

# ALTA / ACSM LAND TITLE SURVEY

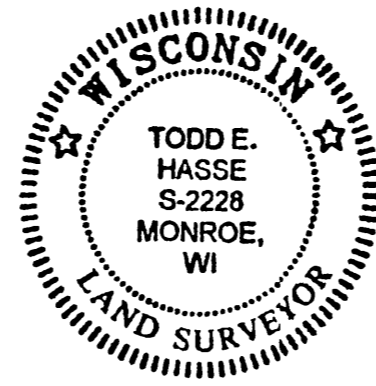
PART OF THE SE 1/4 OF THE SW 1/4 AND THE NE 1/4 & SW 1/4 OF THE SW 1/4, PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 1, PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4, PART OF THE NW 1/4 & SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 8 EAST, TOWN OF SYLVESTER, GREEN COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

To: Hancock Bader Farm, LLC., John Hancock Life Insurance Company, Kittlesen Barry Wellington Thompson & Schluesche Law Firm, First National Bank and Trust, Green County Title & Abstract, Inc. & Fidelity National Title Insurance Company.

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 4, 7(a) & 10 of Table A thereof. The field work was completed on March 10th, 2015.

March 16th, 2015



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

TITLE COMMITMENT NUMBER: AT-6066 - REVISED

## SCHEDULE A - LEGAL DESCRIPTION:

### PARCEL 1:

The North Half of the Northwest Quarter of Section 12 and the Southwest Quarter of the Southwest Quarter of Section 1, all in Town 2 North, Range 8 East, Town of Sylvester, Green County, Wisconsin.

EXCEPT: That part of the Northwest Quarter of the Northwest Quarter of Section 12, Town 2 North, Range 8 East, Town of Sylvester, Green County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the aforesaid Section 12, thence N89°35'34"E along the North line of Section 12, 74.49 feet to the true point of beginning of the lands being described, thence continuing N89°35'34"E, 735.60 feet, thence S0°59'04"E, 352.52 feet to an iron rod, thence N87°21'51"W, 744.53 feet to the East right-of-way line of Wisconsin Highway 59; thence N0°02'38"E, along said right-of-way line 153.57 feet, thence N0°42'56"E, along said right-of-way line 159.44 feet to the point of beginning.

Subject to Highway Conveyance recorded in Volume 138 of Deeds on Page 82 as Document No. 170186.

### PARCEL 2:

The East Half of the Southwest Quarter and the West Half of the Southeast Quarter in Section 1, Town 2 North, Range 8 East, Town of Sylvester, Green County, Wisconsin.

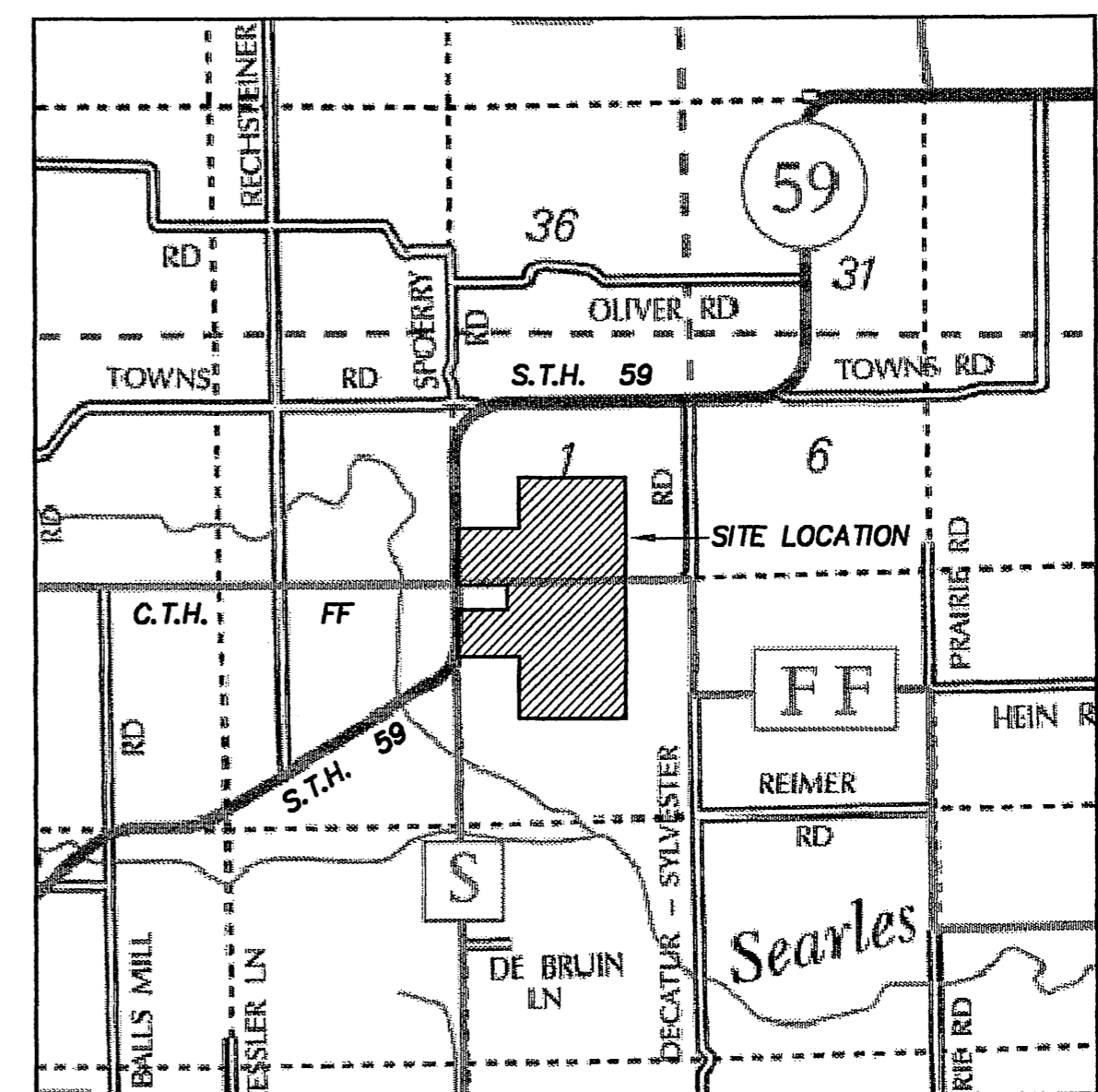
EXCEPT: Lot 1 of Certified Survey Map No. 1890, as recorded in Volume 6 of Certified Survey Maps of Green County on Page 168 as Document No. 359898.

### PARCEL 3:

The West Half of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 12, Town 2 North, Range 8 East, Town of Sylvester, Green County, Wisconsin.

EXCEPT: Lot 1 of Certified Survey Map No. 200, as recorded in Volume 1 of Certified Survey Maps of Green County on Page 206 as Document No. 259590.

Tax Parcel Numbers: 23-028-0005.0000, 23-028-0006.0000, 23-028-0110.0000 & 23-028-0112.0000



VICINITY MAP:  
NOT TO SCALE

TITLE COMMITMENT NUMBER: AT-6066 - REVISED

## SCHEDULE B - SECTION II EXCEPTIONS

17 HIGHWAY CONVEYANCE from Robert L. Douglas and Ruth M. Douglas, his wife, to Green County Highway Committee, by instrument dated December 11, 1946 and recorded in the Green County Register of Deeds office on December 17, 1976 in Volume 138 of Deeds on Page 82 as Document No. 170186. (Parcel 1) This conveyance is graphically shown on this survey.

12 ELECTRIC LINE EASEMENT from Robert L. Douglas, Mrs. Ruth Douglas and R.B. Douglas to Wisconsin Power and Light Company, by instrument dated December 18, 1952 and recorded in the Green County Register of Deeds office on January 6, 1953 in Volume 29 of Misc. on Page 251 as Document No. 184586.

13 EASEMENT ASSIGNMENT by and between Wisconsin Power and Light Company and American Transmission Company LLC, by instrument dated January 1, 2001 and recorded in the Green County Register of Deeds office on January 3, 2001 in Volume 654 of Records on Page 697 as Document No. 411402. (Parcel 1) This easement is graphically shown on this survey.

14 EASEMENT from Robert L. Douglas and Ruth M. Douglas, his wife, to Mid-America Pipeline Company, by instrument dated August 6, 1960 and recorded in the Green County Register of Deeds office on August 17, 1960 in Volume 46 of Misc. on Page 199 as Document No. 202739. QUIT CLAIM DEED between Mid-America Pipeline Company, LLC, a Delaware limited liability company, successor in interest to Mid-America Pipeline Company, a Delaware corporation, and Mid-America Pipeline Company, LLC, a Delaware limited liability company, by instrument dated April 9, 2003 and recorded in the Green County Register of Deeds office on April 21, 2003 in Volume 799 of Records on Page 247 as Document No. 443989.

15 ASSIGNMENT AND ASSUMPTION AGREEMENT by and between MAPCO Inc. and Mid-America Pipeline Company, LLC, by instrument dated May 20, 2003 and recorded in the Green County Register of Deeds office on August 11, 2003 in Volume 830 of Records on Page 363 as Document No. 450478. (Parcel 1) This is a blanket easement, but a rough location is graphically shown per sign location that were field located during the survey.

14 EASEMENT from Elmer J. Braun to the United Telephone Company, by instrument dated April 10, 1975 and recorded in the Green County Register of Deeds office on June 3, 1975 in Volume 287 of Records on Page 302 as Document No. 251420. (Parcel 1) This is a blanket easement, unable to graphically show on this survey.

15 ELECTRIC LINE EASEMENT from Dirwin J. Pryce to Wisconsin Power and Light Company, by instrument dated February 11, 1953 and recorded in the Green County Register of Deeds office on February 25, 1953 in Volume 29 of Misc. on Page 521 as Document No. 184989.

16 EASEMENT ASSIGNMENT by and between Wisconsin Power and Light Company and American Transmission Company LLC, by instrument dated January 1, 2001 and recorded in the Green County Register of Deeds office on January 3, 2001 in Volume 654 of Records on Page 697 as Document No. 411402. (Parcel 2) This easement is graphically shown on this survey.

17 EASEMENT from Francis Atkinson and Lucille Atkinson, man and wife and Robert P. Atkinson and Madelene Atkinson, his wife, to Mid-America Pipeline Company, by instrument dated July 30, 1960 and recorded in the Green County Register of Deeds office on September 23, 1960 in Volume 46 of Misc. on Page 425 as Document No. 203038.

16 QUIT CLAIM DEED between Mid-America Pipeline Company, LLC, a Delaware limited liability company, successor in interest to Mid-America Pipeline Company, a Delaware corporation, and Mid-America Pipeline Company, LLC, a Delaware limited liability company, by instrument dated April 9, 2003 and recorded in the Green County Register of Deeds office on April 21, 2003 in Volume 799 of Records on Page 247 as Document No. 443989.

15 ASSIGNMENT AND ASSUMPTION AGREEMENT by and between MAPCO Inc. and Mid-America Pipeline Company, LLC, by instrument dated May 20, 2003 and recorded in the Green County Register of Deeds office on August 11, 2003 in Volume 830 of Records on Page 363 as Document No. 450478. (Parcel 2) This is a blanket easement, but a rough location is graphically shown per sign locations that were field located during the survey.

17 EASEMENT from Lucille Atkinson and Francis Atkinson to the United Telephone Company, by instrument dated February 5, 1975 and recorded in the Green County Register of Deeds office on February 18, 1975 in Volume 283 of Records on Page 432 as Document No. 249970. (Parcel 2) This is a blanket easement, unable to graphically show on this survey.

18 EASEMENT SUPPLEMENT from John Hancock Mutual Life Insurance Company to Wisconsin Power and Light Company, by instrument dated December 30, 1986 and recorded in the Green County Register of Deeds office on January 14, 1987 in Volume 403 of Records on Page 32 as Document No. 307627. (Parcel 1 and 2) This easement is graphically shown on this survey.

19 EASEMENT from Clayton Burt and Thelma Burt, his wife, to Wisconsin Power and Light Company, by instrument dated October 4, 1940 and recorded in the Green County Register of Deeds office on October 10, 1940 in Volume 1 of Easements on Page 227 as Document No. 154364a. (Parcel 3) This is a blanket easement, unable to graphically show on this survey.

20 EASEMENT from Donald E. Dodd and Evelyn Dodd to the United Telephone Company, by instrument dated February 6, 1975 and recorded in the Green County Register of Deeds office on February 18, 1975 in Volume 283 of Records on Page 430 as Document No. 249969. (Parcel 3) This is a blanket easement, unable to graphically show on this survey.

21 EASEMENT from John Hancock Life Insurance Company (U.S.A.) successor by merger to John Hancock Life Insurance Company, formerly known as John Hancock Mutual Life Insurance Company to Wisconsin Power and Light Company, by instrument dated September 23, 2010 and recorded in the Green County Register of Deeds office on October 13, 2010 in Volume 1144 of Records on Page 80 as Document No. 529181. (Parcel 3) This easement is graphically shown on this survey.

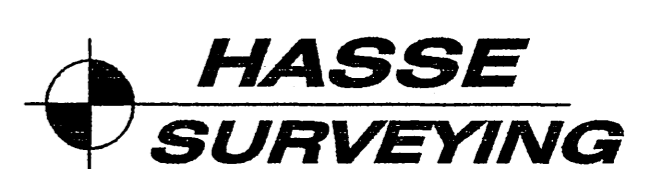
22 AFFIDAVIT OF ORDINANCE from the Town of Sylvester to John Hancock Mutual Insurance, by instrument dated May 15, 2007 and recorded in the Green County Register of Deeds office June 25, 2007 in Volume 1014 of Records on Page 44 as Document No. 497387. (Parcels 1, 2 & 3) This is a blanket ordinance, unable to graphically show on this survey.

## NOTES:

- ① Bearings and distances shown in parenthesis, indicates recorded as data.
- ② A possible encroachment may exist by the above ground irrigation system as shown to extend beyond the property line.
- ③ A possible fence line / property line dispute may exist, as the existing fence line is located on the surveyed parcel as shown.
- ④ A possible fence line / property line dispute may exist, as the existing fence line is located on the neighboring parcel as shown.
- ⑤ A possible encroachment may exist from the neighboring parcel gravel driveway, as the property corner falls within the graveled surface.
- ⑥ A possible irrigation easement may exist as shown on Certified Survey Map No. 1890. Title Work that was supplied to me does not include any recorded easement of record under the Schedule B items.
- ⑦ This survey references Title Commitment Number AT-6066 - REVISED, effective date: February 10th, 2015. Insured by Fidelity National Title Insurance Company and issued by Green County Title & Abstract Company, 1720 10th Street, Monroe, Wisconsin.
- ⑧ Bearings are referenced to the West line of the NW 1/4 of Section 1, which bears N0°28'45"W, according to the Green County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.
- ⑨ All overhead and underground utilities shown on this survey were field located from existing visible evidence and visible structures. No warranty is given to the utility markings by others and or that all underground utilities affecting this property were field located for this survey.

## LEGEND:

- ⊕ Cast Aluminum monument found. (unless noted differently)
- ⊕ Computed location from previous survey work (monument not found or set, as it falls within a creek).
- 5/8" solid round iron rod found. (set by Wisconsin DOT)
- 3/4" solid round iron rod found.
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs. per lineal ft.
- x — Existing fence line.
- ▲ Telephone Pedestal.
- ⚡ Power Pole.



W5820 ILIFF ROAD  
MONROE, WI 53566  
(608) 325-5321 PHONE  
(608) 329-5321 FAX  
HASSESURVEYING@WEKZ.NET