W 1/4 COR SEC 25-4N-10E **OVERALL DETAIL** N 1/4 COR SEC 25-4N-10E LIMESTONE MON E-A E-A UNPLATTED LANDS WOODWORTH FARMS INC N 89°37'04" E 2619.31' S1/4 COR SEC 25-4N-10E LIMESTONE MON N 89°23'49" E 2622.48' TOWN OF UNION SW COR, SW 1/4 SEC 25-4N-10E S LINE OF SW 1/4 SEC 25-4N-10E S LINE OF SE 1/4 SEC 26-4N-10E S 1/4 COR SEC 26-4N-10E LIMESTONE MON **B**-B UNPLATTED LANDS LANDMARK SERVICES COOPERATIVE **B**-B **LOCATION MAP** W 1/4 COR W 1/4 COR SEC 36-4N-10E BROKEN LIMESTONE MON **NOTE** UNPLATTED LANDS - SEE SHEET 6 FOR SUBJECT PROPERTIES LEGAL WILLIAM & BARBARA KRUMWIEDE DESCRIPTIONS AND EXCEPTIONS SCALE 1:2000 BEARINGS AND DISTANCES REFERENCED TO - CORPORATE BOUNDARY SHOWN HEREIN IS THE STATE PLANE COORDINATE SYSTEM, SOUTH APPROXIMATE SEC 36 S 1/4 COR ZONE, GRID NORTH, NAD 83 / NAVD 88 SEC 36-4N-10E LIMESTONE MON

ALTA/NSPS LAND TITLE SURVEY

	LEGEND	
	WATER MAIN	SECTION CORNER MONUMENT FOUND AS DESCRIBED
————G ————————————————————————————————	BURIED GAS LINE & METER	 3/4" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
— T-BUR — T-BUR —	BURIED TELEPHONE LINE & PEDESTAL	• 11/16" OD, 18" LGTH, REBAR SET (UNLESS OTHERWISE STATE
—— FO ——— FO ———	BURIED FIBER OPTIC LINE	(XXXX) RECORDED AS / DEEDED AS
		A-A PARCEL - SUBPARCEL
<<	SANITARY MAIN & MAN HOLE	A-13 PARCEL - EXCEPTION
—————————————————————————————————————	OVERHEAD POWER LINE, POWER POLE, GUY WIRE, & METER	× VENT PIPE
		* CONIFEROUS TREE
		DECIDUOUS TREE
<< << -\si	STORM SEWER & MAN HOLE	GATE VALVE
		□ ^{HH} HANDHOLE
·2322 = :2232323232323232	CULVERT & CATCH BASIN / INLET	☆ LIGHT
		MISC. MANHOLE
	RAIL ROAD TRACKS C/L	
		o ^P POST
X	BARBED WIRE FENCE LINE	SIGN
		8 RAILROAD SIGNAL
		RAILROAD SWITCHSTAND
XWD	WOODEN FENCE LINE	S TRAFFIC BOX
		o ^{WELL} WELL

TABLE "A"

1. MONUMENTS FOUND OR PLACED AT ALL MAJOR CORNERS OF SUBJECT PROPERTY

2. ADDRESS(S) OF SUBJECT PROPERTY: (*SOME PARCELS DO NOT HAVE ADDRESSES*) 781 E. MAIN ST., EVANSVILLE, WI

6727 N WEARY RD., 6741 N WEARY RD., 6623 N WEARY RD., 6537 N WEARY RD..

6537 N WEARY RD., 6527 N WEARY RD., 6726 N CNTY. RD. "M" UNION, WI

3. SUBJECT PARCEL FALLS ENTIRELY WITHIN UNSHADED AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 55105C0019E, EFFECTIVE DATE 9-16-2015.

4. GROSS LAND AREA 14,779,739 SQUARE FEET, 339.3 ACRES

5. TOPOGRAPHIC CONTOURS AT 1' INTERVALS SHOWN HEREIN, GENERATED FROM FIELD WORK ON NAVD88

8. ALL SUBSTANTIAL FEATURES OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK ARE AS GRAPHICALLY ON MAP

11(b). BURIED UTILITIES SHOWN HEREIN AS FIELD LOCATED BY DIGGERS HOTLINE, TICKET NO.(S) 20231102153, 20231102155, 20231102181, 20231102187, 20231102205

13. NAMES OF ADJOINING LAND OWNERS, AS LISTED ON ROCK COUNTY GIS, ARE AS SHOWN HEREIN

15. AERIAL IMAGERY SHOWN HEREIN FROM STATE CARTOGRAPHERS OFFICE, DATED 2020

16. NO RECENT EARTH WORK OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK

17. NO PROPOSED ROAD WORK TO TAKE PLACE ON C.T.H. "M", PER ROCK COUNTY PUBLIC WORKS IN A EMAIL CONVERSATION ON 3-31-2023. NO PROPOSED ROAD WORK TO TAKE PLACE ON S.T.H. "14", PER WIDOT IN A EMAIL CONVERSATION ON 4-4-2023 THE TOWN OF UNION HAS PLANNED DITCHING/DRAINAGE, PATCHING, AND SEALCOATING ON WEARY RD. IN THE TOWN OF UNION'S 5-YEAR PLAN, PER EMAIL CONVERSATION ON 4-3-2023.

To: Those who Purchase the Property
First American Title Insurance Company National Commercial Services
Oscar L. Bjugstad and Norma J. Bjugstad, trustees, or their successors in trust
Brian L. Bjugstad and Renee M. Bjugstad, as trustee of the Brian L. Bjugstad and Renee M. Bjugstad Revocable Trust
WIL-HU Acres LLC, a Wisconsin Limited Liability Company
Woodworth Farms, Inc., a Wisconsin Corporation
City of Evansville
Ryan P. McGrath and Kari A. McGarth
Templeton Farms, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(b), 13, 15, 16, and 17 of Table A thereof. The field work was completed on 4-26-2023.

DATED THIS 9th DAY OF May ,2023.



KEITH A. KINDRED, PLS 2082

 HFILE NO.
 KARFA
 NO.
 BY
 DATE
 REVISIONS

 DJECT NO.
 172388
 —
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 JE DATE
 5-9-2023
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 —

 JIGNED BY:
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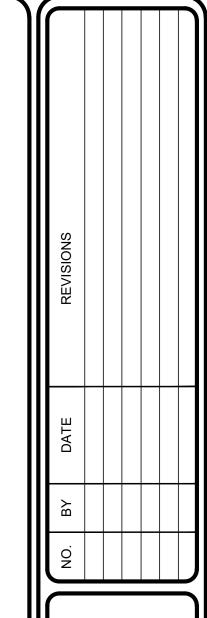
 SIGNED BY:
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 ECKED BY:
 KAK
 —
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PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com

ALL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP





T NO. 172388

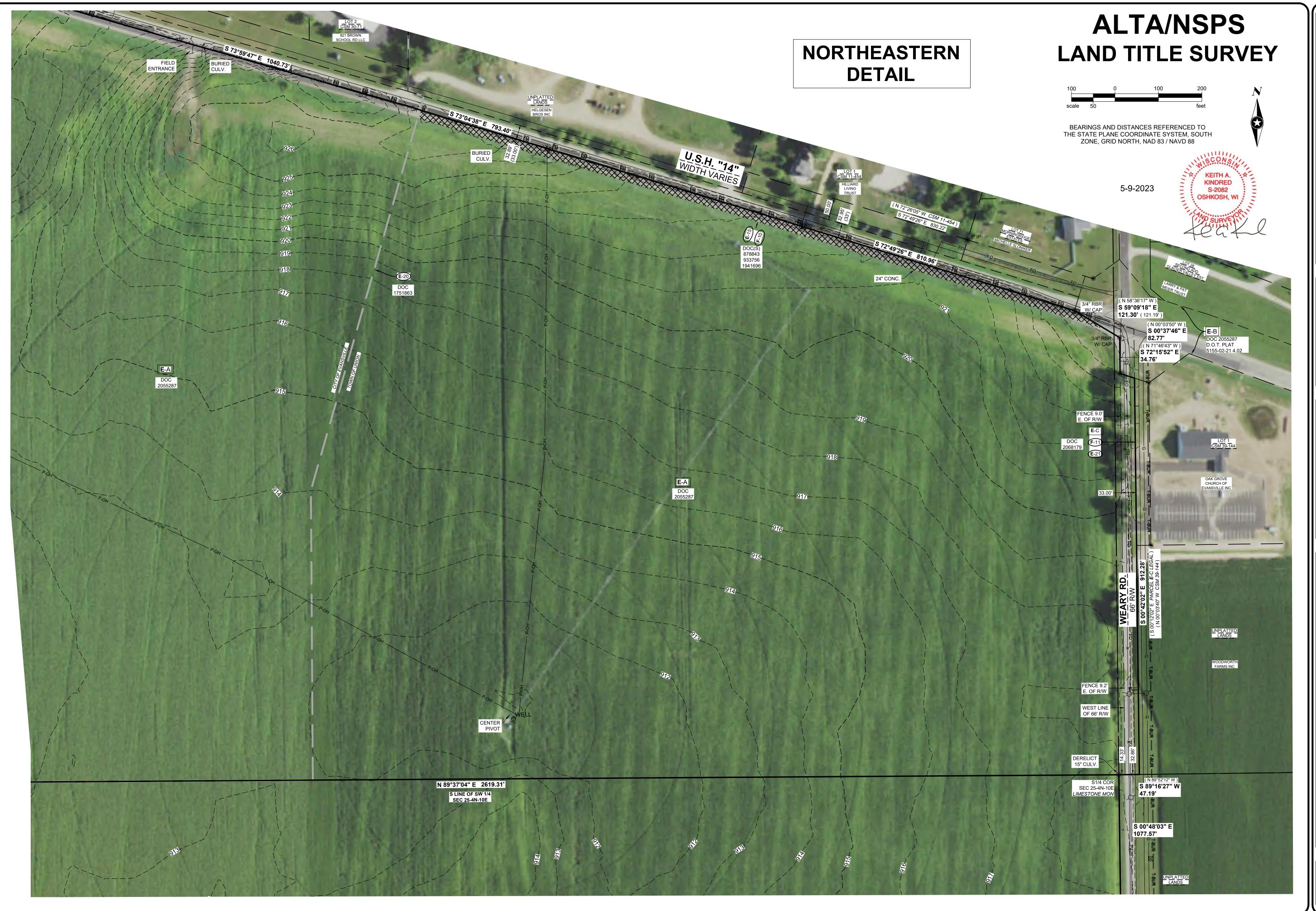
ATE 5-9-2023

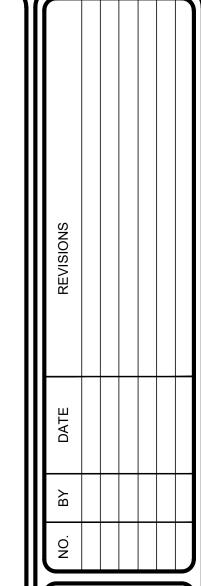
BY: ERO

PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com

DE LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND 1/4 SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHEAST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND INTHEAST 1/4 OF SECTION 25, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP STH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

SHEET





PROJECT NO.	172388
ISSUE DATE	5-9-2023
DRAWN BY:	ERO
DESIGNED BY:	:
CHECKED BY:	XAX



NO. BY DATE REVISIONS

PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com

F LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND E SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, ART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE WEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, RT OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP

SHEET



NO. BY DATE REVISIONS

CT NO. 172388

DATE 5-9-2023

NBY: ERO

NED BY: .-
KED BY: KAK

PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com

ALL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND SCTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF SECTION 25, SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

SHEET

LEGAL DESCRIPTION(S)

ALTA/NSPS LAND TITLE SURVEY

BJUGSTAD LIVING TRUST: (A) COMMITMENT NO: NCS-1G8KWI02-MPLS

PARCEL A-A

A PARCEL OF LAND IN THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE WHICH IS 2,224.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 264.0 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION LINE FOR 264.0 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 2356.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4, SECTION 36: THENCE WEST FOR 198,0 FEET: THENCE SOUTH FOR 132 FEET: THENCE EAST FOR 198,0 FEET: THENCE NORTH ALONG THE CENTER SECTION FOR 132 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP AS PARCEL A-B

PARCEL A-B

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 2356.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF SAID NORTHWEST 1/4. SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 132 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION LINE FOR 132 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP.

BRIAN L & RENEE M BJUGSTAD REVOCABLE TRUST: (B)

COMMITMENT NO: NCS-1G8KWI03-MPLS

PARCEL **B**-A

LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON APRIL 07, 1997, IN VOLUME 20, PAGES 88-90 AS DOCUMENT NO. 1325284, SAID CERTIFIED SURVEY MAP BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 04 NORTH, RANGE 10 EAST OF THE 4TH P.M., UNION TOWNSHIP, ROCK COUNTY, WISCONSIN. SHOWN ON MAP.

PARCEL **B**-B

ON MAP.

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN, WHICH LIES NORTHERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN TRACT OF THE CHICAGO AND NORTHWESTERN RAILWAY CO. SHOWN ON

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, WHICH LIES NORTH OF THE C & NW RAILWAY COMPANY'S RIGHT OF WAY, EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT AN IRON STAKE WHICH IS 2,224.85 FEET DUE SOUTH ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTH WEST QUARTER. SECTION 36: THENCE WEST FOR 198.0 FEET: THENCE, SOUTH FOR 264.0 FEET: THENCE, EAST FOR 198.0 FEET: THENCE, NORTH ALONG THE CENTER SECTION LINE FOR 264.0 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP AS PARCEL A-A.

ALSO THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, AND A STRIP OF LAND 15 RODS IN WIDTH THROUGHOUT TAKEN OFF FROM THE SOUTH SIDE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36; EXCEPTING FROM THE FIRST DESCRIBED TRACT THE RIGHT OF WAY OF THE C & NW RAILWAY COMPANY.

ALSO, ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WEST OF THE CENTERLINE OF NORTH WEARY ROAD; THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, BEING IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN; EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP RECORDED MAY 6, 1994 IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 242 AS DOCUMENT NO. 1232627, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP.

ALSO, ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WEST OF THE CENTERLINE OF NORTH WEARY ROAD AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD: THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; ALSO THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN; EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP RECORDED JUNE 3, 1980 AS DOCUMENT NO. 924289, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 315, (PARCEL C) IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN

EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 39, PAGES 5-8 AS DOCUMENT NO. 2102820, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP AS PARCEL C.

FURTHER EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 20, PAGES 88-90 AS DOCUMENT NO. 1325284, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP AS PARCEL B-A.

RYAN P & KARI A MCGRATH: (C)

COMMITMENT NO: NCS-1G8KWI05-MPLS

LOT ONE (1) OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON MAY 10, 2018, IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGES 5-8 AS DOCUMENT NO. 2102820, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH RANGE 10 EAST OF THE 4TH P.M., IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP.

TEMPLETON FARMS LLC: (**D**)

COMMITMENT NO: NCS-1G8KWI01-MPLS

ALL THAT PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 35. TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION AND CITY OF EVANSVILLE, COUNTY OF ROCK AND STATE OF WISCONSIN, LYING NORTH OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY'S NORTHERLY RIGHT-OF-WAY LINE:

EXCEPTING THEREFROM. THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE EAST 24 RODS AND 10 FEET; THENCE SOUTH 29 RODS AND 13 FEET: THENCE WEST 24 RODS AND 10 FEET: THENCE NORTH 29 RODS AND 13 FEET TO THE PLACE OF BEGINNING:

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A CUT STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE MONUMENT SET AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING EAST, ALONG SAID NORTH LINE, 834.00 FEET TO AN IRON PIPE MONUMENT SET AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 0°57' WEST, ALONG OR NEAR THE CENTERLINE OF C.T.H. "M" AS TRAVELED, 750.00 FEET TO AN IRON PIPE MONUMENT; THENCE WEST, PARALLEL TO SAID NORTH LINE, 909.55 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 6°41'30" EAST 755.04 FEET TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NORTHWEST CORNER OF AN EXISTING 15.007 ACRE TRACT, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 6°41'30" WEST, ALONG THE WEST LINE OF SAID TRACT, 494.87 FEET TO AN IRON PIN MONUMENT; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 14 FEET, MORE OR LESS, TO THE BRUNSELL TRACT; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID TRACT, 491.5 FEET TO SAID NORTH LINE; THENCE EAST (ASSUMED), ALONG SAID NORTH LINE, 57.67 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING:

FURTHER EXCEPTING THEREFROM, ALL THAT PART THEREOF CONVEYED TO THE CITY OF EVANSVILLE BY A QUIT CLAIM DEED DATED OCTOBER 16, 2007, RECORDED OCTOBER 23, 2007, AS DOCUMENT NO. 1810804, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, SHOWN ON MAP

FURTHER EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN WARRANTY DEED TO THE CITY OF EVANSVILLE RECORDED ON APRIL 13, 2017 AS DOCUMENT NO. 2075654 AS CORRECTED IN CORRECTION INSTRUMENT RECORDED ON ______, 2023 AS DOCUMENT NO. ___

WIL-HU ACRES LLC (**E**) (NORTH 3 PARCELS)

COMMITMENT NO: NCS-1G8KWI06-MPLS

PARCEL **E**-A

THE SW 1/4 OF SECTION 25, T.4N., R.10E., TOWNSHIP OF UNION AND CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, LYING SOUTH OF US. HIGHWAY 14.

EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED JUNE 29, 2016 AS DOCUMENT NO. 2055287. SHOWN ON MAP.

PARCEL E-B

THE E 1/2 OF THE SE 1/4 OF SECTION 26, T.4N., R.10E., CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, LYING SOUTH OF US. HIGHWAY 14.

EXCEPTING LAND CONVEYED TO ROCK COUNTY IN WARRANTY DEED RECORDED OCTOBER 12, 1990 AS DOCUMENT NO. 1121169.

AND ALSO EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED JUNE 29, 2016 AS DOCUMENT NO. 2055287. SHOWN ON MAP.

PARCEL **E**-C

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25, T.4N., R.10E., CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N.00°07'59"W., ALONG THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4, 1040.44 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY "14"; THENCE S.72°24'20"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, 48.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF NORTH WEARY ROAD; THENCE S.00°12'02"E., ALONG SAID CENTERLINE, 1025.96 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE N.89°52'12"W., ALONG SAID SOUTH LINE, 47.19 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP.

WIL-HU ACRES LLC (**F**)

COMMITMENT NO: NCS-1G8KWI04-MPLS

THE NORTH 13/16 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN.

EXCEPTION(S)

BJUGSTAD LIVING TRUST: (A)

COMMITMENT NO: NCS-1G8KWI02-MPLS

11. Covenants, Conditions and Restrictions as set forth in Warranty Deed to Revocable Living Trust recorded in July 01, 2008 as Document 1835507 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 2604(c). SHOWN ON MAP AS PARCEL A-B.

12. Covenants, Conditions and Restrictions as set forth in Warranty Deed to Revocable Living Trust recorded in July 01, 2008 as Document 1835508 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 2604(c). SHOWN ON MAP AS PARCEL A-A.

BRIAN L & RENEE M BJUGSTAD REVOCABLE TRUST: (B)

COMMITMENT NO: NCS-1G8KWI03-MPLS

12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. recorded April 07, 1997 in Volume 20, Page 88 as Document No. 1325284 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. CSM DEPICTS NO EASEMENTS AND SHOWN ON MAP AS PARCEL B-A

RYAN P & KARI A MCGRATH: (C)

COMMITMENT NO: NCS-1G8KWI05-MPLS

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map recorded on May 10, 2018 in Volume 39 of Certified Survey Maps, Pages 5-8 as Document No. 2102820 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. - CSM DEPICTS NO EASEMENTS AND SHOWN ON MAP AS PARCEL C

TEMPLETON FARMS LLC: (D)

COMMITMENT NO: NCS-1G8KWI01-MPLS

- SCHEDULE B EXCEPTIONS NOT GRAPHICALLY DEPICTABLE

- DOC 1810804 (D-1) - SHOWN ON MAP (FROM LEGAL DESCRIPTION)

WIL-HU ACRES LLC (**E**) (NORTH 3 PARCELS)

COMMITMENT NO: NCS-1G8KWI06-MPLS

12. (E-12) Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated March 13, 1952, recorded/filed May 14, 1952 in Volume 46 of Misc., Page 247 as Document No. 530229. (Affects Parcel B). SHOWN ON MAP.

13. (E-13) Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated November 01, 1973, recorded/filed December 18, 1973 in Volume 499 of Records, Page 465 as Document No. 809047. NOT LOCATED ON SUBJECT PROPERTY.

14. (E-14) Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated November 01, 1973, recorded/filed December 18, 1973 in Volume 499 of Records, Page 467 as Document No. 809048. NOT LOCATED ON SUBJECT PROPERTY. (Affects Parcel A & C)

15. (E-15) Limitations imposed upon ingress to and egress from the above described premises to North County Line-Janesville Road, U.S. Highway 14 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: December 20, 1977 Volume 679 of records, Page 98, Document. No. 878843 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. RESTRICTS ACCESS TO S.T.H. "14".

Authorization for Access to or Across a Controlled-Access Highway and Dedication of Lands recorded on December 23, 1980, Card #65, Images #898-899 as Document No. 933756. RELEASES RESTRICTIONS ON ACCESS TO S.T.H. "14".

Authorization for Access to or Across a Controlled-Access Highway recorded March 06, 2012 as Document No. 1941696. RELEASES RESTRICTIONS ON ACCESS TO S.T.H. "14".

16. (E-16) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Permanent Limited Easement recorded on July 31, 1990, Card #445, Images #247-250, as Document No. 1116764. (Affects Parcel B) SHOWN ON MAP. WITHIN RIGHT OF WAY OF U.S.H "14".

17. (E-17) Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in October 12, 1990, Card #454, Images #44-45 as Document No. 1121169 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel B) SHOWN ON MAP.

18. (E-18) City of Evansville Ordinance # 2000-14, an Ordinance Annexing Territory to the City of Evansville recorded on January 18, 2001 as Document No. 1480488. (Affects Parcel B) **NOT LOCATED ON SUBJECT PROPERTY**.

19. (E-19) City of Evansville Ordinance # 2003-1, an Ordinance Annexing Territory to the City of Evansville, Wisconsin, and Rezoning From Agricultural One (A-1) To Residential Two (R-2), Residential Three (R-3), and Regional Business District Four (B-4) recorded May 21, 2003 as Document No. 1608509. NOT LOCATED ON SUBJECT PROPERTY.

20. (E-20) City of Evansville Ordinance # 2006-3, an Ordinance Annexing Territory to the City of Evansville, Wisconsin (D & D Development Property) recorded May 25, 2006 as Document No. 1751863. SHOWN ON

21. (E-21) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement for Application of Nutrients recorded on December 16, 2016, as Document No. 2068179. NOT SURVEY RELATED.

WIL-HU ACRES LLC (F)

COMMITMENT NO: NCS-1G8KWI04-MPLS

10. (F-10) Limitations imposed upon ingress to and egress from the above described premises to U.S. Highway 14 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: December 20, 1977 in Volume 679 of records, Page 98, Document No. 878843 (THIS DOCUMENT RESTRICTS S.T.H."14" ACCESS AS SHOWN) wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues.

Authorization for Access To or Across a Controlled-Access Highway recorded on March 06, 2012 as Document No. 1941696 (THIS DOCUMENT REMOVES THE RESTRICTIONS SET FORTH IN 878843 FOR ACCESS TO S.T.H."14" ACCESS). **DOC 878843 SHOWN ON MAP.**

11. (F-11) Easement Agreement upon the terms, conditions and provisions contained therein:

Dated: August 17, 2016

Parties: Whilden R. Hughes and Judith A. Hughes and Pinnacle Dairy, LLC, a Wisconsin limited liability company

Recorded: December 16, 2016

Instrument: 2068179. SHOWN ON MAP.



5-9-2023

