

# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN PART OF THE SW 1/4, THE SE 1/4, AND THE SE 1/4 OF THE NW 1/4,  
ALL IN SECTION 4,  
IN TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN,  
GRANT COUNTY, WISCONSIN.

2B - Petry #1A - Historical Legal Description

**PARCEL I:**  
The East One-half (1/2) of the Southwest One-quarter (1/4) of Section Four (4), in Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, EXCEPT the following described parcel of land: A parcel of land located in part of the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) and the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Four (4), in Township Four (4) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 4; thence South 89°03'50" East 1320.70 feet; thence North 00°18'41" East 305.93 feet to the point of beginning; thence continuing Northerly along said line, a distance of 1058.31 feet; thence North 68°19'31" East 949.81 feet; thence North 90°00'00" East 217.57 feet; thence South 69°10'52" East 636.83 feet; thence South 02°20'48" East 784.85 feet; thence North 89°49'34" West 1239.73 feet to the point of beginning;

The West One-half (1/2) of the Southeast One-quarter (1/4); ALSO a tract of land described as follows: Commencing at the Southeast corner of Section Four (4), in Township Four (4) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin; thence North 86°20' West 1020.80 feet to the place of beginning of this tract; thence running North 86°20' West 299.50 feet; thence North 2637.80 feet; thence South 85°41' East 420.50 feet; thence South 01°24' West 1737.00 feet; thence North 88°04' West 58.90 feet; thence South 01°13' West 891.10 feet to the place of beginning. EXCEPTING THEREFROM the following tract of land, to-wit: Commencing at the Southeast corner of said Section Four (4); thence North 86°20' West 1020.80 feet; thence North 01°13' East 891.10 feet; thence South 88°04' East 58.90 feet; thence North 01°24' East 1703.97 feet to the South boundary of C.T.H. "A" which is the point of beginning of this tract of land; thence North 85°58' West 880.01 feet along said South boundary of C.T.H. "A"; thence South 01°24' West 120 feet; thence South 85°58' East 880.01 feet; thence North 01°24' East 120 feet to the point of beginning. All of the above being in Section Four (4), in Township Four (4) North, Range Three (3) West of the 4th P.M., in the Town of South Lancaster, Grant County, Wisconsin.

That part of the East One-half (1/2) of the Southeast One-quarter (1/4) of said Section Four (4), in Township Four (4) North, Range Three (3) West of the 4th P.M., in the Town of South Lancaster, Grant County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section Four (4); thence North 86°20' West 1020.80 feet; thence North 01°13' East 891.10 feet; thence South 88°04' East 58.90 feet to the point of beginning of the tract intended to be described to-wit: thence South 88°04' East 58.90 feet; thence North 01°24' East 1264.34 feet; thence North 88°04' West 304.02 feet, more or less, to a point 1264.34 feet Northerly from the place of beginning; thence South 01°24' West to the place of beginning.

That part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Four (4), in Township Four (4) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, which lies Southwest of C.T.H. "A".

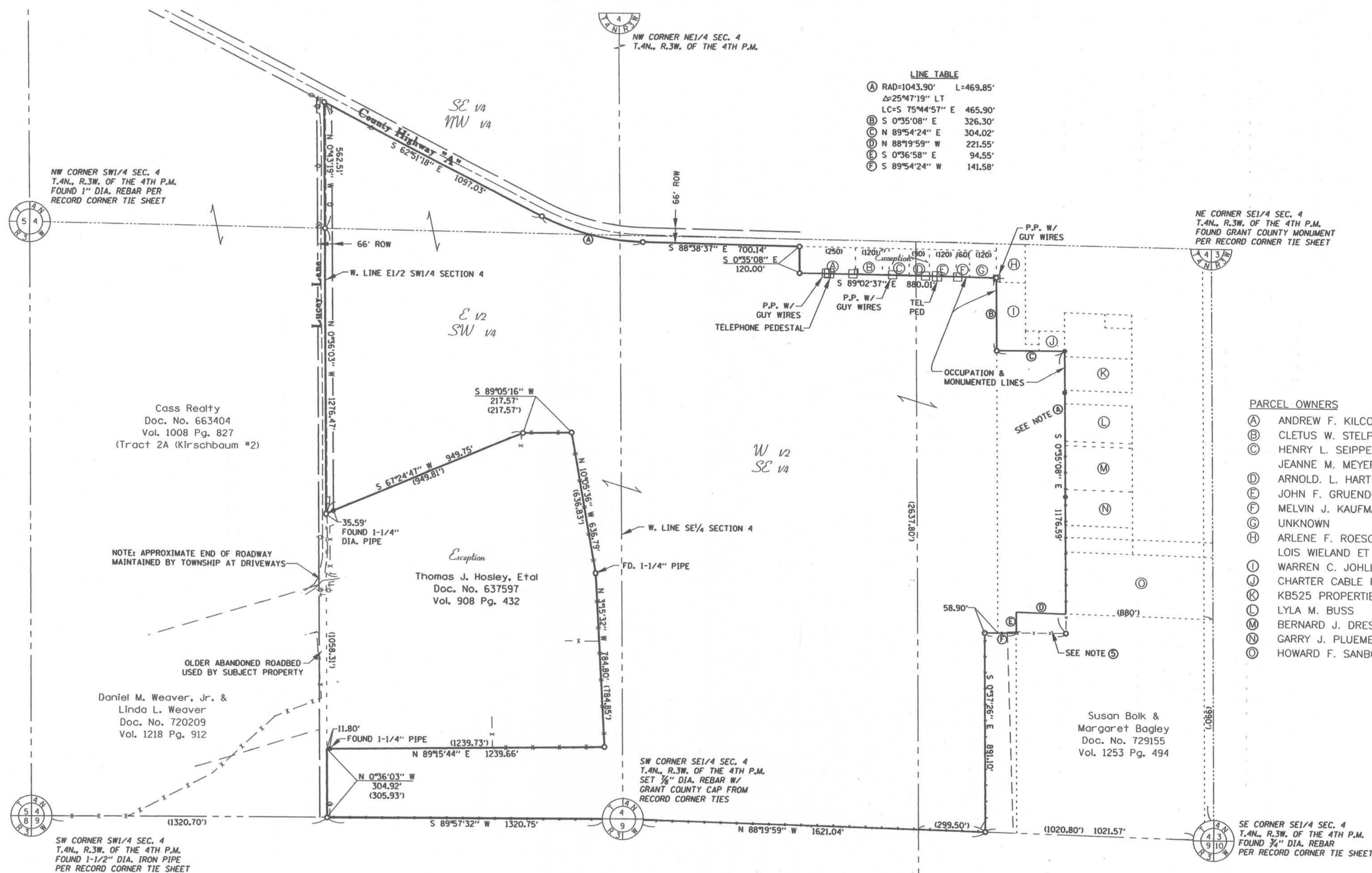
ALSO EXCEPTING Highway Right-of-Way.

2B - Petry #1A Surveyed Description

A parcel of land located in part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) and of the Southeast Quarter (SE 1/4) of Section Four (4), in Township Four (4) North, Range Three (3) West of the 4th Principal Meridian, Grant County, Wisconsin, described as follows:

Beginning at the southeast corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section Four (4); thence South 89 degrees 57 minutes 32 seconds West, a distance of 1,320.75 feet on the south line of said Southwest Quarter (SW 1/4) to the southwest corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 0 degrees 36 minutes 03 seconds West, 304.92 feet on the west line of the East Half (E 1/2) of the Southwest Quarter to the southwest corner of the premises conveyed to Thomas J. Hosley, Etal from Agricultural Holding, Inc., an Illinois Corporation by a Warranty Deed recorded February 21, 2002 Volume 908 at page 432; thence North 89 degrees 15 minutes 44 seconds East, 1,239.66 feet on the south line of said premises conveyed to Hosley to the southeast corner of said premises conveyed to Hosley; thence North 3 degrees 15 minutes 32 seconds West, 784.80 feet on the east line of said premises conveyed to Hosley; thence North 10 degrees 05 minutes 36 seconds West, 636.79 feet on the east line of said premises conveyed to Hosley; thence South 67 degrees 24 minutes 47 seconds West, 949.75 feet on the north line of said premises conveyed to Hosley; thence South 89 degrees 05 minutes 16 seconds West, 217.57 feet on the north line of said premises conveyed to Hosley; thence South 67 degrees 24 minutes 47 seconds West, 949.75 feet on the north line of said premises conveyed to Hosley to the northwest corner of said premises conveyed to Hosley and the west line of the East Half (E 1/2) of Southwest Quarter (SW 1/4) of said Section Four (4); thence North 0 degrees 36 minutes 03 seconds West a distance of 1,276.47 feet to the southwest corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4); thence North 0 degrees 43 minutes 19 seconds West, 562.51 feet on the west line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) to the south line of Grant County Trunk Highway A; thence South 62 degrees 51 minutes 18 seconds East, 1,097.03 feet on said south line of County Highway A; thence southeasterly 469.85 feet on the arc of a 1,043.90 foot radius curve to the left, making a central angle of 25 degrees 47 minutes 19 seconds and a long chord of 465.90 feet that bears South 75 degrees 57 seconds East, 465.90 feet; thence South 88 degrees 38 minutes 37 seconds East, 700.14 feet; thence South 0 degrees 35 minutes 08 seconds East, 120.00 feet; thence South 89 degrees 02 minutes 37 seconds East, 880.01 feet; thence South 0 degrees 35 minutes 08 seconds East 326.03 feet; thence North 89 degrees 54 minutes 24 seconds East, 304.02 feet; thence South 0 degrees 35 minutes 08 seconds East, a distance of 1,176.59 feet to the north line of the premises conveyed to Susan Bolk and Margaret Bagley from Susan Bolk as Trustee of the Larkin Family Trust by a Trustee's Deed recorded September 17, 2010 in Volume 1253 at page 494; thence North 88 degrees 19 minutes 59 seconds West, 221.55 feet on the north line of said premises conveyed to Bolk to the northwest corner of said premises conveyed to Bolk; thence South 0 degrees 36 minutes 58 seconds East, 94.55 feet on the west line of said premises conveyed to Bolk; thence South 89 degrees 54 minutes 24 seconds West, 141.58 feet; thence South 0 degrees 37 minutes 26 Four (4); thence North 88 degrees 19 minutes 59 seconds West, a distance of 1,621.04 feet to the Point of Beginning. The above described real estate contains 156.65 acres, more or less.

For the purpose of this description the South line of the Southwest Quarter (SW 1/4) of said Section Four (4) has been assigned an assumed bearing of South 89 degrees 57 minutes 32 seconds West.



**Surveyors Statement**

To: Eagle Creek Midwest LLC, Old Republic National Title Insurance Company, and Wisconsin Title Service Company, Inc.  
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 by and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7(a), 13, 16, 18, 20, and 21 of Table A thereof. The field work was completed on September 14, 2012.

In Witness whereof, I hereunto affix my hand and seal this 12th day of November, 2012 A.D.

*Jimmy D. Rose*  
Jimmy D. Rose, RLS No. 1911-8  
Current license expiration date: January 31, 2014



**Title Commitment**

Title Commitment prepared by: Wisconsin Title Service Company, Inc.  
Commitment Number: 1209R0099-27-Effective Date September 5, 2012 (Parcel I)  
Schedule B Items that are not survey related are not shown hereon. (Items 1-8, 14)  
Schedule B Items that are survey related are shown hereon. (Items 9-13)

**Flood Zone Designation**

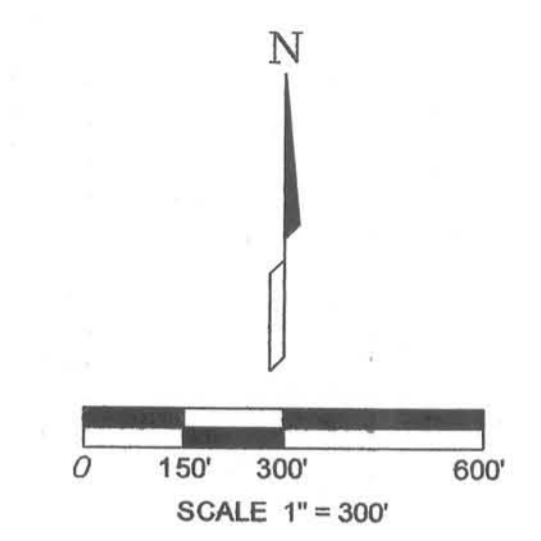
The subject property is located in Zone "X" as shown on the FIRM (Flood Insurance Rate Map) for Grant County, Wisconsin, by the Federal Emergency Management Agency, Map No. 55043C0480E, having an effective date of September 2, 2011.

Zone "X" definition: Areas determined to be outside the 0.2% annual chance floodplain.

TOTAL TRACT AREA = 6,823,841 SQ. FT. +/- (156.654 AC. +/-)  
AREA IN ROADWAY EASEMENT = 60,181 SQ. FT. +/- (1.382 AC. +/-)  
NET AREA = 6,763,660 SQ. FT. +/- (155.272 AC. +/-)

**Notes**

- (Schedule B, Item 10) - Easement to Grant Electric Cooperative, Volume 2 of Rural Easements, Page 496, blanket easement over the West half of the Southeast Quarter (SE 1/4), and the East half of the Southwest Quarter (SW 1/4) of Section 4, Township 4 North, Range 3 West.
- (Schedule B, Item 11) - Easement to Farmers Telephone Company, Volume 508 of Records, Page 737, blanket easement over the East half of the Southeast Quarter (SE 1/4) of Section 4, Township 4 North, Range 3 West.
- (Schedule B, Item 12) - Easement to Farmers Telephone Company, Volume 508 of Records, Page 599, blanket easement over the East half of the Southwest Quarter (SW 1/4), and the West half of the Southeast Quarter (SE 1/4) of Section 4, Township 4 North, Range 3 West.
- (Schedule B, Item 13) - Right of Way from Warranty Deed Volume 540 of Records, Page 35 is indeterminate from the Warranty Deed provided. Further documentation will be required to determine the Right of Way effect on the subject property.
- Apparent overlap in title from Trustee's Deed filed September 17, 2010 in Volume 1253 of Records, Page 494, area of overlap marked.
- The Client Cass Realty Company, LLC and the Surveyor (Jimmy D. Rose) Ament, Inc. have agreed that a portion of the survey work (in particular the setting of all monuments) in accordance with Chapter A-E-7 of Wisconsin Administrative Code has been waived in a separate signed statement.



DATE OF FINAL FIELD SURVEY WORK:  
September 14, 2012

THE SOUTH LINE OF THE SW 1/4 OF SECTION 4 IS ASSUMED TO BEAR S 89°57'32" W.

11/12/12  
Revised to meet Title Commitment  
DRAWN BY: LJR  
APPROVED BY: JDR  
DATE: 9/30/2012  
Revision  
NO.  
SHEET NO. 1 OF 1  
FILE NAME C40912.10  
TRACT 2B - PETRY FARM #1A  
ALTA/ACSM LAND TITLE SURVEY  
GRANT COUNTY, WISCONSIN  
Ament DESIGN