

ALTA / ACSM LAND TITLE SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 4733, RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS OF GREEN COUNTY, ON PAGES 259-263, AS DOCUMENT NO. 552216 AND OTHER LANDS BEING PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND OTHER LANDS BEING PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW & SW 1/4s OF THE SW 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 6 EAST, TOWN OF ADAMS, GREEN COUNTY, WISCONSIN.

TITLE COMMITMENT NUMBER: FA9815

SCHEDULE A - LEGAL DESCRIPTION:

PARCEL 1:

The Northwest Quarter of the Southwest Quarter of Section 22 EXCEPT all that part LYING SOUTH of Puddledock Road AND The Southwest Quarter of the Northwest Quarter of Section 22;

All that part of the Northeast Quarter of the Southeast Quarter of Section 21 that lies East and North of the center of the highway passing through the same.

AND The Southeast Quarter of the Northeast Quarter of Section 21;

EXCEPT the following: Commencing at the Northwest corner of said Southeast Quarter of Northeast Quarter thence East 27 rods and 7 links; thence South 60 rods, thence West 26 rods and 7 links, thence South to the highway, thence West to the West line of said Northeast Quarter of the Southeast Quarter; thence North to the place of beginning being part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 21.

All being in Town 3 North, Range 6 East, Green County, Wisconsin.

WHICH INCLUDES A PORTION OF Lot 1 of Certified Survey Map No. 4733 as recorded in Volume 20 of Certified Survey Maps of Green County on Page 259 in the office of the Register of Deeds for Green County.

TAX PARCEL NUMBERS: 23-02-440.0000, 23-02-455.0000, 23-02-468.0000, 23-02-471.0000(P)

PARCEL 2:

Part of the Southwest Quarter of the Southwest Quarter LYING NORTH of Puddledock Road in Section 22, Town 3 North, Range 6 East, Green County, Wisconsin.

WHICH INCLUDES A PORTION OF Lot 1 of Certified Survey Map No. 4733 as recorded in Volume 20 of Certified Survey Maps of Green County on Page 259 in the office of the Register of Deeds for Green County.

TAX PARCEL NUMBER: 23-02-472.0000(P)

To: Steven Dresner: Meopotamia Ventures, LLC.; Badgerland Financial, FLCA; Ekum Abstract & Title, 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 and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 11(a), 16 & 18 of Table A thereof. The preliminary field work was completed on March 29th, 2013 and the final field work was completed on May 29th, 2013.

May 30th, 2013

Todd E. Hasse
Todd E. Hasse R.L.S. - 2228

SCHEDULE B - SECTION II EXCEPTIONS:

UTILITY EASEMENT from James Flanagan, Jr. and Alma Flanagan, his wife to General Telephone Company of Wisconsin by an instrument dated March 17, 1970 and recorded in the office of the Register of Deeds for Green County, WI on April 22, 1970 in Vol. 235 of Records, Page 445...to place, replace, maintain or remove an underground cable telephone line, including associated appliances such as conduits, marker posts and pressure alarm apparatus...on a strip of land 2 rods wide across the part of the Northeast Quarter of the Southeast Quarter of Section 21, T3N, R6E, lying northerly of the town road, excepting the West one rod thereof. The first cable place by mutual agreement of the grantee and the grantor shall be the center line of the said 2 rod strip of land. This grant includes the right, on and through the lands herein before described to place, replace, maintain or remove additional underground cable telephone lines, together with associated appliances. This grant includes the right of ingress and egress on the lands of the undersigned for the purposes of exercising the rights herein granted; the right to install a gate or to make a temporary opening in any fence on said lands at the point where such fence crosses the route of said telephone or lines; and the right to cut down and by continued cutting to control the future growth of all trees and brush which may interfere with the exercise of the rights herein granted. Unable to graphically show on this survey.

ASSIGNMENT AND ASSUMPTION OF RECORDED EASEMENTS, LICENSES AND RIGHT OF WAY AGREEMENTS from CenturyTel of Central Wisconsin, LLC, formerly known as GTE North Inc. by an instrument dated October 11, 1999 in the office of the Register of Deeds for Green County, WI on November 21, 2000 in Vol. 652 of Records, Page 254 as Doc. No. 410513. Unable to graphically show on this survey.

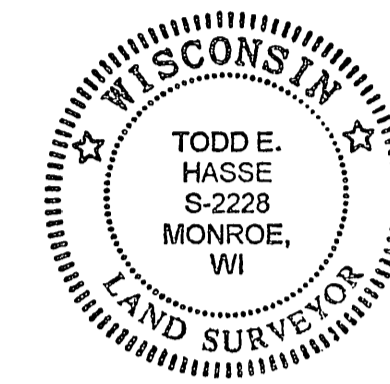
POSSIBLE ADVERSE RIGHTS of adjoining owners in so much of the subject premises of the fence, due to the fact that said fence is not on the boundary line but is located partially on the subject premises as depicted on Certified Survey Map No. 4733 by Todd E. Hasse, Wisconsin Land Surveyor. This is graphically shown on this survey.

POSSIBLE ENCROACHMENT of adjoining owners due to the fact that the fence is not located on the boundary line but is located partially outside of the subject premises as depicted on Certified Survey Map No. 4733 by Todd E. Hasse, Wisconsin Land Surveyor. This is graphically shown on this survey.

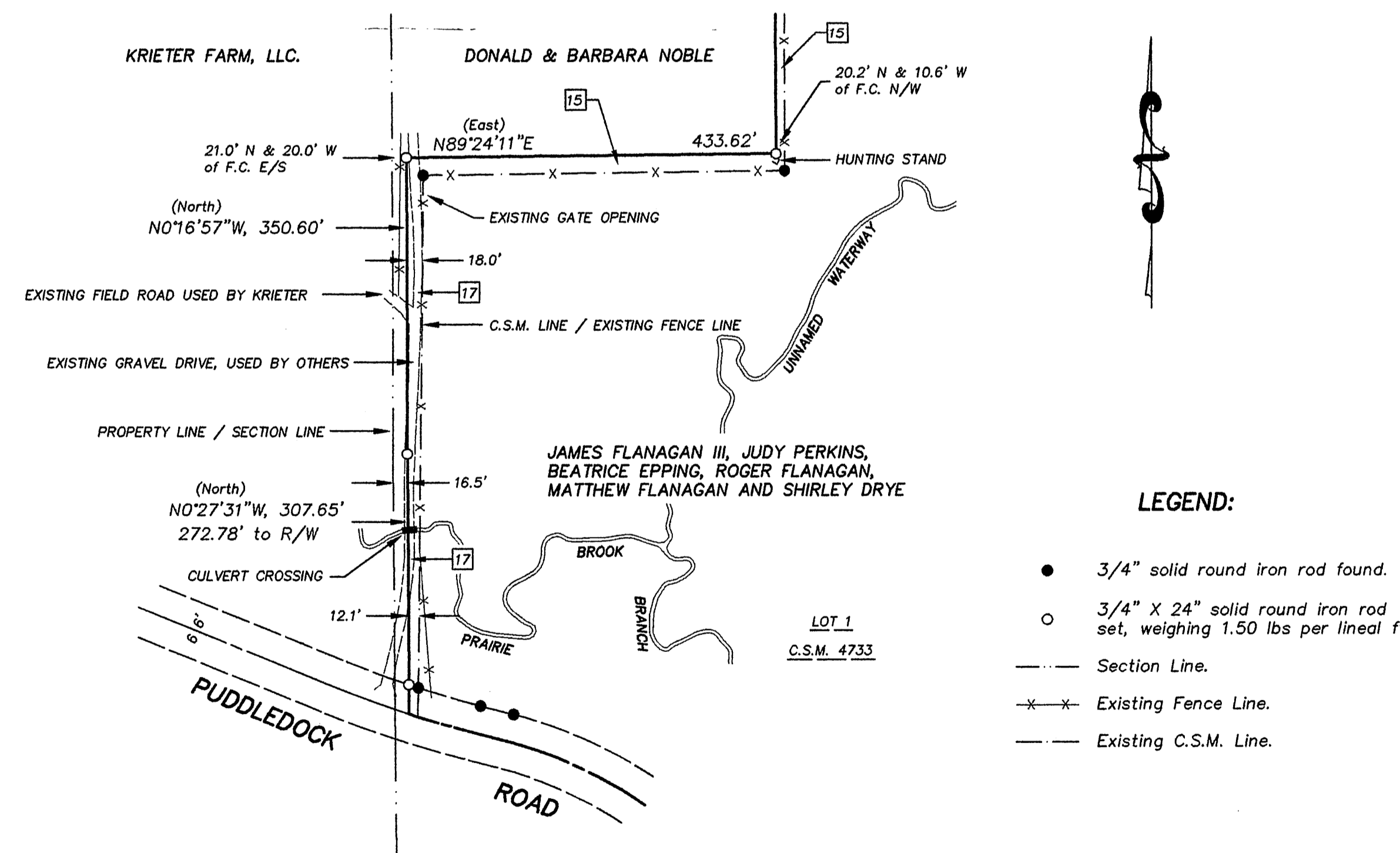
ANY PRESCRIPTIVE EASEMENT RIGHTS of the neighbor to the North (Noble) by reason of a driveway location lying within the insured premises. This is graphically shown on this survey.

NOTES:

- Information shown in parenthesis, indicates recorded as data.
- The Encroachments as labeled on this survey are shown without expressing any legal opinion as to the nature or ownership.
- This survey references Title Commitment Number FA9815, effective date: May 10th, 2013 at 4:30 PM. Issued by Ekum Abstract and Title, Inc. 912 17th Avenue, Monroe, Wisconsin.
- The National Flood Insurance Rate Map 55045C0150G, with an effective date of May 18th, 2009 was reviewed for this site for Item 4, of the Table A requirements and there is No Flood Zone Classification shown for this site on the map.
- Bearings are referenced to the North line of the SW 1/4 of Section 22, which bears S89°43'59"E, according to the Green County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.
- The exterior boundaries of this parcel were previously surveyed by County Surveyor Paul Hodges on November 11, 13th & 14th of 1911, as was filed in Book 2, Page 101 of the County Surveyors Records. His notes show that he had set stakes at all of the northern corners of this parcel. We did not find any stakes at these corner locations, the only evidence we found was of the existing fence lines.
- The Center of Sections 21 was previously established by County Surveyor A. L. Cleveland on April 11th, 1866 as filed in Book 1, Page 266 of the County Surveyor Records. The center of Section 22 was previously established by County Surveyor A. L. Cleveland on April 17th, 1866 as filed in Book 1, Page 267 of the County Surveyor Records. Both of these Center of Sections were established the same distance from the North 1/4 corner that it was from the South 1/4 corner and the same distance from the East 1/4 corner that it was from the West 1/4 corner. This was the accepted method of locating the Center of Section during this time period.



CURVE	RADIUS	INT. ANGLE	ARC	CHORD	CHORD BEARING	TANGENT BEARING
1-2	5257.00'	0°59'00"	90.22'	90.22'	N82°10'56"W	① N81°41'26"W
3-4	1227.00'	12°32'56"	268.74'	268.20'	N76°23'58"W	
	(509.00')					
5-6	484.00'	25°30'34"	215.49'	213.71'	N58°26'17"W	
7-8	2846.49'	3°51'08"	191.38'	191.35'	N47°36'34"W	② N49°32'08"W
8-9	3017.00'	4°10'18"	219.67'	219.62'	N47°26'59"W	③ N49°32'08"W
10-11	487.00'	30°00'10"	255.02'	252.11'	N60°21'55"W	
	(849.00')					
12-13	1295.00'	3°29'50"	79.04'	79.04'	N73°37'05"W	④ N71°21'52"W
14-15	5290.00'	0°55'50"	85.94'	85.94'	N82°12'31"W	⑤ N81°44'36"W
16-17	1194.00'	12°32'56"	261.51'	260.99'	N76°23'58"W	
18-19	451.00'	25°30'34"	200.80'	199.14'	N58°26'17"W	
20-21	2879.49'	3°51'08"	193.60'	193.56'	N47°36'34"W	⑥ N49°32'08"W
21-22	2984.00'	4°10'18"	217.26'	217.22'	N47°26'59"W	
23-24	520.00'	30°00'10"	272.30'	269.19'	N60°21'55"W	
25-26	1262.00'	4°00'08"	88.15'	88.13'	N73°21'56"W	⑦ N71°21'52"W



DRIVEWAY DETAIL:

Filed June 20, 2013 UTL 14 pg 12