CSR 2034

CSR 2034

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DESCRIPTIONS AS PROVIDED IN ALTA OWNER'S POLICY NO. NCS-463090-MAD, DATED NOVEMBER 05, 2010, 7:00A.m.:

PARCEL 1: The South One-half of the Northwest Quarter (S ½ of NW ¼), Section 12, Township 17 North, Range 01 East, Except the East 15 Acres of the Southeast Quarter of the Northwest Quarter (SE ¼ of NW ¼), Town of Oakdale, Monroe County, Wisconsin.

PARCEL 2: All that part of the South One-half of the Northwest Quarter (S ½ of NW ¼) lying South and West of the Chicago, St. Paul, Minneapolis and Omaha Railroad; All that part of the North One-half of the Southwest Quarter (N ½ of SW ¼) lying South and West of the Chicago, St. Paul, Minneapolis and Omaha Railroad; The Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼), all in Section 01, Township 17 North, Range 01 East; The South One (1) rod of the South One-half of the Northeast Quarter (S ½ of NE ¼); The North One (1) rod of the North One-half of the Southeast Quarter (N ½ of SE ¼), all in Section 2, Township 17 North, Range 01 East.

PARCEL 3: That part of the Northwest Quarter of the Southeast Quarter (NW ¼ of SE ¼) lying West of the Town Road, Section 12, Township 17 North, Range 01 East, Monroe County, Wisconsin.

PARCEL 3A: Easement for the benefit of Parcel 3 created by an instrument recorded in Vol. 27 Misc., Pg. 245, as Doc. No. 228262. (Easement affects Parcel 3 of this survey and the NE ¼ of the SW ¼ of Section 12, and is for the purposes of a joint drainage ditch so as to properly and adequately drain the premises. The location of the drainage ditch is described as running along the southerly line of the NE ¼ of the SW ¼ of Section 12.)

PARCEL 4: A parcel of land located in the Northwest Quarter of the Southeast Quarter (NW ¼ of SE ¼) and the Southwest Quarter of the Southeast Quarter (SW ¼ of SE ¼) of Section 01 and the Northeast Quarter of the Northwest Quarter (NE ¼ of NW ¼), the Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼), the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼), the Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼), Section Twelve (12) all being in Township 17 North, Range 01 East, Town of Oakdale, Monroe County, Wisconsin, being described as follows: Beginning at the North Quarter corner of said Section 12; thence N00°27'32"W along the West line of said SW ¼ of SE ¼, 1318.30 feet to the Northwest corner of said SW ¼ of SE ¼ and the Southwest corner of those lands as described in Vol. 179 Records, Pg. 551; thence N00°27'32"W along the West line of said NW ¼ of SE ¼ and along the West line of said Vol. 179 of Records, Pg. 551, 500.90 feet to the Westerly right-of-way line of the "United Pacific Railway"; thence S38°46'09"E along the Westerly right-of-way of said Railway and along the Northerly line of said Vol. 179 Records, Pg. 551, 940.80 feet to the Northwest corner of those lands as shown and described in Vol. 11 of Certified Survey Maps, (CSM's) Pg. 192, Doc. No. 461753; thence S06°51'50"W along the Westerly line of said Vol. 11 of CSM's, Pg. 192, 1176.81feet to the Southwest corner of said Vol. 11 of CSM's, Pg. 192 and the North line of an easement for ingress and egress to those lands as shown and described in Vol. 11 of CSM's, Pg. 192; thence S67°56'50"E along the South line of said Vol. 11 of CSM's, Pg. 192 and along the North line of said Easement, 824.69 feet to the Southeast corner of said Vol. 11 of CSM's, Pg. 192; thence S67°59'56"E along the North line of said Easement, 276.13 feet to the centerline of Funnel Road; thence S48°35'29"W along the centerline of said Funnel Road, 9.76 feet; thence S22°30'31"W along the centerline of said Funnel Road, 57.28 feet; thence N67°59'56"W along the South line of said easement and along the North line of those lands as described in Vol. 127 of Records, Pg. 119, 266.60 feet; thence S17°53'29"W along the Westerly line of said Vol. 127 Records, Pg. 119, 314.04 feet to a bend in the Westerly line of said Vol. 127 records, Pg. 119; thence N89°56'31"W along the property line of said Vol. 127 Records, Pg. 119, 93.15 feet; thence S10°26'29"W along the Westerly line of said Vol. 127 Records, Pg. 119, 116.60 feet to the Southwest corner of said Vol. 127 Records, Pg. 119; thence S81°19'16"E along the South line of said Vol. 127 Records, Pg. 119, 369.70 feet to the centerline of Funnel Road; thence S08°37'29"W along the centerline of said Funnel Road, 65.69 feet; thence N81°22'31"W along the North line of those lands described in Vol. 245 Records, Pg. 946, 383.00 feet; thence S08°37'29"W along the Westerly line of said Vol. 245 Records, Pg. 946 and along the Westerly line of those lands described in Vol. 250 of Deeds, Pg. 575, Vol. 250 of Deeds, Pg. 572, Vol. 242 Deeds, Pg. 517, 800.00 feet to the Southwest corner of said Vol. 242 Deeds, Pg. 517; thence S81°22'31"E along the South line of said Vol. 242 Deeds, Pg. 517, 383.00 feet to the centerline of said Funnel Road; thence S08°37'29"W along the centerline of said Funnel Road, 200.00 feet to a bend in said Funnel Road; thence S03°47'31"W along the centerline of said Funnel Road, 724.51 feet to the Southeast corner of the lands described in Vol. 238 Deeds, Pg. 481 and the intersection of the centerline of said Funnel Road, Gypsum Avenue, and the South line of said SW ¼ of NE ¼; thence N38°32'04"W along the Northeasterly line of said Vol. 238 Deeds, Pg. 481, 1752.68 feet to the Northwest corner of said SW ¼ of NE ¼; thence N87°13'15"W along the South line of said NE ¼ of NW ¼, 1324.14 feet to the Southwest corner of said NE ¼ of NW ¼; thence N00°45'35"W along the West line of said NE ¼ of NW ¼, 1311.00 feet to the Northwest corner of said NE ¼ of NW ¼; thence S87°25'00"E along the North line of said NE ¼ of NW ¼, 1322.13 feet to the North Quarter corner of said Section 12 and the point of beginning.

PARCEL 5: The Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼) in Section Eleven (11); the Northwest Quarter of the Southwest Quarter (NW ¼ of SW ¼) in Section Twelve (12); All in Township Seventeen (17) North, Range One (1) East, Town of Oakdale, Monroe County, Wisconsin.

PARCEL 6: Easement for the benefit of Parcel 5 over and across the North 2 rods of the East 82 rods of the North One-half of the Southeast Quarter (N ½ of SE ¼), in Section Eleven (11), Township Seventeen (17) North, Range One (1) East, Town of Oakdale, Monroe County, Wisconsin.

PARCEL 7: The Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼), Section Eleven (11), Township Seventeen (17) North, Range One (1) East, Town of Oakdale, Monroe County, Wisconsin, Excepting lands described as follows: Commencing at the Northeast corner of the NW ¼ of NE ¼ in the center of Gypsum Avenue (fka Center Avenue); thence South along the East line of said NW ¼ of NE ¼ a distance of 350 feet; thence West 650 feet; thence North 350 feet to the North line of said forty; thence East along said line to the point of beginning.

PARCEL 8: The Southeast Quarter of the Southeast Quarter (SE ¼ of SE ¼) of Section Eleven (11), Township Seventeen (17) North, Range One (1) East, Town of Oakdale, Monroe County, Wisconsin. The Southwest Quarter of the Southwest Quarter (SW ¼ of SW ¼) of Section Eleven (11), Township Seventeen (17) North, Range One (1) East, Town of Oakdale, Monroe County, Wisconsin. The East One-half of the Northeast Quarter of the Southeast Quarter (E ½ of NE ¼ of SE ¼) of Section Eleven (11), Township Seventeen (17) North, Range One (1) East, Town of Oakdale, Monroe County, Wisconsin.

PARCEL 9: Those lands as described in Vol. 13 of Certified Survey Maps, Pg. 197, as Doc. No. 491559, located in the SW ¼ of SW ¼, Section 01 and the NW ¼ of NW ¼ of Section 12, Township 17 North, Range 01 East, Town of Oakdale, Monroe County, Wisconsin. The Southeast Quarter of the Southeast Quarter (SE ¼ of SE ¼) of Section 2, Township 17 North, Range 01 East, Town of Oakdale, Monroe County, Wisconsin.

ALTA OWNER'S POLICY COMMITMENT NO. NCS-463090-MAD, DATED NOVEMBER 05, 2010 AT 7:00A.M., SCHEDULE B, SECTION TWO, EXCEPTIONS:

1. ITEM 9 – Mortgage executed by Wildcat Bluff Cranberry Company, LLC, a Wisconsin Limited Liability Company recorded Feb. 8, 2010 at 9:15a.m. as Doc. No. 602299. (Not a survey item.)
2. ITEM 10– Possible Assessment due to the fact the subject premises lies within the Lemonweir Drainage District. (Parcels 1, 2, 3, 4, & 8. Not a survey item.)
3. ITEM 11– Easement granted to Oakdale Electrical Association by an instrument recorded August 17, 1938 in Vol. 159 Deeds, Pg. 25, as Doc. No. 200890. (Parcel 2. Easement is to be within a right of way not exceeding fifty (50) feet in width for the purposes of the transmission or distribution of electric energy, and also telephone and telegraph lines. Refer to document for additional rights & conditions. Easement is blanket and not plottable.)
4. ITEM 12– Easement granted to Oakdale Cooperative Electrical Association by an instrument recorded August 08, 1938 in Vol. 159 Deeds, Pg. 252, as Doc. No. 200809. (Parcel 2. Easement is for the purposes of the transmission or distribution of electrical energy, and also telephone and telegraph lines. Refer to document for additional rights & conditions. Easement is blanket and not plottable.)
5. ITEM 13– Easement granted to Oakdale Cooperative Electrical Association by an instrument recorded August 08, 1938 in Vol. 159 Deeds, Pg. 251, as Doc. No. 200808. (Easement falls outside of parcels surveyed.)
6. ITEM 14– Easement created by a Deed recorded June 24, 1985 in Vol. 56 Records, Pg. 564, as Doc. No. 374941. (Lands and easement as referenced in said deed fall outside of parcels surveyed.)
7. ITEM 15– Easement executed by and between Wildcat Bluff Cranberry Company, LLC recorded in Vol. 287 Records, Pg. 41, as Doc. No. 476114. (Parcel 2. Ingress and egress easement. Easement shown. Refer to document for additional rights and conditions.)
8. ITEM 16– Easement granted to Lemonweir Valley Telephone Company by an instrument recorded Feburary 08, 1979 in Vol. 82 Misc., Pg. 126, as Doc. No. 342083. (Parcel 4. Easement is 1 rod in width for telephone line or system. Easement shown. Refer to document for additional rights and conditions.)
9. ITEM 17– Easement created by an instrument recorded in Vol. 277 Records, Pg. 591, as Doc. No. 472553. (Parcel 4. Easement is for right-of-way in common (roadway). Easement shown.)
10. ITEM 18– Subject to variance created by an instrument recorded in Vol. 134 Records, Pg. 847, as Doc. No. 413501, Vol. 162 Records, Pg. 217, as Doc. No. 425035, and in Vol. 277 Records, Pg. 677, as Doc. No. 472590. (Parcel 4. Variance is for private water system. Refer to document for rights, conditions, and restrictions. Not plottable.)
11. ITEM 19– Easement granted to Oakdale Cooperative Electrical Association recorded August 08, 1938 in Vol. 159 Deeds, Pg. 1, as Doc. No. 200760. (Parcel 4. Easement is to be within a right of way not exceeding fifty (50) feet in width for the purposes of the transmission or distribution of electric energy, and also telephone and telegraph lines. Refer to document for additional rights & conditions. Easement is blanket and not plottable.)
12. ITEM 20– The State of Wisconsin owns the beds of navigable lakes and rivers in trust for the public. This policy does not insure title to any part of the Land described in Schedule A which is below the ordinary high water mark of Bear Creek. Rights of the federal, state or local government, and other riparian owners, to regulate use of the shore and any riparian rights attached to the land. The bed of Bear Creek may have moved because of the buildup of material at the shore (accretion), a change in the course of the water body (avulsion), a lowering of the water level (reliction), or removal of dry land by water action (erosion). This policy does not insure title to any part of the Land described in Schedule A which has been added or lost because of accretion, avulsion, reliction, or erosion. Rights of the State of Wisconsin and the public in any portion of the Land which has been created by artificial fill in the bed of Bear Creek.
13. ITEM 21– Covenants, conditions and restrictions from Wildcat Bluff Cranberry Company, LLC and St. Paul District of the United States Army Corps of Engineers, by an instrument recorded January 31, 2001 in Vol. 333 Records, Pg. 388, as Doc. No. 493666. (Parcel 2. Intended to conserve and preserve in perpetuity the natural elements and the ecological and aesthetic values of the "Conservancy Area". Refer to document for conditions and restrictions. Plotted as to general location of "Conservancy Area".)
14. ITEM 22– Farmland Preservation Agreement created in Vol. 137 Records, Pg. 158, as Doc. No. 414439. (Affects Parcels 5, 6, & 7. General in nature and not plottable. Refer to document for conditions and restrictions.)
15. ITEM 23– Easement for ingress and egress by an instrument recorded November 13, 1978 in Vol. 81 Misc., Pg. 355, as Doc. No. 340799. (Affects Parcel 8. Ingress and egress easement. Refer to document for conditions. Easement shown.)
16. ITEM 24– Easement 2 rods in width by an instrument recorded on July 17, 2008 as Doc. No. 586142. (Affects Parcel 8. Easement is the same as that referenced in 15 above (Exception 23). Easement shown.)
17. ITEM 25– Possible lien or reassessment pursuant to Section 74.485 Wis. Stats. for conversion of the land's use from agriculture. (Not a survey item.)
18. ITEM 26– Security interest given by a tenant affecting crops growing on the land, if any. (Not a survey item.)
19. ITEM 27– Mortgage executed by Wildcat Bluff Cranberry Company, LLC, and Wildcat Bluff Cranberry Growers Corp. recorded August 08, 2007, as Doc. No. 576492. (Affects parcels 1, 2, 3, 3a, and 4. Not a survey item.)
20. ITEM 28– Land Contract recorded July 17, 2008 as Doc. No. 586142. (Affects parcel 8. Contract contains easement and is the same as that referenced in 16 & 15 above (Exceptions 23 & 24). Easement shown.)
21. ITEM 29– Terms, Conditions, Restrictions and Provisions relating to the use and maintenance of the easement described as Parcel 3A and Parcel 6 of the subject premises. (Copy of Terms, Conditions, Restrictions and Provisions not provided to surveyor.)
22. ITEM 30– Wisconsin Open-End Mortgage, recorded October 17, 2007 as Doc. No. 578624. (Affects Parcels 1, 2, 3, 3a and 4. Not a survey item.)
23. ITEM 31– Mortgage recorded May 26, 2009 as Doc. No. 595328. (Not a survey item.)
24. ITEM 32– Subordination Agreement recorded Februrary 22, 2010 as Doc. No. 602616. (Not a survey item.)
25. ITEM 33– Subordination Agreement recorded March 5, 2010 as Doc. No. 602930. (Not a survey item.)
26. ITEM 34– Right of First Refusal recorded July 17, 2008 as Doc. No. 586143. (Not a survey item.)
27. ITEM 35– Easement to North-West Telephone Company recorded February 17, 1977 in Vol. 75 Misc. Pg. 497 as Doc. No. 329855. (Easement for underground cable telephone line. Refer to document for additional rights and conditions. Affects Parcel 9. Easement is blanket and not plottable.)

SURVEYOR'S NOTES:

1. This Survey was prepared based upon First American Title Insurance Company, ALTA Owner's Policy Commitment No. NCS-463090-MAD, dated November 05, 2010 at 7:00a.m.
2. This Survey is based upon field survey work performed on November 8, 9, 10, 11 and December 3, 2010. Any changes in site conditions after December 3, 2010 are not reflected by this survey.
3. No attempt has been made as a part of this survey to obtain or show data concerning existence, depth, condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
4. No trees, hedges, or ground cover have been located as a part of this survey.
5. See sheet 2 for additional information.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
7. The total area of the parcels surveyed is 30,060,070 square feet or 690.08 acres.
8. Information regarding owners of record is based upon deeds provided by the Title Company or upon information obtained from the Monroe County GIS website on December 09, 2010.
9. The vesting deed for parcels #5, #6, & #7 as provided in the Title Work (Doc. #584745 & Affidavit of Scrivener's Error, Doc. #588109) reference the following:
   - 9.1. Easement to Dairyland Power Cooperative recorded 10-02-1962 in Vol. 46 of Misc. on P. 459, as Doc. No. 271852. (Easement shown. Affects Parcel 7. Centerline of easement runs along north and west side of an existing ditch and along the west line of the NW ¼ of NE ¼ of Section 11 and provides for placement of seven poles, two stub poles and two anchors. Refer to document)
   - 9.2. Easement to Oakdale Co-operative Electrical Assocaition recorded 08-17-1938 as Doc. No. 200886. (Easement for the purposes of the transmission or distribution of electric energy, and also telephone and telegraph lines. Refer to document for additional rights & conditions. The NW ¼ – NE ¼ of Section 11, T17N, R01E of this survey is subject to this easement. Easement is blanket and not plottable.)
10. The vesting deed for parcel #9 as provided in the Title Work (Doc. #594476) references the following:
   - 10.1. Easement to Oakdale Cooperative Electrical Association recorded 08-17-1938 as Doc. No. 200883. (Easement is to be within a right of way not exceeding fifty (50) feet in width for the purposes of the transmission or distribution of electric energy, and also telephone and telegraph lines. Refer to document for additional rights & conditions. Easement is blanket over the SW ¼ – SW ¼ of Section 01 & the SE ¼ – SE ¼ of Section 02, all in T17N, R01E and is not plottable.)
   - 10.2. Easement to Oakdale Cooperative Electrical Association recorded 08-17-1938 as Doc. NO. 200885. (Easement is to be within a right of way not exceeding fifty (50) feet in width for the purposes of the transmission or distribution of electric energy, and also telephone and telegraph lines. Refer to document for additional rights & conditions. Easement is blanket over NW ¼ – NW ¼ of Section 12, T17N, R01E and not plottable..)

BEARINGS ARE BASED UPON THE MONROE COUNTY COORDINATE SYSTEM, THE NORTH LINE OF THE NE ¼ OF SEC. 02-17-01, MEASURED AS BEARING N86°40'50"W

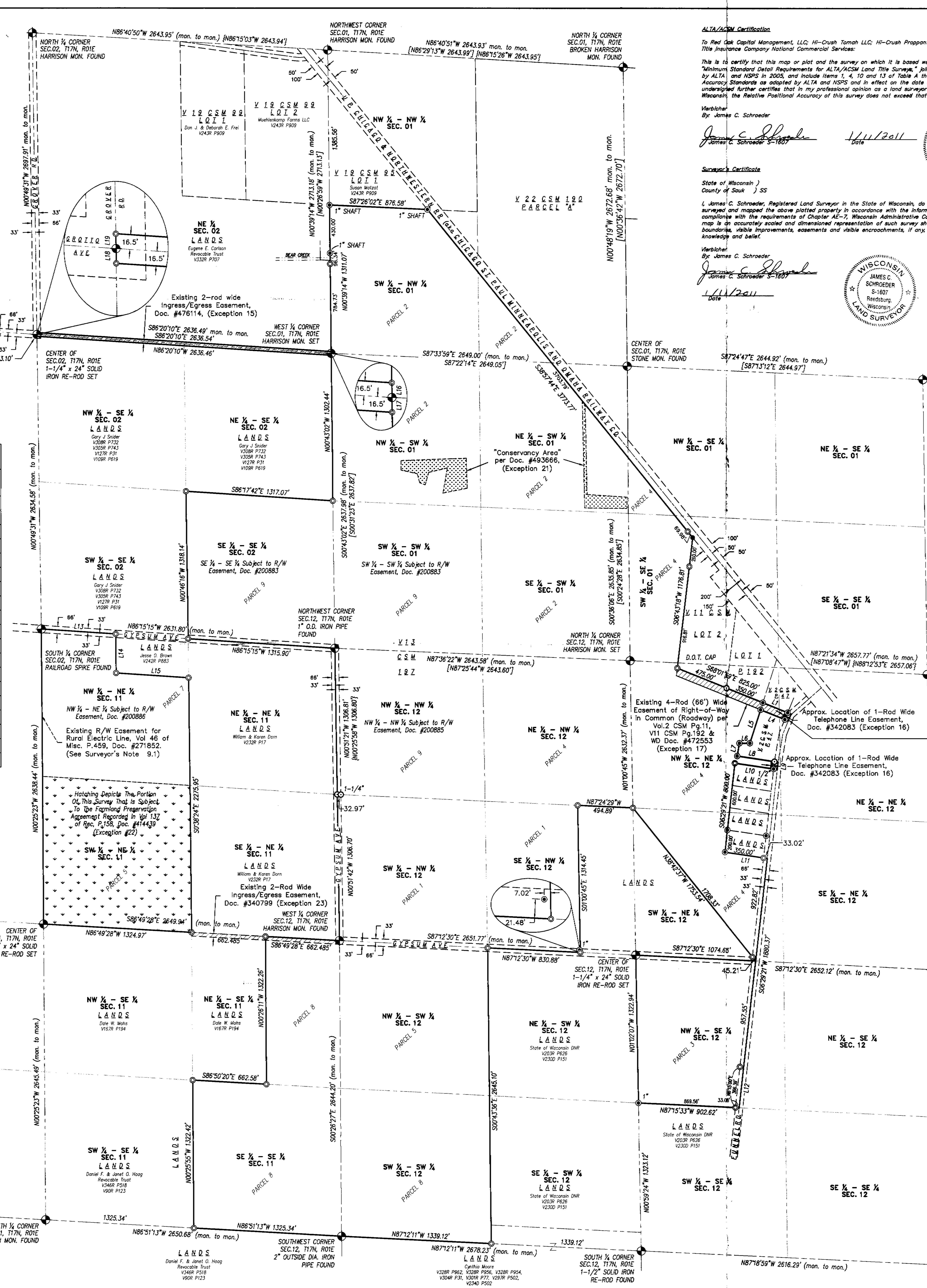
SCALE: ONE INCH = FOUR HUNDRED FEET (0, 400, 800, 1200)

SURVEY LEGEND

- EXISTING MONROE CO. MONUMENT (UNLESS OTHERWISE NOTED)
- EXISTING 3/4" DIA. IRON ROD (UNLESS OTHERWISE NOTED)
- EXISTING 1" DIA. IRON PIPE
- SET 3/4" DIA. X 24" IRON RE-BAR, 1.50 LBS./LIN.FT.
- CORNER NOT SET (FALLS IN POND)
- [ ] PER SURVEY BY L.A. FEDDERSEN & D.J. MALLIET ON 03-08-1978
- { } PER 13CSM197 OR 22CSM190 OR 11CSM192 OR

LINE TABLE

LINE NO.	DIRECTION	LENGTH (FEET)
L1	S68°04'20"E	275.88'
L2	N48°29'44"E	8.83'
L3	N22°27'47"E	58.41'
L4	S68°04'20"E	266.59'
L5	N17°48'29"E	313.96'
L6	N89°48'15"E	92.99'
L7	N10°13'36"E	116.46'
L8	S81°28'04"E	369.44'
L9	N6°29'21"E	66.07'
L10	N81°30'20"W	383.02'
L11	N81°30'20"W	383.02'
L12	N6°15'00"E	364.30'
L13	N86°15'15"W	665.90'
L14	N0°38'24"W	350.00'
L15	N86°15'15"W	650.00'
L16	N00°39'14"W	16.55'
L17	N00°39'14"W	16.55'
L18	N00°49'31"W	16.55'
L19	N00°49'31"W	16.55'



SURVEYED BY
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717

SURVEY REQUESTED BY
Red Oak Capital Management LLC
Three River Way, Suite 1550
Houston, TX 77056

ALTA/ACSM Certification

To Red Oak Capital Management, LLC; Hi-Crush Tomah LLC; Hi-Crush Proppants LLC; and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and include items 1, 4, 10 and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Vierbicher
By: James C. Schroeder

James C. Schroeder S-1607 — 1/11/2011 Date

WISCONSIN JAMES C. SCHROEDER S-1607 Reedsburg, Wisconsin LAND SURVEYOR

Surveyor's Certificate

State of Wisconsin)
County of Sauk) SS

I, James C. Schroeder, Registered Land Surveyor in the State of Wisconsin, do hereby certify that I have surveyed and mapped the above platted property in accordance with the information furnished and in compliance with the requirements of Chapter AE-7, Wisconsin Administrative Code; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the boundaries, visible improvements, easements and visible encroachments, if any, to the best of my knowledge and belief.

Vierbicher
By: James C. Schroeder

James C. Schroeder S-1607
1/11/2011 Date

WISCONSIN JAMES C. SCHROEDER S-1607 Reedsburg, Wisconsin LAND SURVEYOR

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
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ALTA/ACSM LAND TITLE SURVEY

PART OF THE SW ¼ OF THE NW ¼, PART OF THE SE ¼ OF THE NW ¼, ALL QUARTERS OF THE SW ¼, THE NW ¼ OF THE SE ¼, AND THE SW ¼ OF THE SE ¼, ALL IN SECTION 01, THE SE ¼ OF THE SE ¼ OF SECTION 02, PART OF THE NW ¼ OF THE NE ¼, THE NE ¼ OF THE SE ¼, THE SE ¼ OF THE SE ¼, ALL IN SECTION 11, PART OF THE NE ¼, PART OF THE SW ¼ OF THE NE ¼, THE NE ¼ OF THE NW ¼, THE NW ¼ OF THE NW ¼, THE SW ¼ OF THE NW ¼, PART OF THE SE ¼ OF THE SW ¼, THE SW ¼ OF THE SW ¼, AND PART OF THE NW ¼ OF THE SE ¼, ALL IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 01 EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN

REVISIONS		
NO.	DATE	REMARKS
1	01/06/2011	Finalize Map

CAD FILE/ FIELD BOOK	Red Oak_Oakdale ALTA-7465
PROJECT NO.	75107465
DRAFTER	JSCH/MMAR
SCALE	1"=400'
CHECKED	JSCH
DATE	1/11/2011
SHEET	1 OF 2
DWG. NO.	NO.

CSR 2034

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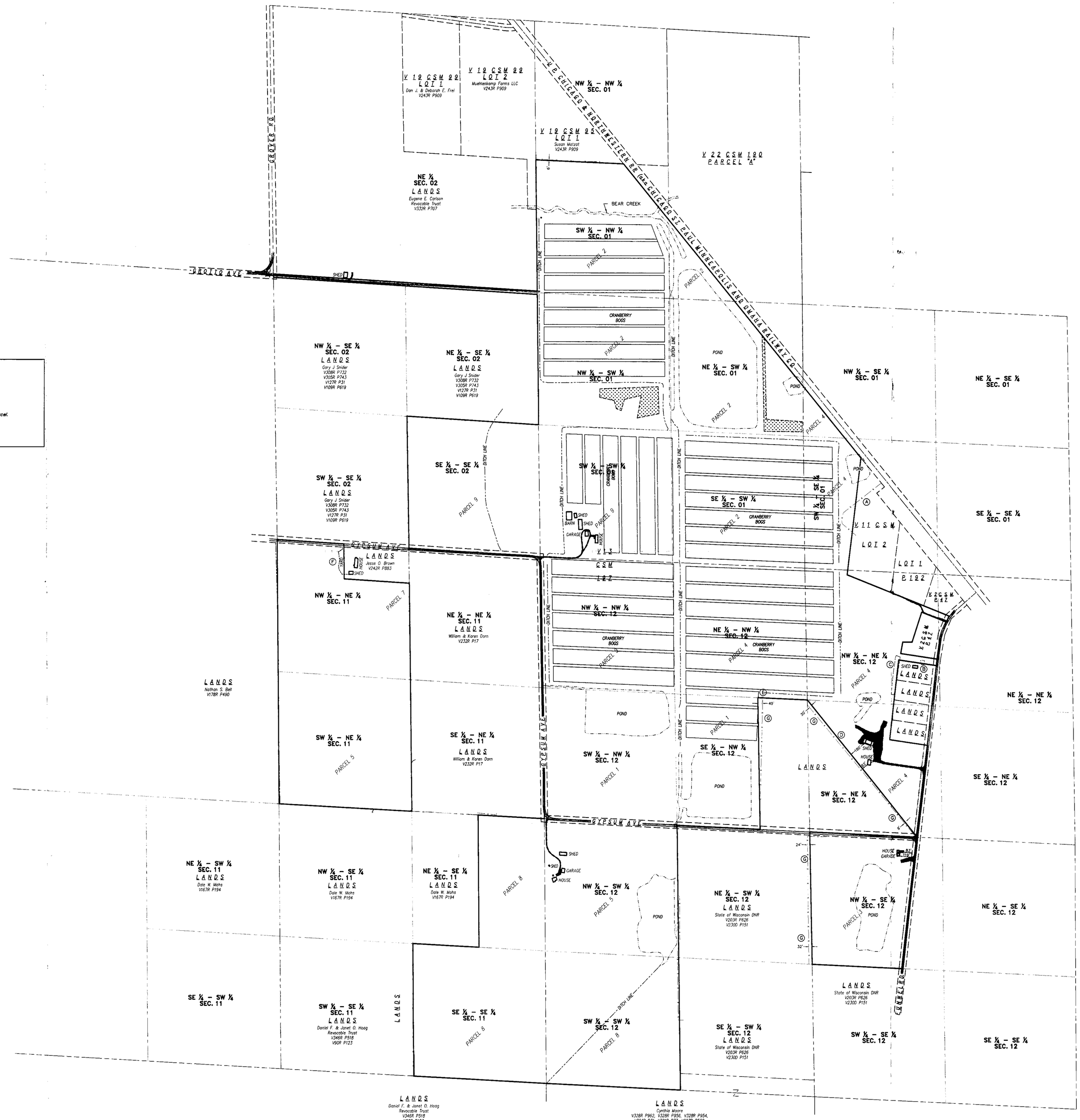
BEARINGS ARE BASED UPON THE MONROE COUNTY COORDINATE SYSTEM, THE NORTH LINE OF THE NE ¼ OF SEC. 02-17-01, MEASURED AS BEARING N89°40'50"W

TOPOGRAPHIC LEGEND

- ASPHALT ROAD
- GRAVEL DRIVEWAY
- DIRT TRAIL
- EXISTING FENCE

ENCROACHMENTS

- (A) Fenceline and occupation vary considerably from property line.
- (B) Adjoiner's fenced enclosure (dog pen) encroaches onto subject parcel.
- (C) Berm encroaches onto adjoining parcels by up to 12 feet.
- (D) Misc. equipment stored in vicinity of fenceline encroaches onto adjoining parcel.
- (E) Concrete retaining wall, dirt road cut, and corner of cranberry bog encroaches onto adjoining parcel.
- (F) Mowed yard area encroaches onto subject parcel.
- (G) Various fencelines vary considerable from property line as noted on map.



WISCONSIN JAMES C. SCHROEDER S-1607 Reedsburg, Wisconsin LAND SURVEYOR

1/11/2011

SURVEYED BY
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717

SURVEY REQUESTED BY
Red Oak Capital Management LLC
Three River Way, Suite 1550
Houston, TX 77056

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SW ¼ OF THE NW ¼, THE NW ¼ OF THE SE ¼, AND THE SW ¼ OF THE SE ¼, ALL QUARTERS OF THE NW ¼, PART OF THE SE ¼ OF THE NW ¼, ALL QUARTERS OF THE SW ¼, ALL IN SECTION 02, THE NE ¼ OF THE NE ¼, PART OF THE NW ¼ OF THE NE ¼, PART OF THE NE ¼ OF THE NW ¼, PART OF THE SE ¼ OF THE NW ¼, THE SW ¼ OF THE NW ¼, THE NW ¼ OF THE SW ¼, PART OF THE SE ¼ OF THE NW ¼, THE NW ¼ OF THE SW ¼, THE SW ¼ OF THE SW ¼ OF THE NE ¼, ALL IN SECTION 11, PART OF THE NE ¼ OF THE NE ¼, PART OF THE SE ¼ OF THE NE ¼, ALL IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 01 EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN

REVISIONS		
NO.	DATE	REMARKS
1	01/06/2011	Finalize Map

CAD FILE/ FIELD BOOK	Red Oak_Oakdale ALTA-7465
PROJECT NO.	75107465
DRAFTER	SCALE
JSCH/MMAR	1"=400'
CHECKED	DATE
JSCH	1/11/2011

SHEET	DWG. NO.
2 OF 2	NO.

11 Jan 2011 - 9:26a R:\Red Oak 075107465 Oakdale ALTA\Civil 3D\Red Oak_Oakdale ALTA-7465.dwg by: jsch

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