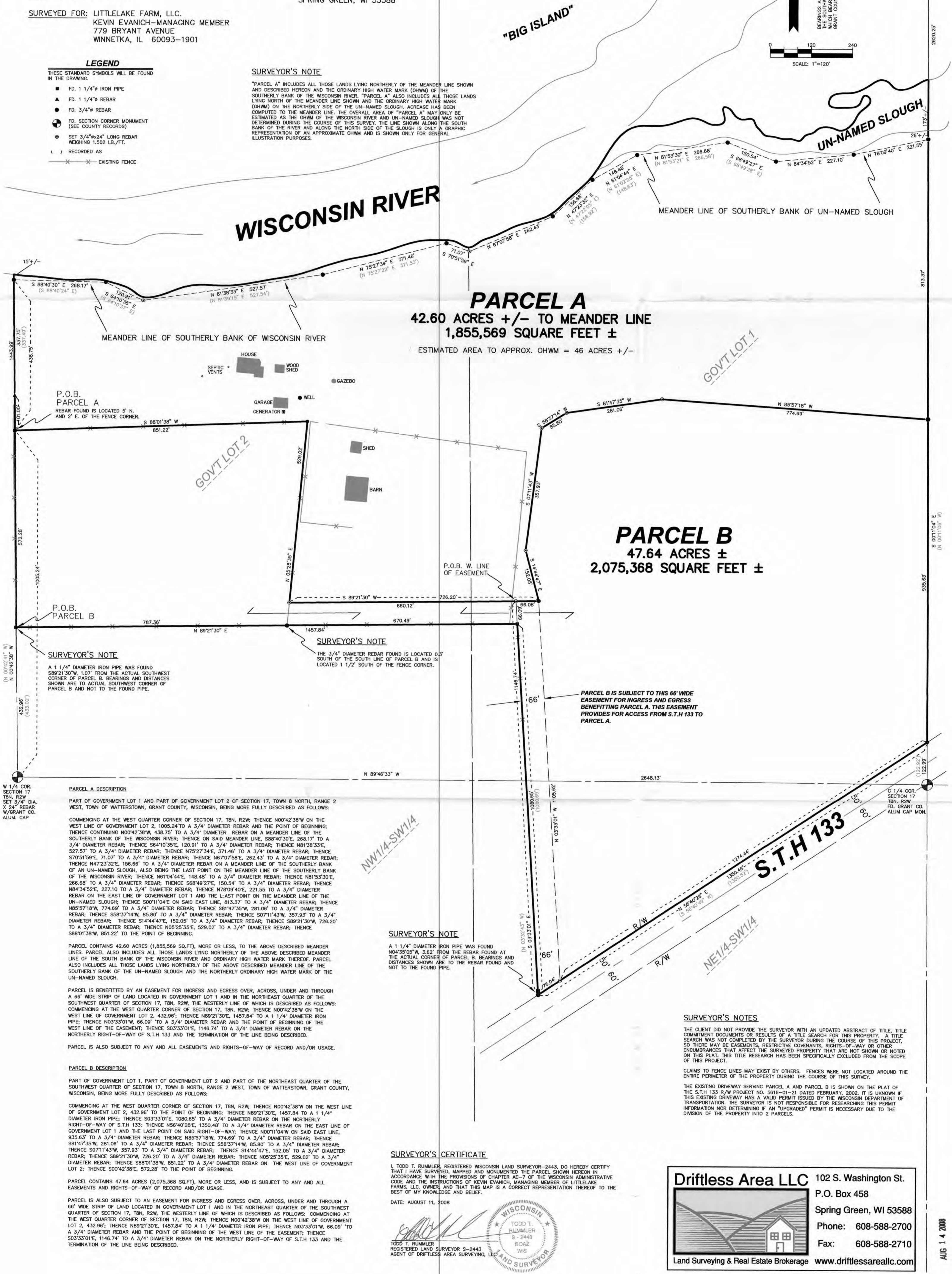
- FD. 1 1/4" IRON PIPE
- ▲ FD. 1 1/4" REBAR
- FD. 3/4" REBAR
- ⊙ FD. SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- ⊙ SET 3/4"x24" LONG REBAR WEIGHING 1.502 LB./FT.
- () RECORDED AS
- X—X— EXISTING FENCE

SURVEYOR'S NOTE

"PARCEL A" INCLUDES ALL THOSE LANDS LYING NORTHERLY OF THE MEANDER LINE SHOWN AND DESCRIBED HEREON AND THE ORDINARY HIGH WATER MARK (OHWM) OF THE SOUTHERLY BANK OF THE WISCONSIN RIVER. "PARCEL A" ALSO INCLUDES ALL THOSE LANDS LYING NORTH OF THE MEANDER LINE SHOWN AND THE ORDINARY HIGH WATER MARK (OHWM) ON THE NORTHERLY SIDE OF THE UN-NAMED SLOUGH. ACREAGE HAS BEEN COMPUTED TO THE MEANDER LINE. THE OVERALL AREA OF "PARCEL A" MAY ONLY BE ESTIMATED AS THE OHWM OF THE WISCONSIN RIVER AND UN-NAMED SLOUGH WAS NOT DETERMINED DURING THE COURSE OF THIS SURVEY. THE LINE SHOWN ALONG THE SOUTH BANK OF THE RIVER AND ALONG THE NORTH SIDE OF THE SLOUGH IS ONLY A GRAPHIC REPRESENTATION OF AN APPROXIMATE OHWM AND IS SHOWN ONLY FOR GENERAL ILLUSTRATION PURPOSES.



N 1/4 COR. SECTION 17, T8N, R2W, GRANT CO., ALUM. CAP. MON.
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, T8N, R2W, WHICH BEARS N 89°42'38" W ACCORDING TO THE GRANT COUNTY COORDINATE SYSTEM.



PARCEL A
42.60 ACRES +/- TO MEANDER LINE
1,855,569 SQUARE FEET ±
ESTIMATED AREA TO APPROX. OHWM = 46 ACRES +/-

PARCEL B
47.64 ACRES ±
2,075,368 SQUARE FEET ±

SURVEYOR'S NOTE

A 1 1/4" DIAMETER IRON PIPE WAS FOUND 589'21"30" W, 1.07' FROM THE ACTUAL SOUTHWEST CORNER OF PARCEL B. BEARINGS AND DISTANCES SHOWN ARE TO ACTUAL SOUTHWEST CORNER OF PARCEL B AND NOT TO THE FOUND PIPE.

SURVEYOR'S NOTE

THE 3/4" DIAMETER REBAR FOUND IS LOCATED 0.3' SOUTH OF THE SOUTH LINE OF PARCEL B AND IS LOCATED 1 1/2' SOUTH OF THE FENCE CORNER.

PARCEL B IS SUBJECT TO THIS 66' WIDE EASEMENT FOR INGRESS AND EGRESS BENEFITTING PARCEL A. THIS EASEMENT PROVIDES FOR ACCESS FROM S.T.H 133 TO PARCEL A.

PARCEL A DESCRIPTION

PART OF GOVERNMENT LOT 1 AND PART OF GOVERNMENT LOT 2 OF SECTION 17, TOWN 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 17, T8N, R2W; THENCE N00°42'38" W ON THE WEST LINE OF GOVERNMENT LOT 2, 1005.24' TO A 3/4" DIAMETER REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING N00°42'38" W, 438.75' TO A 3/4" DIAMETER REBAR ON A MEANDER LINE OF THE SOUTHERLY BANK OF THE WISCONSIN RIVER; THENCE ON SAID MEANDER LINE, S88°40'30" E, 268.17' TO A 3/4" DIAMETER REBAR; THENCE S64°10'35" E, 120.91' TO A 3/4" DIAMETER REBAR; THENCE N81°38'33" E, 527.57' TO A 3/4" DIAMETER REBAR; THENCE N75°27'34" E, 371.46' TO A 3/4" DIAMETER REBAR; THENCE S70°51'59" E, 71.07' TO A 3/4" DIAMETER REBAR; THENCE N67°07'58" E, 262.43' TO A 3/4" DIAMETER REBAR; THENCE N47°23'32" E, 156.66' TO A 3/4" DIAMETER REBAR ON A MEANDER LINE OF THE SOUTHERLY BANK OF AN UN-NAMED SLOUGH, ALSO BEING THE LAST POINT ON THE MEANDER LINE OF THE SOUTHERLY BANK OF THE WISCONSIN RIVER; THENCE N61°04'44" E, 148.48' TO A 3/4" DIAMETER REBAR; THENCE N81°53'30" E, 266.68' TO A 3/4" DIAMETER REBAR; THENCE S68°49'27" E, 150.54' TO A 3/4" DIAMETER REBAR; THENCE N84°34'52" E, 227.10' TO A 3/4" DIAMETER REBAR; THENCE N78°09'40" E, 221.55' TO A 3/4" DIAMETER REBAR ON THE EAST LINE OF GOVERNMENT LOT 1 AND THE LAST POINT ON THE MEANDER LINE OF THE UN-NAMED SLOUGH; THENCE S00°10'04" E ON SAID EAST LINE, 813.37' TO A 3/4" DIAMETER REBAR; THENCE N85°57'16" W, 774.69' TO A 3/4" DIAMETER REBAR; THENCE S81°47'35" W, 281.06' TO A 3/4" DIAMETER REBAR; THENCE S58°37'14" W, 85.80' TO A 3/4" DIAMETER REBAR; THENCE S07°11'43" W, 357.93' TO A 3/4" DIAMETER REBAR; THENCE S14°44'47" E, 152.05' TO A 3/4" DIAMETER REBAR; THENCE S89°21'30" W, 726.20' TO A 3/4" DIAMETER REBAR; THENCE N05°25'35" E, 529.02' TO A 3/4" DIAMETER REBAR; THENCE S88°01'38" W, 851.22' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 42.60 ACRES (1,855,569 SQ.FT.), MORE OR LESS, TO THE ABOVE DESCRIBED MEANDER LINES. PARCEL ALSO INCLUDES ALL THOSE LANDS LYING NORTHERLY OF THE ABOVE DESCRIBED MEANDER LINE OF THE SOUTH BANK OF THE WISCONSIN RIVER AND ORDINARY HIGH WATER MARK THEREOF. PARCEL ALSO INCLUDES ALL THOSE LANDS LYING NORTHERLY OF THE ABOVE DESCRIBED MEANDER LINE OF THE SOUTHERLY BANK OF THE UN-NAMED SLOUGH AND THE NORTHERLY ORDINARY HIGH WATER MARK OF THE UN-NAMED SLOUGH.

PARCEL IS BENEFITTED BY AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS, UNDER AND THROUGH A 66' WIDE STRIP OF LAND LOCATED IN GOVERNMENT LOT 1 AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, T8N, R2W, THE WESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 17, T8N, R2W; THENCE N00°42'38" W ON THE WEST LINE OF GOVERNMENT LOT 2, 432.96' TO THE POINT OF BEGINNING; THENCE N89°21'30" E, 1457.84' TO A 1 1/4" DIAMETER IRON PIPE; THENCE N03°33'01" W, 66.09' TO A 3/4" DIAMETER REBAR AND THE POINT OF BEGINNING OF THE WEST LINE OF THE EASEMENT; THENCE S03°33'01" E, 1146.74' TO A 3/4" DIAMETER REBAR ON THE NORTHERLY RIGHT-OF-WAY OF S.T.H 133 AND THE TERMINATION OF THE LINE BEING DESCRIBED.

PARCEL IS ALSO SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

PARCEL B DESCRIPTION

PART OF GOVERNMENT LOT 1, PART OF GOVERNMENT LOT 2 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWN 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 17, T8N, R2W; THENCE N00°42'38" W ON THE WEST LINE OF GOVERNMENT LOT 2, 432.96' TO THE POINT OF BEGINNING; THENCE N89°21'30" E, 1457.84' TO A 1 1/4" DIAMETER IRON PIPE; THENCE S03°33'01" E, 1080.65' TO A 3/4" DIAMETER REBAR ON THE NORTHERLY RIGHT-OF-WAY OF S.T.H 133; THENCE N56°40'28" E, 1350.48' TO A 3/4" DIAMETER REBAR ON THE EAST LINE OF GOVERNMENT LOT 1 AND THE LAST POINT ON SAID RIGHT-OF-WAY; THENCE N00°10'04" W ON SAID EAST LINE, 935.63' TO A 3/4" DIAMETER REBAR; THENCE N85°57'16" W, 774.69' TO A 3/4" DIAMETER REBAR; THENCE S81°47'35" W, 281.06' TO A 3/4" DIAMETER REBAR; THENCE S58°37'14" W, 85.80' TO A 3/4" DIAMETER REBAR; THENCE S07°11'43" W, 357.93' TO A 3/4" DIAMETER REBAR; THENCE S14°44'47" E, 152.05' TO A 3/4" DIAMETER REBAR; THENCE S89°21'30" W, 726.20' TO A 3/4" DIAMETER REBAR; THENCE N05°25'35" E, 529.02' TO A 3/4" DIAMETER REBAR; THENCE S03°33'01" E, 1146.74' TO A 3/4" DIAMETER REBAR ON THE WEST LINE OF GOVERNMENT LOT 2; THENCE S00°42'38" E, 572.22' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 47.64 ACRES (2,075,368 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

PARCEL IS ALSO SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS, UNDER AND THROUGH A 66' WIDE STRIP OF LAND LOCATED IN GOVERNMENT LOT 1 AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, T8N, R2W, THE WESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 17, T8N, R2W; THENCE N00°42'38" W ON THE WEST LINE OF GOVERNMENT LOT 2, 432.96' TO THE POINT OF BEGINNING; THENCE N89°21'30" E, 1457.84' TO A 1 1/4" DIAMETER IRON PIPE; THENCE N03°33'01" W, 66.09' TO A 3/4" DIAMETER REBAR AND THE POINT OF BEGINNING OF THE WEST LINE OF THE EASEMENT; THENCE S03°33'01" E, 1146.74' TO A 3/4" DIAMETER REBAR ON THE NORTHERLY RIGHT-OF-WAY OF S.T.H 133 AND THE TERMINATION OF THE LINE BEING DESCRIBED.

SURVEYOR'S NOTE

A 1 1/4" DIAMETER IRON PIPE WAS FOUND N04°35'05" W, 3.62' FROM THE REBAR FOUND AT THE ACTUAL CORNER OF PARCEL B. BEARINGS AND DISTANCES SHOWN ARE TO THE REBAR FOUND AND NOT TO THE FOUND PIPE.

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, REGISTERED WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCEL SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF KEVIN EVANICH, MANAGING MEMBER OF LITTLELAKE FARM, LLC, OWNER, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: AUGUST 11, 2008

TODD T. RUMMLER
REGISTERED LAND SURVEYOR S-2443
AGENT OF DRIFTLESS AREA SURVEYING, LLC



SURVEYOR'S NOTES

THE CLIENT DID NOT PROVIDE THE SURVEYOR WITH AN UPDATED ABSTRACT OF TITLE, TITLE COMMITMENT DOCUMENTS OR RESULTS OF A TITLE SEARCH FOR THIS PROPERTY. A TITLE SEARCH WAS NOT COMPLETED BY THE SURVEYOR DURING THE COURSE OF THIS PROJECT, SO THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEYED PROPERTY THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. THIS TITLE RESEARCH HAS BEEN SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS PROJECT.

CLAIMS TO FENCE LINES MAY EXIST BY OTHERS. FENCES WERE NOT LOCATED AROUND THE ENTIRE PERIMETER OF THE PROPERTY DURING THE COURSE OF THIS SURVEY.

THE EXISTING DRIVEWAY SERVING PARCEL A AND PARCEL B IS SHOWN ON THE PLAT OF THE S.T.H 133 R/W PROJECT NO. 5616-01-21 DATED FEBRUARY, 2002. IT IS UNKNOWN IF THIS EXISTING DRIVEWAY HAS A VALID PERMIT ISSUED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION. THE SURVEYOR IS NOT RESPONSIBLE FOR RESEARCHING THIS PERMIT INFORMATION NOR DETERMINING IF AN "UPGRADED" PERMIT IS NECESSARY DUE TO THE DIVISION OF THE PROPERTY INTO 2 PARCELS.

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