CSR 2549

Filed July 11, 2017

RECORD LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING SOUTH OF STATE TRUNK HIGHWAY "16" AND NORTH OF THE CANADIAN PACIFIC RAILROAD F/K/A SOO LINE RAILROAD IN SECTION EIGHT, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00193-0000 030-00190-2500

NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 3 RODS IN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE N/S QUARTER LINE OF SECTION SEVENTEEN BEING 2640 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION SEVENTEEN, THENCE SOUTH ALONG THE N/S QUARTER LINE APPROXIMATELY 250 RODS TO INTERSECT THE HIGHWAY; IN SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER INCLUDING THAT PORTION OF LOT ONE OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 24 OF CSM AT PAGE 90 AS DOCUMENT NO. 610291; ALL IN SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN, EXCEPT THOSE LANDS DESCRIBED IN VOLUME 193 OF DEEDS, PAGE 316 AS DOCUMENT NO. 247084.

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING SOUTH OF STATE TRUCK HIGHWAY "16" AND NORTH OF THE CANADIAN PACIFIC RAILROAD F/K/A SOO LINE RAILROAD IN SECTION EIGHT, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

LOT ONE OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 24 OF CSM AT PAGE 90, DOCUMENT NO. 610291 LOCATED IN THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN PART OF THE NORTHEAST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF COUNTY TRUNK "C" EXCEPT (1) THOSE LANDS DESCRIBED IN VOLUME 193 OF DEEDS, PAGE 316, AS DOCUMENT NO. 247084 (2) THOSE LANDS IN 211 OF RECORDS, ON PAGE 424 AS DOCUMENT NO. 447343 (3) THOSE LANDS LYING IN THE WEST ONE HALF OF THE SOUTHEAST QUARTER LYING NORTH OF CTH "C" MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF CTH "C" 1 ½ RODS EAST OF THE WEST LINE OF THE SAID SOUTHEAST QUARTER; THENCE SOUTH 300 FEET EASTERLY ALONG THE NORTH LINE OF SAID ROAD; THENCE NORTHERLY 200 FEET; THENCE WESTERLY 300 FEET TO A POINT 1 ½ RODS EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY 200 FEET TO THE POINT OF BEGINNING. ALL BEING IN SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00198-0000

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN. EXCEPT ALL THAT PART LYING EASTERLY OF THE CENTERLINE OF BEAR CREEK RUNNING IN NORTHERLY AND SOUTHERLY DIRECTION THROUGH SAID FORTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE SOUTHEAST CORNER OF SECTION EIGHTEEN, BEING THE POINT OF BEGINNING; THENCE NORTH 85°34'19" WEST ALONG THE SOUTH LINE OF SECTION EIGHTEEN 23.90 FEET TO A REBAR ON THE SOUTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUING NORTH 85°34'19" WEST ALONG THE SOUTH LINE OF SECTION EIGHTEEN 678.14 FEET TO A MEANDER CORNER; THENCE CONTINUING NORTH 85°34'19" WEST ALONG THE SOUTH LINE OF SECTION EIGHTEEN 40 FEET MORE OR LESS TO THE THREAD OF BEAR CREEK; THENCE NORTHERLY ALONG THE THREAD OF BEAR CREEK TO ITS INTERSECTION WITH A LINE BEARING SOUTH 85°43'36" EAST AND IS DESCRIBED BY THE FOLLOWING MEANDER LINE FROM THE AFORESAID MEANDER CORNER NORTH 05°54'53" EAST ALONG THE MEANDER LINE 42.59 FEET TO THE NORTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUE NORTH 05°54'53" EAST ALONG THE MEANDER LINE 1280.32 FEET TO A REBAR MEANDER CORNER ON THE 1/16TH LINE AND THE TERMINUS OF THIS MEANDER LINE; THENCE NORTH 85°43'36" WEST ALONG THE 1/16TH LINE 33 FEET MORE OR LESS TO THE THREAD OF BEAR CREEK; THENCE SOUTH 85°43'36" EAST ALONG THE 1/16TH LINE 33 FEET MORE OR LESS TO A REBAR MEANDER CORNER; THENCE CONTINUE SOUTH 85°43'36" EAST ALONG THE 1/16TH LINE 555.74 FEET TO A REBAR ON THE 1/16TH CORNER ON THE EAST LINE OF SECTION EIGHTEEN; THENCE SOUTH 00°24'23" EAST ALONG THE EAST LINE OF SECTION EIGHTEEN 1244.02 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUE SOUTH 00°24'23" EAST ALONG THE EAST LINE OF SECTION EIGHTEEN 73.73 FEET TO A REBAR ON THE SOUTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUING SOUTH 00°24'23" EAST ALONG THE EAST LINE OF SECTION EIGHTEEN, 10.94 FEET TO THE POINT OF BEGINNING, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00556-0000

THE WEST ONE-FOURTH OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALSO THE SOUTH 30 FEET WIDTH STARTING AT THE SOUTHWEST CORNER OF THE EAST 3/4 OF SAID FORTY AND CONTINUING EASTERLY TO AND ACROSS BEAR CREEK TO A POINT 15 FEET EAST OF THE EAST BANK OF BEAR CREEK.

TAX PARCEL NO. 030-00551-0000

THE EAST ONE FOURTH OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

TAX PARCEL NO. 030-00553-0000

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; EXCEPTING THE FOLLOWING PARCEL: COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE SOUTH QUARTER CORNER OF SECTION EIGHTEEN; THENCE NORTH 00°22'45" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION EIGHTEEN 287.51 FEET TO A P.K. NAIL ON THE CENTERLINE OF COUNTY ROAD "CA" AND THE POINT OF BEGINNING ON THE FOLLOWING DESCRIPTION; THENCE CONTINUE NORTH 00°22'45" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION EIGHTEEN 37.36 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUE NORTH 00°22'45" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION EIGHTEEN 276.02 FEET TO A REBAR; THENCE NORTH 89°37'15" EAST 727.77 FEET TO A REBAR; THENCE SOUTH 00°22'45" EAST 662.21 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUE SOUTH 00°22'45" EAST 37.36 FEET TO P.K. NAIL ON THE CENTERLINE OF COUNTY ROAD "CA"; THENCE NORTH 62°25'36" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA" 823.88 FEET TO THE POINT OF BEGINNING.

EXCEPT MONROE COUNTY CERTIFIED SURVEY MAP IN 25 OF CSM, PAGE 2, DOCUMENT NO. 619862. AND EXCEPT LANDS SOUTH OF COUNTY ROAD "CA"

TAX PARCEL NO. 030-00555-1000

ALL ABOVE LOCATED IN SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINETEEN, TOWNSHIP SEVENTEEN NORTH RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN, EXCEPTING THE FOLLOWING PARCELS: COMMENCING AT THE HARRISON CAST IRON MONUMENT OF THE SOUTH QUARTER CORNER LINE OF SECTION 18; THENCE NORTH 00°22'45" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 18, 287.51 FEET TO A P.K. NAIL ON THE CENTERLINE OF COUNTY ROAD "CA" AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE CONTINUING NORTH 00°22'45" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 18; 37.36 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUE NORTH 00°22'45" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 18, 276.02 FEET TO A REBAR; THENCE NORTH 89°37'15" EAST 727.77 FEET TO A REBAR; THENCE SOUTH 00°22'45" EAST 662.21 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUE SOUTH 00°22'45" EAST 37.36 FEET TO A P. K. NAIL ON THE CENTER LINE OF COUNTY ROAD "CA"; THENCE NORTH 62°25'36" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA" 823.88 FEET TO THE POINT OF BEGINNING.

EXCEPT: ALL THAT PART OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINETEEN, LYING SOUTHERLY OF THE CENTER LINE OF C.T.H. "CA" AND WEST OF THE CENTERLINE OF HOLLY AVENUE AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, LYING SOUTHERLY OF THE CENTER LINE C.T.H. "CA" MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE SOUTH QUARTER CORNER OF SECTION 18 AND THE POINT OF BEGINNING; THENCE NORTH 00°22'45" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 18 250.15 FEET TO A REBAR ON THE SOUTH LINE OF COUNTY ROAD "CA"; THENCE CONTINUE NORTH 00°22'45" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 18, 37.36 FEET TO A P.K. NAIL ON THE CENTER LINE OF COUNTY ROAD "CA"; THENCE SOUTH 62°25'36" EAST ALONG THE CENTERLINE OF COUNTY ROAD "CA"; 824.36 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 350.00 FEET AND CENTRAL ANGEL OF 29°41'06"; THENCE SOUTHEASTERLY ALONG THE ARC OF THE CURVED CENTERLINE OF COUNTY ROAD "CA" 181.34 FEET TO THE CENTERLINE OF HOLLY AVENUE, WHICH IS MEASURED BY A CHORD OF 179.31 FEET AND BEARS SOUTH 77°16'09" EAST; THENCE SOUTH 06°39'19" WEST ALONG THE CENTERLINE OF HOLLY AVENUE 523.42 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE WEST WITH A RADIUS OF 800.00 FEET AND CENTRAL ANGLE OF 04°57'59"; THENCE SOUTHERLY ALONG THE ARC OF THE CURVED CENTERLINE OF HOLLY AVENUE 69.34 FEET WHICH IS MEASURED BY A CHORD 69.32 FEET AND BEARS SOUTH 09°08'18.5" WEST; THENCE NORTH 85°30'47" WEST 33.27 FEET TO A REBAR ON THE WEST LINE OF HOLLY AVENUE; THENCE CONTINUE NORTH 85°30'47" WEST 802.27 FEET TO A REBAR ON THE NORTH-SOUTH QUARTER LINE OF SECTION 19, THENCE NORTH 00°04'47" EAST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 19; 657.57 FEET TO THE POINT OF BEGINNING.

ALL ABOVE LAND IN THE TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00559-0000

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH LIES EASTERLY OF THE CENTERLINE OF C.T.H. "CA" FORMERLY CTH "C", EXCEPT THE FOLLOWING PARCELS: (1) A PIECE OF LAND 30 RODS IN LENGTH FROM NORTH-SOUTH AND LYING EAST OF THE HIGHWAY FROM THE NE CORNER OF SAID FORTY (SAME BEING THE NORTH 30 RODS OF SAID FORTY LYING EAST OF THE HIGHWAY) (2) THOSE LANDS DESCRIBED IN VOLUME 74 OF RECORDS, PAGE 513, DOCUMENT NO. 383598 (INCLUDES OUTLOT ONE AND OUTLOT TWO OF 20 CSM PAGE 51 AS DOCUMENT NO. 563588)

ALL LAND LOCATED IN SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00541-2000

LOT ONE OF MONROE COUNTY CERTIFIED SURVEY MAP AND OUTLOTS 1 AND 2 OF MONROE COUNTY CERTIFIED SURVEY MAP, AS RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAP, PAGE 26, DOCUMENT NO. 533146, BEING A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00552-1000 030-00545-1000 030-00550-1000

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING NORTHERLY OF THE CENTER LINE OF THE ROAD NOW KNOWN AS C.T.H."CA"; COMMENCING AT THE 1/8 STAKE 20 CHAINS NORTH FROM THE SOUTH 1/4 CORNER OF SECTION 18; THENCE WEST 16 CHAINS AND 50 LINKS TO THE CENTERLINE OF THE OLD HIGHWAY, ALSO BEING THE EASTERLY LINE OF OUTLOT 2 OF VOLUME 17 CSM, PAGE 26, DOCUMENT NO. 533146; THENCE SOUTH 13 1/2° EAST ON SAID CENTERLINE OF OLD HIGHWAY BEING THE EASTERLY LINE OF SAID OUTLOT 2, 9 CHAINS AND 59 LINKS TO A BURR OAK TREE; THENCE SOUTH UNTIL IT INTERSECTS WITH THE SOUTH LINE OF SECTION 18; THENCE EAST TO THE SOUTH 1/4 STAKE; THENCE NORTH ALONG THE NORTH-SOUTH QUARTER LINE TO THE PLACE OF BEGINNING.

TAX PARCEL NO. 030-00549-2000

LOT ONE OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 20 OF CSM AT PAGE 52 AS DOCUMENT NO. 563589 LOCATED IN FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00547-5001

OUTLOT ONE AND OUTLOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 20 OF CSM AT PAGE 51 AS DOCUMENT NO. 563588 LOCATED IN FRACTIONAL SOUTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00542-5000 030-00542.5002

ALSO A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE EAST 1/4 CORNER OF SECTION 18; THENCE NORTH 85°52'54" WEST ALONG THE EAST-WEST QUARTER LINE OF SECTION 18, 3949.18 FEET TO A REBAR ON THE 1/16 CORNER AND THE POINT OF BEGINNING; THENCE SOUTH 47°36'08" EAST 223.27 FEET TO A REBAR; THENCE SOUTH 00°25'34" EAST 520.66 FEET TO A REBAR ON THE NORTH LINE OF VOLUME 17 CSM, PAGE 26; THENCE NORTH 85°48'35" WEST ALONG THE NORTH LINE OF VOLUME 17 CSM, PAGE 26, 231.08 FEET TO A PIPE ON THE SOUTHEAST CORNER OF VOLUME 20 CSM ON PAGE 52; THENCE NORTH 05°37'42" EAST ALONG THE EASTERLY LINE OF VOLUME 20 CSM, PAGE 52, 497.48 FEET TO A ROD ON A CORNER OF SAID VOLUME 20 CSM, PAGE 52; THENCE NORTH 38°58'14" WEST ALONG THE EASTERLY LINE OF VOLUME 20 CSM, PAGE 52, 167.00 FEET TO A PIPE ON THE CORNER OF VOLUME 20 CSM, PAGE 52; THENCE NORTH 59°19'12" WEST ALONG THE EASTERLY LINE OF VOLUME 20 CSM, PAGE 52, 84.53 FEET TO A PIPE ON THE NORTHEAST CORNER OF SAID VOLUME 20 CSM, PAGE 52 AND THE EAST-WEST 1/4 LINE OF SECTION 18; THENCE NORTH 85°52'54" EAST ALONG THE EAST-WEST ¼ LINE OF SECTION 18, 191.14 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 030-00547-5000 030-00545-0000

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

NORTHWEST QUARTER OF THE SOUTHWEST QUARTER

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHERLY OF THE FORMER CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY NOW UNION PACIFIC RAILROAD;

ALL ABOVE LANDS IN SECTION EIGHT, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID WEST ONE-HALF OF THE NORTHEAST QUARTER, ALSO KNOWN AS THE NORTH QUARTER CORNER OF SAID SECTION SEVENTEEN; THENCE SOUTH 87°36'11" EAST ALONG THE NORTH LINE OF SAID WEST ONE-HALF OF THE NORTHEAST QUARTER 24.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°45'07" EAST PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION SEVENTEEN, 3942.93 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 87°06'46" EAST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 25.60 FEET THENCE NORTH 02°07'21" WEST, 3945.08 FEET TO THE NORTH LINE OF SAID WEST ONE-HALF OF THE NORTHEAST QUARTER AND THE POINT OF BEGINNING.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION SEVENTEEN; THENCE SOUTH 87°36'11" EAST ALONG THE NORTH LINE OF SAID SECTION SEVENTEEN, 24.83 FEET; THENCE SOUTH 01°45'07" EAST PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION SEVENTEEN, 3942.93 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE SOUTH 87°06'46" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 25.60 FEET; THENCE SOUTH 01°56'18" EAST, 238.70 FEET TO THE CENTER LINE OF COUNTY TRUNK HIGHWAY "C"; THENCE SOUTH 89°35'28" WEST ALONG SAID CENTER LINE OF C.T.H. "C" 26.30 FEET; THENCE NORTH 01°45'07" WEST PARALLEL TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION SEVENTEEN, 240.16 FEET TO THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING.

TAX PARCEL NO. 030-00197-0000 030-00196-0000 030-00202-0000 030-00506-0000

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY A WARRANTY DEED RECORDED IN VOLUME 193 OF DEEDS AT PAGE 316 AS DOCUMENT NO. 247084 AND IN VOLUME 147 OF RECORDS AT PAGE 335 AS DOCUMENT NO. 418738

TAX PARCEL NO. 030-00513-0000

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION EIGHT, THAT LIES SOUTH OF THE RIGHT-OF-WAY OF THE CANADIAN PACIFIC RAILWAY COMPANY, FORMERLY THE C.M. ST. P. AND P. RAILWAY COMPANY;

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION EIGHT;

ALL THAT PART OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER, OF SECTION EIGHT LYING SOUTH OF THE RIGHT OF WAY OF THE CANADIAN PACIFIC RAILWAY COMPANY FORMERLY C.M. ST. P. AND P. RAILWAY COMPANY RIGHT OF WAY;

ALL IN TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00200-0000 030-00201-0000 030-00203-0000 030-00183-0000

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN.

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, INCLUDING A PORTION OF PARCEL A IN VOLUME 2 CSM, PAGE 224 AS DOCUMENT NO. 321791; SECTION SIXTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER THENCE SOUTH 87°13'31" EAST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, 1773.26 FEET TO A PIPE ON THE NORTHWEST CORNER OF VOLUME 13 CSM, PAGE 167; THENCE SOUTH 27°35'55" WEST ALONG THE WESTERLY LINE OF VOLUME 13 OF CSM PAGE 167, 302.95 FEET TO A PIPE ON THE SOUTHWEST CORNER OF VOLUME 13 CSM, PAGE 167, THENCE; SOUTH 31°41'00" WEST, 952.02 FEET TO A REBAR ON THE NORTH LINE ON VOLUME 5 CSM, PAGE 77; THENCE NORTH 78°35'56" WEST ALONG THE NORTH LINE OF VOLUME 5 CSM, PAGE 77, 274.38 FEET TO A PIPE ON THE NORTHWEST CORNER OF SAID VOLUME 5 CSM, PAGE 77; THENCE SOUTH 27°52'24" WEST ALONG THE WEST LINE OF VOL. 5 CSM, PAGE 77, 278.81 FEET TO A PIPE IN THE SOUTHWEST CORNER OF SAID VOL. 5 CSM, PAGE 77, THE 1/16 LINE AND THE SOUTH LINE OF LOT A IN VOLUME 2 CSM, PAGE 224; THENCE NORTH 87°12'14" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 668.60 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 02°45'16" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE PLACE OF BEGINNING.

TAX PARCEL NO. 030-00479-1000 030-00489-1000 030-00505-0000 030-00490-1000

SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVENTEEN,

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION EIGHTEEN,

ALL IN TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00514-0000 030-00537-0000

RECORD LEGAL DESCRIPTION: (CONTINUED)

THE EAST THREE-QUARTERS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN, EXCEPT THE SOUTH 30 FEET WIDTH STARTING AT THE SOUTHWEST CORNER OF THE EAST THREE-QUARTERS OF SAID FORTY AND CONTINUING EASTERLY TO AND ACROSS BEAR CREEK TO A POINT 15 FEET EAST OF THE EAST BANK OF BEAR CREEK.

TAX PARCEL NO. 030-00551-1000

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT

(1) THOSE LANDS DESCRIBED IN VOL. 193 OF DEEDS ON PAGE 316, AS DOCUMENT NO. 247084 (2) THOSE LANDS IN VOL. 211 OF RECORDS, ON PAGE 424, AS DOCUMENT NO. 447343

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT

(1) THOSE LANDS DESCRIBED IN VOL. 193 OF DEEDS ON PAGE 316; AS DOCUMENT NO. 247084 (2) THOSE LANDS IN VOL. 211 OF RECORDS, ON PAGE 424, AS DOCUMENT NO. 447343

ALL BEING IN SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN.

TOGETHER WITH AN EASEMENT FOR ACCESS AS RESERVED IN VOL. 211 OF RECORDS, ON PAGE 424, AS DOCUMENT NO. 447343 AND VOL. 196 OF DEEDS, ON PAGE 316, AS DOCUMENT NO. 247084

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN, EXCEPT THE FOLLOWING:

(1) VOL. 17 DEEDS ON PAGE 597
(2) VOL. 55 DEEDS ON PAGE 208
(3) VOL. 180 DEEDS ON PAGE 493, AS DOCUMENT NO. 232303
(4) DOCUMENT NO. 589850 BEING OUTLOT 1 OF VOL. 22 CSM ON PAGE 174, AS DOCUMENT NO. 589673
(5) VOL. 21 OF RECORDS ON PAGE 289, AS DOCUMENT NO. 357325
(6) VOL. 21 OF RECORDS ON PAGE 290, AS DOCUMENT NO. 357326
(7) VOL. 48 OF RECORDS ON PAGE 63, AS DOCUMENT NO. 370634

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN.

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION SIXTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY; THENCE S87°12'14" EAST ALONG THE NORTH LINE OF SAID FORTY 737.92 FEET; THENCE SOUTH 23°41'51" WEST, 1,214.45 FEET; THENCE SOUTH 01°03'16" WEST 196.50 FEET; THENCE NORTH 88°34'04" WEST 182.01 FEET TO THE WEST LINE OF VOL. 8 CSM, PAGE 277; THENCE NORTH 02°45'16" WEST ALONG THE WEST LINE OF SAID FORTY TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER BEING THE PLACE OF BEGINNING.

TAX PARCEL NO. 030-00524-0000 030-00510-0000 030-00491-1000 030-00495-1000

THE SOUTH 25 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, MONROE COUNTY, WISCONSIN.

TAX PARCEL NO. 030-00543-0000

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT A STRIP OF LAND 12 RODS IN WIDTH FROM EAST TO WEST AND 30 RODS IN LENGTH FROM NORTH TO SOUTH FROM THE NORTHWEST CORNER OF SAID FORTY.

TAX PARCEL NO. 030-00535-0000

THE NORTH ONE-HALF OF THE WEST THREE-FOURTHS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

TAX PARCEL NO. 030-00552-0000

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER, EXCEPT COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE EAST ¼ CORNER OF SECTION 18; THENCE NORTH 85°52'54" WEST ALONG THE EAST-WEST QUARTER LINE OF SECTION 18, 3,949.18 FEET TO A REBAR ON THE 1/16 CORNER AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE SOUTH 47°36'08" EAST 223.27 FEET TO A REBAR; THENCE SOUTH 00°25'34" EAST 520.66 FEET TO A REBAR ON THE NORTH LINE OF VOLUME 17 CSM, PAGE 26; THENCE NORTH 85°48'35" WEST ALONG THE NORTH LINE OF VOLUME 17 CSM, PAGE 26, 231.08 FEET TO A PIPE ON THE SOUTHEAST CORNER OF VOLUME 20 CSM AT PAGE 52; THENCE NORTH 05°37'42" EAST ALONG THE EASTERLY LINE OF VOLUME 20 CSM AT PAGE 52, 497.48 FEET TO A ROD ON A CORNER OF SAID VOLUME 20 CSM AT PAGE 52; THENCE NORTH 38°58'14" WEST ALONG THE EASTERLY LINE OF VOLUME 20 CSM, AT PAGE 52, 167.00 FEET TO A PIPE ON A CORNER OF SAID VOLUME 20 CSM AT PAGE 52: THENCE NORTH 59°19'12" WEST ALONG THE EASTERLY LINE OF VOLUME 20 CSM PAGE 52, 84.53 FEET TO A PIPE ON THE NORTHEAST CORNER OF SAID VOLUME 20 CSM AT PAGE 52 AND THE EAST-WEST~ LINE OF SECTION 18; THENCE SOUTH 85°52'54" EAST ALONG THE EAST-WEST 1/4 LINE OF SECTION 18, 191.14 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 030-00545-2000

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH LIES EASTERLY OF THE CENTERLINE OF C.T.H. "CA" FORMERLY CTH "C", EXCEPT THE FOLLOWING PARCELS. (1) A PIECE OF LAND 30 RODS IN LENGTH FROM NORTH TO SOUTH AND LYING EAST OF THE HIGHWAY FROM THE NORTHEAST CORNER OF SAID FORTY, (SAME BEING THE NORTH 30 RODS OF SAID FORTY LYING EAST OF THE HIGHWAY). (2) THOSE LANDS DESCRIBED IN VOLUME 74 OF RECORDS, PAGE 513, AS DOCUMENT NO. 383598 (INCLUDES OUTLOT 1 AND OUTLOT 2 OF 20 CSM, PAGE 51, AS DOC. NO. 563588)

TAX PARCEL NO. 030-00541-2001

ALL LANDS LOCATED IN SECTION EIGHTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FIVE, TOWNSHIP EIGHTEEN NORTH, RANGE ONE EAST, TOWN OF BYRON, MONROE COUNTY, WISCONSIN. COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE SOUTH-EAST CORNER OF SECTION THIRTY-FIVE; THENCE NORTH 00°49'30" EAST ALONG THE EAST LINE OF SECTION THIRTY-FIVE, 1,326.27 FEET TO A REBAR ON THE 1/16TH CORNER; THENCE NORTH 86°13'05" WEST ALONG THE 1/16TH LINE 1075.72 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE CONTINUE NORTH 86°13'05" WEST ALONG THE 1/16TH LINE, 200.00 FEET TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 38°30'46" WEST ALONG THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD, 73.77 FEET TO THE 1/16TH LINE AND A CORNER OF THE UNION PACIFIC RAILROAD; THENCE NORTH 00°48'05" EAST ALONG THE 1/16TH LINE AND THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD 78.92 FEET TO A CORNER OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 58°29'23" EAST 286.67 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 006-00877-0001 (PARCEL C)

THIS DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-8216378-NJ WITH AN EFFECTIVE DATE OF NOVEMBER 21, 2016.

ITEMS CORRESPONDING TO SCHEDULE B-II:

11. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. (NOT PLOTTED, BLANKET IN NATURE) (AFFECTS SUBJECT PROPERTY).
12. MEMORANDUM REGARDING ROYALTY PAYMENTS AND OTHER RIGHTS DATED JULY 25, 2012 AND RECORDED AUGUST 9, 2012 IN DOCUMENT NO. 625930 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY WISCONSIN. (NOT PLOTTED, BLANKET IN NATURE) (AFFECTS SUBJECT PROPERTY).
13. EASEMENT TO OAKDALE ELECTRIC COOPERATIVE DATED MAY 10, 2012 AND RECORDED JULY 3, 2012 IN DOCUMENT NO. 624874 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
14. MEMORANDUM OF ASSIGNMENT OF OPTION DATED OCTOBER 9, 2011 AND RECORDED OCTOBER 14, 2011 IN DOCUMENT NO. 617676 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED, BLANKET IN NATURE) (AFFECTS SUBJECT PROPERTY).
15. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
16. EASEMENT TO NORTH-WEST TELEPHONE COMPANY DATED JANUARY 27, 1977 AND RECORDED FEBRUARY 2, 1977 IN VOLUME 75 OF MISC., PAGE 292, DOCUMENT NO. 329586 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
17. EASEMENT TO DAIRYLAND POWER COOPERATIVE DATED JUNE 25, 1968 AND RECORDED AUGUST 21, 1968 IN VOLUME 57 MISC., PAGE 251, DOCUMENT NO. 292670 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
18. EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY DATED JANUARY 26, 1939 AND RECORDED FEBRUARY 28, 1939 IN VOLUME 152 MISC., PAGE 193, DOCUMENT NO. 202202 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
19. TERMS AND CONDITIONS ACCORDING TO WARRANTY DEED DATED MARCH 1, 1953 AND RECORDED JANUARY 12, 1954 IN VOLUME 192 OF DEEDS, PAGE 567, DOCUMENT NO. 246456 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
20. CONVEYANCE FOR HIGHWAY PURPOSES DATED APRIL 19, 1962 AND RECORDED OCTOBER 16, 1962 IN VOLUME 212 OF DEEDS, PAGE 408, DOCUMENT NO. 272060 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
21. CONVEYANCE FOR HIGHWAY PURPOSES DATED APRIL 13, 1931 IN VOLUME 143 OF DEEDS, PAGE 226, DOCUMENT NO. 181853 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
22. TERMS AND CONDITIONS ACCORDING TO WARRANTY DEED DATED JUNE 18, 2002 AND RECORDED JUNE 26, 2002 IN DOCUMENT NO. 511174 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED, BLANKET IN NATURE) (AFFECTS SUBJECT PROPERTY).
23. RAILROAD RIGHTS IF ANY. (NOT PLOTTED) (BLANKET IN NATURE).
24. EASEMENT TO DAIRYLAND POWER COOPERATIVE DATED JUNE 28, 1968 AND RECORDED AUGUST 21, 1968 IN VOLUME 57 MISC., PAGE 253, DOCUMENT NO. 292671 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
25. RIGHTS OF THE PUBLIC IN ANY PORTION OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGHWATER MARK OF THE BEAR CREEK AND INDIAN CREEK. (NOT PLOTTED, BLANKET IN NATURE) (AFFECTS SUBJECT PROPERTY)
26. EASEMENT TO DAIRYLAND POWER COOPERATIVE DATED JUNE 26, 1968 AND RECORDED AUGUST 21, 1968 IN VOLUME 57 MISC., PAGE 249, DOCUMENT NO. 292669 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
27. EASEMENT TO MILWAUKEE GAS LIGHT COMPANY DATED JANUARY 6, 1961 AND RECORDED MARCH 2, 1961 IN VOLUME 43 MISC., PAGE 589, DOCUMENT NO. 266897 AND DATED MARCH 11, 1961 AND RECORDED MAY 1, 1961 IN VOLUME 44 MISC., PAGE 214, DOCUMENT NO. 267382 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
28. EASEMENT TO DAIRYLAND POWER COOPERATIVE DATED JUNE 29, 1968 AND RECORDED AUGUST 21, 1968 IN VOLUME 57 MISC., PAGE 261, DOCUMENT NO. 292675 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
29. EASEMENT TO NORTH-WEST TELEPHONE COMPANY DATED FEBRUARY 11, 1977 AND RECORDED FEBRUARY 17, 1977 IN VOLUME 75 MISC., PAGE 413, DOCUMENT NO. 329813 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
30. MEMORANDUM OF OPTION AGREEMENT DATED SEPTEMBER 9, 2010 AND RECORDED FEBRUARY 14, 2011 IN DOCUMENT NO. 612289 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED, BLANKET IN NATURE) (AFFECTS SUBJECT PROPERTY).
31. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED IN LEGAL. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
32. POSSIBLE ASSESSMENT DUE TO THE FACT THE SUBJECT PREMISES LIES WITHIN THE LEMONWEIR RIVER DRAINAGE DISTRICT. (NOT PLOTTED). (DOES NOT AFFECT SUBJECT PROPERTY).
33. EASEMENT TO OAKDALE ELECTRIC COOPERATIVE DATED FEBRUARY 18, 2012 AND RECORDED MARCH 2, 2012 IN DOCUMENT NO. 621448 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
34. EASEMENT TO NORTH-WEST TELEPHONE COMPANY DATED FEBRUARY 8, 1977 AND RECORDED FEBRUARY 17, 1977 IN VOLUME 75 MISC. PAGE 417, DOCUMENT NO. 329815 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
35. EASEMENT TO OAKDALE COOPERATIVE ELECTRICAL ASSOCIATION DATED MARCH 16, 1937 AND RECORDED AUGUST 23, 1938 IN VOLUME 159 OF DEEDS, PAGE 59, DOCUMENT NO. 200978 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
36. TERMS AND CONDITIONS ACCORDING TO WARRANTY DEED DATED JANUARY 17, 1992 AND RECORDED JANUARY 24, 1992 IN VOLUME 186 OF RECORDS, PAGE 798, DOCUMENT NO. 414327 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
37. TERMS AND CONDITIONS ACCORDING TO WARRANTY DEED DATED DECEMBER 31, 1991 AND RECORDED JANUARY 24, 1992 IN VOLUME 136 OF RECORDS, PAGE 784, DOCUMENT NO. 414325 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
38. EASEMENT TO DAIRYLAND POWER COOPERATIVE DATED JUNE 28, 1968 IN VOLUME 57 OF RECORDS, PAGE 253, DOCUMENT NO. 292671 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
39. STIPULATION DATED NOVEMBER 15, 2011 AND RECORDED NOVEMBER 15, 2011 IN DOCUMENT NO. 618522 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
40. MEMORANDUM OF ASSIGNMENT OF OPTION OCTOBER 9, 2011 AND RECORDED OCTOBER 17, 2011 IN DOCUMENT NO. 617771 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED BLANKET IN NATURE). (AFFECTS SUBJECT PROPERTY).
41. TERMS AND CONDITIONS ACCORDING TO WARRANTY DEED DATED OCTOBER 14, 2011 AND RECORDED OCTOBER 17, 2011 IN DOCUMENT NO. 617772 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
42. MEMORANDUM OF ASSIGNMENT OF OPTION DECEMBER 15, 2011 AND RECORDED DECEMBER 30, 2011 IN DOCUMENT NO. 619777 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
43. EASEMENT TO OAKDALE COOPERATIVE ELECTRICAL ASSOCIATION DATED MAY 10, 2012 AND RECORDED JULY 3, 2011 IN DOCUMENT NO. 624874 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
44. PIPE LINE EASEMENT DATED DECEMBER 9, 1960 AND RECORDED MARCH 2, 1961 IN VOLUME 43 MISC., PAGE 585, DOCUMENT NO. 266895 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
45. EASEMENT TO DAIRYLAND POWER COOPERATIVE DATED JULY 2, 1968 AND RECORDED AUGUST 21, 1968 IN VOLUME 57 OF RECORDS, PAGE 257, DOCUMENT NO. 292673 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
46. EASEMENT TO DAIRYLAND POWER COOPERATIVE DATED JUNE 28, 1968 AND RECORDED AUGUST 21, 1968 IN VOLUME 57 OF RECORDS, PAGE 259, DOCUMENT NO. 292674 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
47. TERMS AND CONDITIONS ACCORDING TO QUIT CLAIM DEED DATED APRIL 9, 1996 AND RECORDED APRIL 11, 1996 IN VOLUME 211 OF RECORDS, PAGE 424, DOCUMENT NO. 447343 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
48. TERMS AND CONDITIONS ACCORDING TO WARRANTY DEED DATED FEBRUARY 15, 1954 AND RECORDED APRIL 10, 1954 IN VOLUME 193 OF RECORDS, PAGE 316, DOCUMENT NO. 247084 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
49. EASEMENT TO OAKDALE COOPERATIVE ELECTRICAL ASSOCIATION DATED JUNE 30, 1937 AND RECORDED AUGUST 23, 1938 IN VOLUME 159 PAGE 60 IN DOCUMENT NO. 200980 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
50. EASEMENT TO NORTH-WEST TELEPHONE COMPANY DATED FEBRUARY 8, 1977 AND RECORDED FEBRUARY 17, 1977 IN VOLUME 75 MISC. PAGE 491, DOCUMENT NO. 329852 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
51. TERMS AND CONDITIONS ACCORDING TO CERTIFIED SURVEY MAP IN 17 CSM, PAGE 26, DOCUMENT NO. 533146 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
52. TERMS AND CONDITIONS ACCORDING TO WARRANTY DEED DATED JUNE 18, 2002 AND RECORDED JUNE 26, 2002 IN VOLUME 397, PAGE 102 DOCUMENT NO. 511174 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
53. EASEMENT TO NORTH-WEST TELEPHONE COMPANY DATED JANUARY 27, 1977 AND RECORDED FEBRUARY 9, 1977 IN VOLUME 75 MISC. PAGE 242, DOCUMENT NO. 329561 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).

ITEMS CORRESPONDING TO SCHEDULE B-II: (CONTINUED)

54. EASEMENT TO OAKDALE COOPERATIVE ELECTRICAL ASSOCIATION DATED APRIL 13, 1937 AND RECORDED AUGUST 23, 1938 IN VOLUME 159 OF RECORDS, PAGE 36, DOCUMENT NO. 220951 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
55. EASEMENT TO OAKDALE COOPERATIVE ELECTRICAL ASSOCIATION DATED APRIL 15, 1937 AND RECORDED AUGUST 23, 1938 IN VOLUME 159 OF RECORDS, PAGE 282, DOCUMENT NO. 200981 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
56. LIMITED NO-TILL FARMING ACCESS EASEMENT AGREEMENT DATED JUNE 21, 2011 AND RECORDED JUNE 22, 2011 IN DOCUMENT NO. 614977 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
57. LIMITED NO-TILL FARMING ACCESS EASEMENT AGREEMENT DATED JUNE 21, 2011 AND RECORDED JUNE 28, 2011 IN DOCUMENT NO. 615071 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
58. EASEMENT ACCORDING TO AGREEMENT DATED NOVEMBER 24, 1986 AND RECORDED DECEMBER 15, 1986 IN VOLUME 74 OF DEEDS, PAGE 515, DOCUMENT NO. 383600 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
59. PIPE LINE EASEMENT DATED DECEMBER 8, 1960 AND RECORDED MARCH 2, 1961 IN VOLUME 43 OF MISC., PAGE 581 DOCUMENT NO. 266893 AND CORRECTED IN VOLUME 44 OF MISC., PAGE 253, DOCUMENT NO. 267513 RECORDED MAY 15, 1961 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
60. EASEMENT ACCORDING TO WARRANTY DEED DATED JANUARY 28, 1994 AND RECORDED FEBRUARY 1, 1994 IN VOLUME 176 OF RECORDS, PAGE 644, DOCUMENT NO. 430880 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
61. EASEMENT DEED DATED SEPTEMBER 11, 1987 AND RECORDED DECEMBER 30, 1987 IN VOLUME 87 OF RECORDS, PAGE 623, DOCUMENT NO. 390073 AND DATED SEPTEMBER 22, 1992 AND RECORDED AUGUST 7, 1995 IN VOLUME 199 OF RECORDS, PAGE 831, DOCUMENT NO. 442056 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
62. EASEMENT NORTH-WEST TELEPHONE COMPANY DATED OCTOBER 3, 1975 AND RECORDED OCTOBER 8, 1975 IN VOLUME 71 OF MISC. PAGE 22, DOCUMENT NO. 322222 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
63. EASEMENT NORTH-WEST TELEPHONE COMPANY DATED FEBRUARY 10, 1977 AND RECORDED FEBRUARY 17, 1977 IN VOLUME 75 OF MISC. PAGE 501, DOCUMENT NO. 329857 IN THE OFFICE OF REGISTER DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
64. EASEMENT OAKDALE TELEPHONE COOPERATIVE DATED FEBRUARY 6, 1937 AND RECORDED AUGUST 17, 1938 IN VOLUME 159 OF DEEDS, PAGE 275, DOCUMENT NO. 200916 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
65. EASEMENT NORTH-WEST TELEPHONE COMPANY DATED FEBRUARY 18, 1977 AND RECORDED MARCH 15, 1977 IN VOLUME 76 OF MISC. PAGE 203, DOCUMENT NO. 330251 IN THE OFFICE OF REGISTER DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
66. EASEMENT MILWAUKEE GAS LIGHT COMPANY DATED DECEMBER 8, 1960 AND RECORDED MARCH 2, 1961 IN VOLUME 43 OF MISC. PAGE 581, DOCUMENT NO. 266893 IN THE OFFICE OF REGISTER DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
67. EASEMENT MILWAUKEE GAS LIGHT COMPANY DATED DECEMBER 8, 1960 AND RECORDED MARCH 15, 1961 IN VOLUME 44 OF MISC. PAGE 253, DOCUMENT NO. 267513 IN THE OFFICE OF REGISTER DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
68. EASEMENT TO OAKDALE TELEPHONE COOPERATIVE DATED APRIL 3, 1937 AND RECORDED AUGUST 17, 1938 IN VOLUME 159 OF DEEDS, PAGE 277, DOCUMENT NO. 200918 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
69. EASEMENT NORTH-WEST TELEPHONE COMPANY DATED FEBRUARY 2, 1977 AND RECORDED FEBRUARY 17, 1977 IN VOLUME 75 OF MISC. PAGE 535, DOCUMENT NO. 329874 IN THE OFFICE OF REGISTER DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (DOES NOT AFFECT SUBJECT PROPERTY).
70. EASEMENT TO OAKDALE TELEPHONE COOPERATIVE DATED FEBRUARY 8, 1937 AND RECORDED AUGUST 17, 1938 IN VOLUME 159 OF DEEDS, PAGE 276, DOCUMENT NO. 200917 AND DATED FEBRUARY 8, 1937 AND RECORDED AUGUST 17, 1938 IN VOLUME 159 OF DEEDS, PAGE 35, DOCUMENT NO. 200919 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROECOUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
71. MEMORANDUM DATED SEPTEMBER 15, 2011 AND RECORDED OCTOBER 13, 2011 IN DOCUMENT NO. 617643 IN THE OFFICE OF REGISTER DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
72. MEMORANDUM DATED SEPTEMBER 15, 2011 AND RECORDED OCTOBER 14, 2011 DOCUMENT NO. 617679 IN THE OFFICE OF REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED) (BLANKET IN NATURE).
73. EASEMENT ACCORDING TO WARRANTY DEED DATED OCTOBER 11, 2011 RECORDED OCTOBER 13, 2011 IN DOCUMENT NO. 617644 IN THE OFFICE OF REGISTER DEEDS FOR MONROE COUNTY, WISCONSIN. (PLOTTED) (AFFECTS SUBJECT PROPERTY).
74. MEMORANDUM DATED SEPTEMBER 15, 2011 AND RECORDED OCTOBER 13, 2011 DOCUMENT NO. 617645 IN THE OFFICE OF REGISTER DEEDS FOR MONROE COUNTY, WISCONSIN. (NOT PLOTTED) (BLANKET IN NATURE).
75. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY LAMPERT-LEE & ASSOCIATES ON JANUARY 5, 2017 LAST REVISED JANUARY 10, 2017, DESIGNATED JOB NUMBER 16-121:
(A) SECTIONS OF FENCE CROSS BOUNDARY LINES AROUND PARCEL B BY VARIOUS DISTANCES, OWNERSHIP UNKNOWN; (B) SHED IN THE EASTERLY CORNER OF PARCEL B CROSSES THE BOUNDARY LINE BY UP TO 16.1' ONTO THE SUBJECT PROPERTY; (C) MATTERS AS WOULD BE REVEALED BUT FOR SNOW AND/OR ICE COVER.

TABLE A:

ITEM 16: CONTINUOUS EARTH MOVING ACTIVITIES EXIST ON SITE. CURRENTLY THE SITE IS USED FOR MINING SAND.
ITEM 17: NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES FOUND.

SIGNIFICANT OBSERVATIONS:

[-] NO SIGNIFICANT OBSERVATIONS FOUND, EXCEPT AS NOTED IN SCHEDULE B-II, NO. 75.

MISCELLANEOUS NOTES:

1. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
2. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE FIELD OR INFORMATION REGARDING CEMETERIES OR BURIAL GROUNDS FOUND IN THE RECORDED DOCUMENTS PROVIDED.
3. THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NUMBER NCS-821637B-NJ WITH AN EFFECTIVE DATE OF NOVEMBER 21, 2016.
4. FLOOD NOTE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. FLOOD NOTE: ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% NNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION DETERMINED.
6. DUE TO THE SNOW & ICE COVER ON THE SITE, THE SURVEYOR MAINTAINS NO RESPONSIBILITY FOR FEATURES EITHER MISSED OR OVERLOOKED.

SURVEYORS CERTIFICATE:

SMART SAND HIXTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FAIRVIEW CRANBERRY COMPANY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY; JEFFERIES FINANCE LLC, AS COLLATERAL AGENT, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR; AND FIRST AMERICAN 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2017.

DATE: JANUARY 10, 2017
REVISED: MARCH 10, 2017

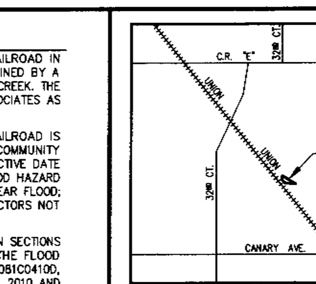
THOMAS J. TRZINSKI
PROFESSIONAL NO. 2636

FLOOD NOTE:

A. FLOOD PLAIN SOUTH OF CANADIAN PACIFIC RAILROAD IN SECTIONS 8, 9, 16 & 17, T17N, R1E WAS DETERMINED BY A FLOOD PLAIN STUDY OF BEAR CREEK AND INDIAN CREEK. THE STUDY WAS COMPLETED BY LAMPERT-LEE & ASSOCIATES AS PROJECT NO. 11-040, DATED JULY 2, 2011.

B. FLOOD PLAIN NORTH OF CANADIAN PACIFIC RAILROAD IS ZONE A OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55081C04100, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA. FLOOD NOTE: ZONE A - AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

C. BY GRAPHIC PLOTTING ONLY, THESE PROPERTIES IN SECTIONS 18 & 19, T17N, R1E ARE IN ZONES A & X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55081C04100, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA. ZONE A - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATION DETERMINED. ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOCATION SKETCH
NOT TO SCALE

ZONING INFORMATION:

ZONING: NONE
THE TOWN OF BYRON IS AN UNZONED TOWN, DOES NOT HAVE TOWN ZONING AND DOES NOT FOLLOW COUNTY ZONING. FLOOD-PLAIN AND SHORELAND ZONING MAY APPLY AND ARE REGULATED BY THE MONROE COUNTY ZONING DEPARTMENT

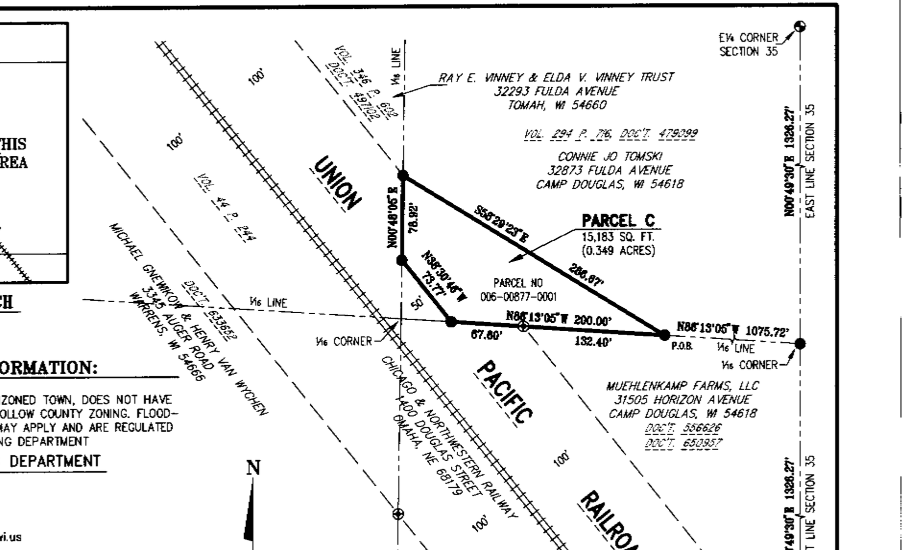
MONROE COUNTY ZONING DEPARTMENT
ALISON ELLIOTT, DIRECTOR
14345 COUNTY ROAD B, SUITE 5
SPARTA, WI 54656
PHONE: 608-269-8939
E-MAIL: alison.elliott@co.monroe.wi.us

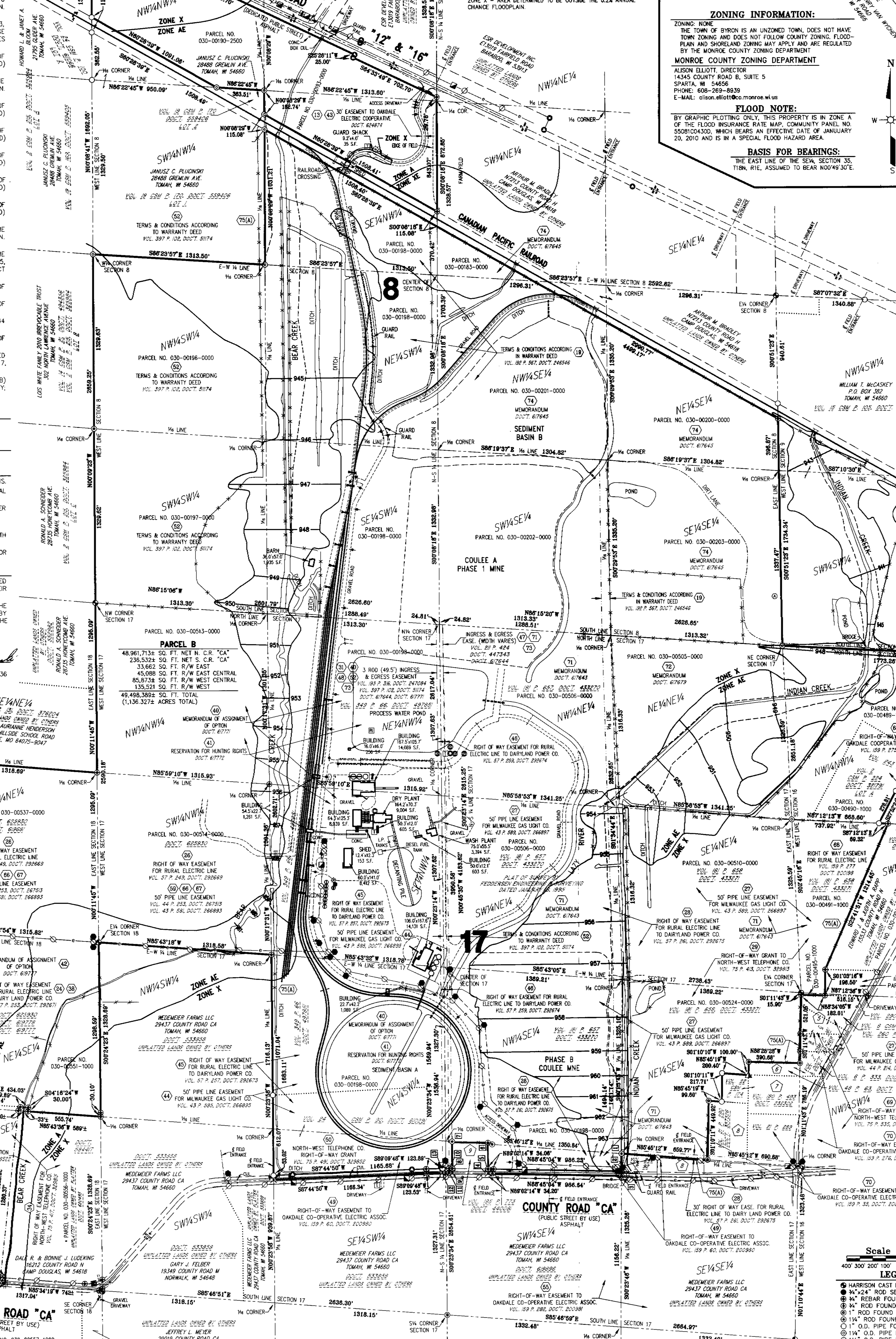
FLOOD NOTE:

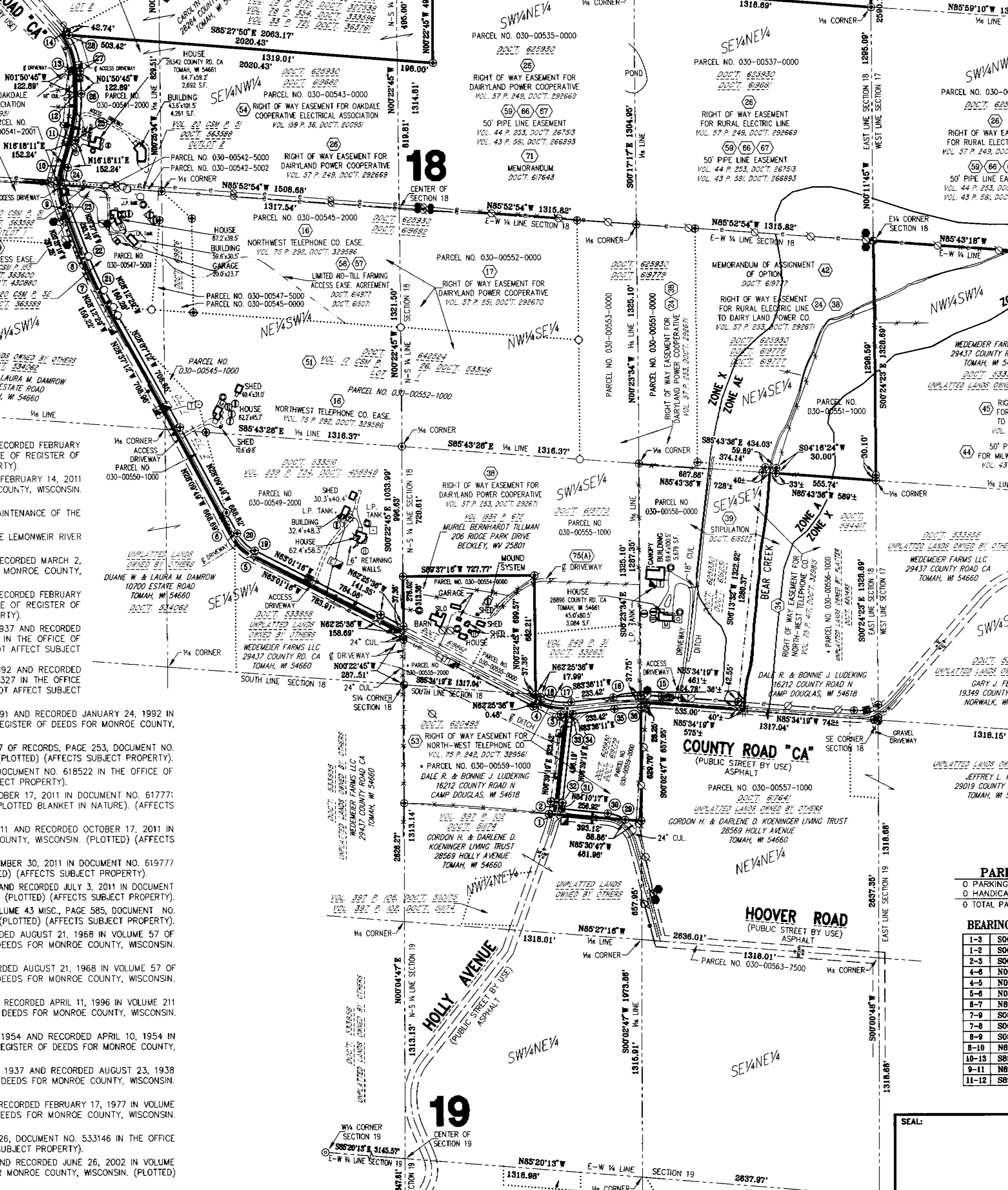
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE A OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55081C0430D, WHICH BEARS AN EFFECTIVE DATE OF JANUUARY 20, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA.

BASIS FOR BEARINGS:

THE EAST LINE OF THE SE¼, SECTION 35, T18N, R1E, ASSUMED TO BEAR N00°49'30"E.







ABUTTING LAND OWNERS:

1	GINA L. MURRAY 15115 COUNTY ROAD N TOMAH, WI 54660
2, 3, 4	BRUCE M. RIGGS RIGGS FAMILY 2009 IRREVOCABLE TRUST 1533 COUNTY ROAD N TOMAH, WI 54660
5	LAWRENCE D. & ROBIN L. COENEN 15651 COUNTY ROAD N TOMAH, WI 54660
6	MARK E. & SUZANNE F. GEGENFURTNER P.O BOX 98 OAKDALE, WI 54649
7	TOWN OF OAKDALE 228 BALLPARK DRIVE OAKDALE, WI 54649
8	LESTER HOAG & JUDITH HOAG REVOCABLE TRUST 15795 COUNTY ROAD N TOMAH, WI 54660
9	JERRY BLOOM ET AL 29519 COUNTY ROAD CA TOMAH, WI 54660

PARKING SPACES:

0 PARKING STALLS
0 HANDICAPPED PARKING STALLS
0 TOTAL PARKING STALLS

BEARINGS & DISTANCES

1-3	S00°23'46"W	169.04'
1-2	S00°23'46"W	136.04'
2-3	S00°23'46"W	33.00'
4-6	N00°23'34"W	233.01'
4-5	N00°23'34"W	33.01'
5-6	N00°23'34"W	200.00'
6-7	N89°02'19"W	274.44'
7-9	S00°45'35"W	233.04'
7-8	S00°45'35"W	200.03'
8-9	S00°45'35"W	33.01'
8-10	N89°02'14"W	26.62'
10-13	S89°02'06"W	50.02'
9-11	N89°02'14"W	27.05'
11-12	S89°02'04"W	49.49'

-CURVE TABLE-

CURVE NO.	PARCEL NO.	RADIUS LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1-2	B	800.00'	N09°08'18.5"W	N11°37'18"E	S06°39'19"W	04°57'59"	69.34'	69.32'
3-4	B	350.00'	N77°16'09"W	S87°53'18"W	S62°25'36"E	29°41'06"	181.34'	179.31'
5-6	B	260.00'	N45°35'32.5"W	N63°01'16"W	S28°09'49"E	34°51'27"	158.18'	155.75'
7-8	B	1569.46'	N24°24'01"W	N28°13'40"W	S20°34'22"E	07°39'18"	209.69'	209.53'
9-10	B	391.06'	N02°00'08.5"W	N20°18'28"W	S16°18'11"W	36°36'39"	249.88'	245.65'
11-12	B	800.00'	N07°13'43.5"E	N16°18'11"E	S01°50'44"E	18°08'55"	253.41'	252.35'
13-14	B	358.16'	N19°27'12.5"W	N01°50'45"W	S37°03'40"E	35°12'55"	220.13'	216.69'
15-16	B	1433.00'	S88°59'56"W	N85°36'19"W	N83°36'11"E	10°47'30"	269.91'	269.51'
17-18	B	317.00'	N79°24'42.5"W	S83°36'11"W	S62°25'36"E	33°58'13"	187.95'	185.21'
19-20	B	227.00'	N45°35'32.5"W	N63°01'16"W	S28°09'49"E	34°51'27"	138.10'	135.98'
21-22	B	1536.46'	N24°25'45.5"W	N28°11'19"W	S20°40'12"E	07°31'07"	201.62'	201.48'
23-24	B	358.06'	N01°59'43.5"W	N20°17'38"W	S16°18'11"W	36°35'49"	228.71'	224.84'
25-26	B	833.00'	N07°13'44"E	N16°18'11"E	S01°50'45"E	18°08'56"	263.86'	262.76'
27-28	B	391.16'	N17°22'23"W	N01°50'45"W	S32°54'01"E	31°03'16"	212.01'	209.43'
29-30	B	208.00'	N69°43'46"W	N55°21'15"W	S84°10'17"E	28°49'02"	104.61'	103.52'
31-32	B	833.00'	N07°49'02"E	N08°58'45"E	S06°39'19"W	02°19'26"	33.79'	33.79'
33-34	B	383.00'	N83°36'52.5"E	N83°37'34"E	S83°36'11"W	00°01'23"	0.15'	0.15'
35-36	B	1367.00'	N86°42'10.5"E	N83°36'11"E	S89°48'10"W	06°11'59"	147.92'	147.85'

Scale 1"=400'
400' 300' 200' 100' 0' 200' 400'

LEGEND:

- HARRISON CAST IRON MONUMENT FOUND
- ¾"x24" ROD SET-1.502 LB/FT.
- ¾" REBAR FOUND
- ¾" ROD FOUND
- 1" ROD FOUND
- 1¼" ROD FOUND
- 1" O.D. PIPE FOUND
- 1¼" O.D. PIPE FOUND
- 1½" O.D. PIPE FOUND
- ANGLE IRON FOUND
- WOOD R/W POST FOUND
- STEEL R/W CHANNEL FOUND
- P.K. NAIL FOUND
- POWER POLE
- POWER POLE ANCHOR
- LIGHT STANDARD
- TRANSFORMER
- ELECTRIC METER
- CAMERA
- PUMP
- L.P. TANK
- AIR QUALITY MONITORING STATION
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- SATELITE DISH
- WELL
- MONITORING WELL
- SEPTIC SYSTEM VENT
- SEPTIC TANK
- SEWER CLEAN OUT
- A/C UNIT
- MAILBOX
- SIGN
- RAILROAD SWITCH
- RAILROAD SIGN
- AERIAL ELECTRIC LINE
- FENCE
- PREVIOUSLY RECORDED AS (000)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

ZONING INFORMATION:

ZONED R-3 RURAL RESIDENTIAL
STATE OR COUNTY ROADS: 42'
TOWN ROADS: 30'
SIDE YARD SETBACK: 15' EACH SIDE
REAR YARD SETBACK: 40'
MINIMUM LOT AREA: 65,340 SQUARE FEET, 1-1/2 ACRES
MINIMUM LOT WIDTH: 150'
MINIMUM LOT DEPTH: 200'
MAXIMUM BUILDING HEIGHT: THREE STORIES OR 35'

ZONED GA GENERAL AGRICULTURE
STATE OR COUNTY ROADS: 42'
TOWN ROADS: 30'
SIDE YARD SETBACK: 25' EACH SIDE
REAR YARD SETBACK: 50'
MINIMUM LOT AREA: 65,340 SQUARE FEET, 1-1/2 ACRES
MINIMUM LOT WIDTH: 200'
MINIMUM LOT DEPTH: 200'
MAXIMUM BUILDING HEIGHT: THREE STORIES OR 35'

ZONED GF GENERAL FORESTRY
STATE OR COUNTY ROADS: 42'
TOWN ROADS: 30'
SIDE YARD SETBACK: 25' EACH SIDE
REAR YARD SETBACK: 50'
MINIMUM LOT AREA: 217,800 SQUARE FEET, 5 ACRES
MINIMUM LOT WIDTH: 200'
MINIMUM LOT DEPTH: 200'
MAXIMUM BUILDING HEIGHT: THREE STORIES OR 35'

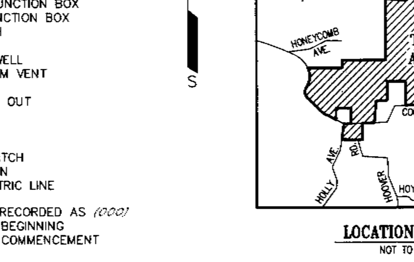
ALL OF THE PROPERTY IS ZONED GA, GENERAL AGRICULTURE, EXCEPT THOSE PORTIONS OF THE PROPERTY IN THE FOLLOWING FORTIES:
SW1/4NW1/4, SE1/4NW1/4, SW1/4NE1/4 AND SE1/4NE1/4 OF SECTION 18, T17N, R1E WHICH ARE ZONED GF, GENERAL FORESTRY PART OF THE NW1/4NW1/4, SECTION T17N, R1E WHICH IS ZONED R-3, RURAL RESIDENTIAL (THESE AREAS ARE SHOWN ON THE DRAWING)

A CONDITIONAL USE PERMIT HAS BEEN APPROVED BY THE ZONING AGENCY, PERMIT NO. 244-11

MONROE COUNTY ZONING DEPARTMENT
ALISON ELLIOTT, DIRECTOR
14345 COUNTY ROAD B, SUITE 5
SPARTA, WI 54656
PHONE: 608-269-8939
E-MAIL: alison.elliott@co.monroe.wi.us

BASIS FOR BEARINGS:

THE WEST LINE OF THE NW¼, SECTION 8, T17N, R1E, ASSUMED TO BEAR N00°08'41"W.



LOCATION SKETCH
NOT TO SCALE

WISCONSIN THOMAS J. TRZINSKI S-2636 AMHERST JUNCTION WIS. 3/13/17 LAND SURVEYOR

SEAL:	REVISIONS		
	BY	DATE	DESCRIPTION
	-		
	-		
	-		
	-		
	-		

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 Highway 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

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CLIENT: **SMART SAND, INC.**

PROJECT: **FAIRVIEW CRANBERRY COMPANY, LLC**

TITLE: **ALTA/NSPS LAND TITLE SURVEY**

☐ PRELIMINARY NOT FOR CONSTRUCTION DATE:____ BY____
☐ FOR BIDDING ONLY DATE:____ BY____
☐ FOR CONSTRUCTION DATE:____ BY____
☒ DRAWING OF RECORD DATE: 03/10/17 BY T.J.T.
☐ DATE:____ BY____

DWG. DATE: MARCH 9, 2017
DRAWN BY: JIM BRASEL
FIELD DATA BY: D.S. & T.T.
DATE: 2011-2017
CHECKED BY: T.J.T. DATE: 03/10/17
DWG. NO. 9597-CR-1-E
PROJECT NO. 16-121
PLAN SHEET 1
SHEET 1 OF 2 SHEET(S)

CSR 2549

J.A.B.-Mar 10, 2017, 12:16:44, CADD FILE: 9597-CR-1-E.dwg

SMART SAND, INC. – MONROE COUNTY METES AND BOUNDS DESCRIPTION

PARCEL A

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION EIGHT, TOWNSHIP 17 NORTH, RANGE 1 EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE NORTHWEST CORNER OF SECTION EIGHT;

THENCE SOUTH 00°08'41" EAST ALONG THE WEST LINE OF SECTION EIGHT, 189.57 FEET TO A PIPE ON THE SOUTHERLY LINE OF STATE ROAD "12" & "16", THE NORTHEAST CORNER OF LOT 1, VOLUME 24 CSM, PAGE 100 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE SOUTH 64°33'49" EAST ALONG THE SOUTHERLY LINE OF STATE ROAD "12" & "16", 2215.70 FEET TO A RIGHT-OF-WAY CHANNEL;

THENCE SOUTH 25°26'11" WEST ALONG THE SOUTHERLY LINE OF STATE ROAD "12" & "16", 25.00 FEET TO A RIGHT-OF-WAY CHANNEL;

THENCE SOUTH 64°33'49" EAST ALONG THE SOUTHERLY LINE OF STATE ROAD "12" & "16", 702.70 FEET TO A REBAR ON THE NORTH-SOUTH QUARTER LINE OF SECTION EIGHT;

THENCE SOUTH 00°08'18" EAST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION EIGHT, 872.85 FEET TO A REBAR ON THE NORTHERLY LINE OF THE CANADIAN PACIFIC RAILROAD;

THENCE NORTH 60°28'39" WEST ALONG THE NORTHERLY LINE OF THE CANADIAN PACIFIC RAILROAD, 1508.41 FEET TO A PIPE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION EIGHT AND THE SOUTHEAST CORNER OF LOT 2, VOLUME 19 CSM, PAGE 170;

THENCE NORTH 00°08'29" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION EIGHT AND THE EAST LINE OF LOT 2, VOLUME 19 CSM, PAGE 170, 182.74 FEET TO A PIPE ON THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 86°22'45" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION EIGHT AND THE NORTH LINE OF LOT 2, VOLUME 19 CSM, PAGE 170, 363.51 FEET TO A PIPE ON THE NORTHERLY LINE OF THE CANADIAN PACIFIC RAILROAD AND THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 60°28'39" WEST ALONG THE NORTHERLY LINE OF THE CANADIAN PACIFIC RAILROAD, 1091.06 FEET TO A PIPE ON THE WEST LINE OF SECTION EIGHT AND THE SOUTHEAST CORNER OF LOT 1, VOLUME 24 CSM, PAGE 100;

THENCE NORTH 00°08'41" WEST ALONG THE WEST LINE OF SECTION EIGHT AND THE EAST LINE OF LOT 1, VOLUME 24 CSM, PAGE 100, 662.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1,998,012 SQUARE FEET OR 45.868 ACRES.

ALL OF PARCEL NOS.: 030-00193-0000 030-00190-2500

SMART SAND, INC. – MONROE COUNTY METES AND BOUNDS DESCRIPTION (CONTINUED)

PARCEL B

PART OF LOT A, VOLUME 2 CSM, PAGE 224, DOCUMENT NO. 321791, ALL OF CSMS VOLUME 17 CSM, PAGE 26, DOCUMENT NO. 533146, VOLUME 20 CSM, PAGE 51, DOCUMENT NO. 563588, VOLUME 20 CSM, PAGE 52, DOCUMENT NO. 563589 AND VOLUME 24 CSM, PAGE 90, DOCUMENT NO. 610291, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION EIGHT, PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION SIXTEEN, PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION SEVENTEEN, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION NINETEEN, ALL IN TOWNSHIP SEVENTEEN NORTH, RANGE ONE EAST, TOWN OF OAKDALE, MONROE COUNTY, WISCONSIN.

COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE NORTHWEST CORNER OF SECTION EIGHT;

THENCE SOUTH 00°08'41" EAST ALONG THE WEST LINE OF SECTION EIGHT AND THE EAST LINE OF LOT 1, VOLUME 24 CSM, PAGE 100, 966.94 FEET TO PIPE ON THE SOUTHERLY LINE OF THE CANADIAN PACIFIC RAILROAD, THE NORTHEAST CORNER OF LOT 2, VOLUME 24 CSM, PAGE 100, THE NORTHWEST CORNER OF LOT 1, VOLUME 19 CSM, PAGE 170;

THENCE SOUTH 60°28'39" EAST ALONG THE SOUTHERLY LINE OF THE CANADIAN PACIFIC RAILROAD AND THE NORTH LINE OF LOT 1, VOLUME 19 CSM, PAGE 170, 1508.49 FEET TO A PIPE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION EIGHT, THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE SOUTH 60°28'39" EAST ALONG THE SOUTHERLY LINE OF THE CANADIAN PACIFIC RAILROAD, 4,499.17 FEET TO A REBAR ON THE EAST LINE OF SECTION EIGHT;

THENCE SOUTH 00°51'23" EAST ALONG THE EAST LINE OF SECTION EIGHT, 1,734.34 FEET TO A PIPE ON THE NORTHWEST CORNER OF SECTION SIXTEEN;

THENCE SOUTH 87°13'31" EAST ALONG THE NORTH LINE OF SECTION SIXTEEN, 1,773.27 FEET TO A PIPE ON THE NORTHWEST CORNER OF VOLUME 13 CSM, PAGE 167;

THENCE SOUTH 27°35'54" WEST ALONG THE WESTERLY LINE OF VOLUME 13 CSM, PAGE 167, 302.95 FEET TO A PIPE ON THE SOUTHWEST CORNER OF SAID VOLUME 13 CSM, PAGE 167;

THENCE SOUTH 31°41'00" WEST, 952.02 FEET TO A REBAR ON THE NORTH LINE OF VOLUME 5 CSM, PAGE 77;

THENCE NORTH 78°35'56" WEST ALONG THE NORTH LINE OF VOLUME 5 CSM, PAGE 77, 274.38 FEET TO A PIPE ON THE NORTHWEST CORNER OF SAID VOLUME 5 CSM, PAGE 77;

THENCE SOUTH 27°52'24" WEST ALONG THE WEST LINE OF VOLUME 5 CSM, PAGE 77, 278.81 FEET TO PIPE ON THE SOUTHWEST CORNER OF SAID VOLUME 5 CSM, PAGE 77, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16 AND THE SOUTH LINE OF LOT A, VOLUME 2 CSM, PAGE 224;

THENCE SOUTH 87°12'13" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, THE SOUTH LINE OF VOLUME 5 CSM, PAGE 77 AND THE SOUTH LINE OF LOT A, VOLUME 2 CSM, PAGE 224, 69.32 FEET TO A REBAR;

THENCE SOUTH 23°41'51" WEST, 1,214.45 FEET TO A REBAR;

THENCE SOUTH 01°03'16" WEST, 196.50 FEET TO A REBAR;

THENCE NORTH 88°34'05" WEST, 182.01 FEET TO A REBAR ON THE EAST LINE OF SECTION SEVENTEEN AND THE WEST LINE OF VOLUME 8 CSM, PAGE 277;

THENCE SOUTH 01°11'43" WEST ALONG THE EAST LINE OF SECTION SEVENTEEN, THE WEST LINE OF VOLUME 8 CSM, PAGE 277 AND THE WEST LINE OF LOTS A, B AND C, VOLUME 7 CSM, PAGE 161, 521.05 FEET TO A ROD;

THENCE NORTH 88°28'28" WEST, 390.68 FEET TO A ROD;

THENCE SOUTH 01°10'10" WEST, 100.00 FEET TO AN ANGLE IRON ON THE NORTHEAST CORNER OF VOLUME 22 CSM, PAGE 174;

THENCE NORTH 85°45'19" WEST ALONG THE NORTH LINE OF VOLUME 22 CSM, PAGE 174, 200.40 FEET TO A PIPE ON THE NORTHWEST CORNER OF SAID VOLUME 22 CSM, PAGE 174;

THENCE SOUTH 01°10'11" WEST ALONG THE WEST LINE OF VOLUME 22 CSM, PAGE 174, 217.71 FEET TO A PIPE ON THE SOUTHWEST CORNER OF SAID VOLUME 22 CSM, PAGE 174;

THENCE NORTH 85°45'19" WEST, 99.60 FEET TO A ROD;

THENCE SOUTH 01°10'11" WEST, 449.92 FEET TO A ROD ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 17;

THENCE NORTH 85°45'12" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 17, 659.77 FEET TO A ROD ON THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00°23'46" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 17, 136.04 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA";

THENCE NORTH 88°45'04" WEST ALONG THE NORTH LINE OF COUNTY ROAD "CA", 986.23 FEET TO A REBAR;

THENCE NORTH 89°02'14" WEST ALONG THE NORTH LINE OF COUNTY ROAD "CA", 34.06 FEET TO A REBAR;

THENCE NORTH 00°23'34" WEST, 200.00 FEET TO A REBAR;

THENCE NORTH 89°02'19" WEST, 274.44 FEET TO A REBAR;

THENCE SOUTH 00°45'35" WEST, 200.03 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA";

THENCE CONTINUE SOUTH 00°45'35" EAST, 33.01 FEET TO A P.K. NAIL ON THE CENTERLINE OF COUNTY ROAD "CA";

THENCE NORTH 89°02'14" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA" 27.05' TO A ROD;

THENCE SOUTH 89°02'04" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 49.49 FEET TO A P.K. NAIL ON THE SOUTHEAST CORNER OF VOLUME 24 CSM, PAGE 90;

THENCE SOUTH 89°09'48" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA" AND THE SOUTH LINE OF VOLUME 24 CSM, PAGE 90, 123.53 FEET TO A P.K. NAIL ON A CORNER OF SAID VOLUME 24 CSM, PAGE 90;

THENCE SOUTH 87°44'50" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA" AND THE SOUTH LINE OF VOLUME 24 CSM, PAGE 90, 1,166.34 FEET TO A P.K. NAIL ON THE SOUTHWEST CORNER OF SAID VOLUME 24 CSM, PAGE 90 AND THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 17;

THENCE NORTH 00°23'58" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST LINE OF VOLUME 24 CSM, PAGE 90, 33.02 FEET TO A PIPE ON THE NORTH LINE OF COUNTY ROAD "CA";

THENCE CONTINUE NORTH 00°23'58" WEST ALONG THE WEST LINES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 17 AND THE WEST LINE OF VOLUME 24 CSM, PAGE 90 AND ITS PROLONGATION THEREOF, 1,683.11 FEET TO A REBAR ON THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER CORNER;

THENCE NORTH 85°43'18" WEST ALONG THE EAST-WEST QUARTER LINE OF SECTION SEVENTEEN, 1,318.58 FEET TO A HARRISON CAST IRON MONUMENT ON THE EAST QUARTER CORNER OF SECTION EIGHTEEN;

THENCE SOUTH 00°24'23" EAST ALONG THE EAST LINE OF SECTION EIGHTEEN, 1328.69 FEET TO A REBAR ON THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN;

THENCE NORTH 85°43'36" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN, 628.56 FEET TO A REBAR MEANDER CORNER WEST OF BEAR CREEK;

THENCE SOUTH 85°43'36" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN, 40 FEET, MORE OR LESS, TO THE CENTERLINE OF BEAR CREEK;

THENCE SOUTHERLY ALONG THE CENTERLINE OF BEAR CREEK TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN, AS DEFINED BY THE FOLLOWING MEANDER LINE;

THENCE SOUTH 06°13'32" WEST FROM THE AFOREMENTIONED REBAR MEANDER CORNER ALONG A MEANDER LINE, 1322.92 FEET TO A P.K. NAIL MEANDER CORNER ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN AND THE TERMINUS OF THIS MEANDER LINE;

THENCE SOUTH 85°34'19" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN, 40 FEET, MORE OR LESS, TO THE CENTERLINE OF BEAR CREEK;

THENCE NORTH 85°34'19" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN, 40 FEET, MORE OR LESS, TO THE AFOREMENTIONED P.K. NAIL MEANDER CORNER;

THENCE CONTINUE NORTH 85°34'19" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHTEEN, 535.00 FEET TO A P.K. NAIL ON THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 19;

THENCE SOUTH 00°02'47" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION NINETEEN, 28.25 FEET TO A REBAR ON THE SOUTH LINE OF COUNTY ROAD "CA";

THENCE CONTINUE SOUTH 00°02'47" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION NINETEEN, 629.70 FEET TO A REBAR;

THENCE NORTH 85°30'47" WEST ALONG THE PROLONGATION OF THE CENTERLINE OF HOOVER ROAD, 88.86 FEET TO A REBAR ON THE EAST LINE OF HOOVER ROAD;

THENCE CONTINUE NORTH 85°30'47" WEST ALONG THE CENTERLINE OF HOOVER ROAD, 393.12 FEET TO A P.K. NAIL ON THE CENTERLINE OF HOLLY AVENUE AND THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE WEST WITH A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 04°57'59";

THENCE NORTHERLY ALONG THE ARC OF THE CURVED CENTERLINE OF HOLLY AVENUE, 69.34 FEET TO A P.K. NAIL, WHICH IS MEASURED BY A CHORD OF 69.32 FEET THAT BEARS NORTH 09°08'18.5" WEST;

THENCE NORTH 06°39'19" EAST ALONG THE CENTERLINE OF HOLLY AVENUE, 523.42 FEET TO A P.K. NAIL ON THE CENTERLINE OF COUNTY ROAD "CA" AND THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 29°41'06";

THENCE WESTERLY ALONG THE ARC OF THE CURVED CENTERLINE OF COUNTY ROAD "CA", 181.34 FEET TO A P.K. NAIL, WHICH IS MEASURED BY A CHORD OF 179.31 FEET THAT BEARS NORTH 77°16'09" WEST;

THENCE NORTH 62°25'36" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 0.48 FEET TO A P.K. NAIL;

THENCE NORTH 00°22'45" WEST, 37.36 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA";

THENCE CONTINUE NORTH 00°22'45" WEST, 662.21 FEET TO A REBAR;

THENCE SOUTH 89°37'16" WEST, 727.77 FEET TO A REBAR ON THE NORTH-SOUTH QUARTER LINE OF SECTION EIGHTEEN;

THENCE SOUTH 00°22'45" EAST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION EIGHTEEN, 276.02 FEET TO A REBAR ON THE NORTH LINE OF COUNTY ROAD "CA";

THENCE CONTINUE SOUTH 00°22'45" EAST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION EIGHTEEN, 37.36 FEET TO A P.K. NAIL ON THE CENTERLINE OF COUNTY ROAD "CA";

THENCE NORTH 62°25'36" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 158.69 FEET TO A P.K. NAIL;

THENCE NORTH 63°01'16" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 783.91 FEET TO A P.K. NAIL AND THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 34°51'27";

THENCE NORTHWESTERLY ALONG THE ARC OF THE CURVED CENTERLINE OF COUNTY ROAD "CA", 158.18 FEET TO A P.K. NAIL, WHICH IS MEASURED BY A CHORD OF 155.75 FEET THAT BEARS NORTH 45°35'32.5" WEST;

THENCE NORTH 28°09'49" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 668.69 FEET;

THENCE NORTH 28°37'12" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 708.96 FEET;

THENCE NORTH 28°12'29" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 159.22 FEET TO A P.K. NAIL AND THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1,569.46 FEET AND A CENTRAL ANGLE OF 07°39'18";

THENCE NORTHWESTERLY ALONG THE ARC OF THE CURVED CENTERLINE OF COUNTY ROAD "CA", 209.69 FEET TO A P.K. NAIL, WHICH IS MEASURED BY A CHORD OF 209.53 FEET THAT BEARS NORTH 24°24'01" WEST;

THENCE NORTH 20°37'16" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 291.25 FEET TO A P.K. NAIL AND THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE EAST WITH A RADIUS OF 391.06 FEET AND A CENTRAL ANGLE OF 36°36'39";

THENCE NORTHERLY ALONG THE ARC OF THE CURVED CENTERLINE OF COUNTY ROAD "CA", 249.88 FEET TO A P.K. NAIL, WHICH IS MEASURED BY A CHORD OF 245.65 FEET THAT BEARS NORTH 02°00'08.5" WEST;

THENCE NORTH 16°18'11" EAST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 152.24 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE WEST WITH A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 18°08'55";

THENCE NORTHERLY ALONG THE ARC OF THE CURVED CENTERLINE OF COUNTY ROAD "CA", 253.41 FEET TO A POINT, WHICH IS MEASURED BY A CHORD OF 252.35 FEET THAT BEARS NORTH 07°13'43.5" EAST;

THENCE NORTH 01°50'45" WEST ALONG THE CENTERLINE OF COUNTY ROAD "CA", 122.89 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE WEST WITH A RADIUS OF 358.16 FEET AND A CENTRAL ANGLE OF 35°12'55";

THENCE NORTHERLY ALONG THE ARC OF THE CURVED CENTERLINE OF COUNTY ROAD "CA", 220.13 FEET TO A POINT, WHICH IS MEASURED BY A CHORD OF 216.69 FEET THAT BEARS NORTH 19°27'12.5" WEST;

THENCE SOUTH 85°27'50" EAST, 42.74 FEET TO A REBAR ON THE EAST LINE OF COUNTY ROAD "CA";

THENCE CONTINUE SOUTH 85°27'50" EAST, 2,020.43 FEET TO A REBAR;

THENCE NORTH 00°22'45" WEST, 495.00 FEET TO A REBAR ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION EIGHTEEN;

THENCE SOUTH 85°27'41" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION EIGHTEEN, 2,439.39 FEET TO A REBAR ON THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 00°11'45" WEST ALONG THE WEST LINE OF SECTION SEVENTEEN, 1,295.09 FEET TO A HARRISON CAST IRON MONUMENT ON THE NORTHWEST CORNER OF SECTION SEVENTEEN;

THENCE NORTH 00°09'23" WEST ALONG THE WEST LINE OF SECTION EIGHT, 2,659.25 FEET TO A PIPE ON THE WEST QUARTER CORNER OF SECTION EIGHT;

THENCE SOUTH 86°23'57" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION EIGHT, 1,313.50 FEET TO A PIPE ON THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 00°08'29" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION EIGHT, 1,031.21 FEET TO THE POINT OF BEGINNING, CONTAINING 49,498,389 SQUARE FEET, MORE OR LESS OR 1,136.327 ACRES, MORE OR LESS.

ALL OF PARCEL NOS.: 030-00198-0000 030-00556-0000 030-00551-0000 030-00555-1000 030-00559-0000 030-00541-2000 030-00552-1000 030-00545-1000 030-00550-1000 030-00549-2000 030-00547-5001 030-00542-5000 030-00542-5002 030-00547-5000 030-00545-0000 030-00197-0000 030-00196-0000 030-00202-0000 030-00506-0000 030-00513-0000 030-00200-0000 030-00201-0000 030-00203-0000 030-00183-0000 030-00479-1000 030-00489-1000 030-00505-0000 030-00490-1000 030-00514-0000 030-00537-0000 030-00551-1000 030-00524-0000 030-00510-0000 030-00491-1000 030-00495-1000 030-00543-0000 030-00535-0000 030-00552-0000 030-00545-2000 030-00541-2001 030-00553-0000

SMART SAND, INC. – MONROE COUNTY METES AND BOUNDS DESCRIPTION (CONTINUED)

PARCEL C

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FIVE, TOWNSHIP EIGHTEEN NORTH, RANGE ONE EAST, TOWN OF BYRON, MONROE COUNTY, WISCONSIN.

COMMENCING AT THE HARRISON CAST IRON MONUMENT ON THE SOUTHEAST CORNER OF SECTION THIRTY-FIVE;

THENCE NORTH 00°49'30" EAST ALONG THE EAST LINE OF SECTION THIRTY-FIVE, 1,326.27 FEET TO A REBAR ON THE 1/16TH CORNER;

THENCE NORTH 86°13'05" WEST ALONG THE 1/16TH LINE 1075.72 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUE NORTH 86°13'05" WEST ALONG THE 1/16TH LINE, 200.00 FEET TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 38°30'46" WEST ALONG THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD, 73.77 FEET TO THE 1/16TH LINE AND A CORNER OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 00°48'05" EAST ALONG THE 1/16TH LINE AND THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD 78.92 FEET TO A CORNER OF THE UNION PACIFIC RAILROAD;

THENCE SOUTH 58°29'23" EAST 286.67 FEET TO THE POINT OF BEGINNING, CONTAINING 15,185 SQUARE FEET OR 0.349 ACRES.

TAX PARCEL NO. 006-00877-0001

J.A.B.–Mar 10, 2017, 13:47:16, CADD FILE: 9597-CR-2-E.dwg

SEAL:

REVISIONS		
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ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 Highway 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

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CLIENT: **SMART SAND, INC.**

PROJECT: **FAIRVIEW CRANBERRY COMPANY, LLC**

TITLE: **ALTA/NSPS LAND TITLE SURVEY**

☐ PRELIMINARY NOT FOR CONSTRUCTION DATE:____ BY____
☐ FOR BIDDING ONLY DATE:____ BY____
☐ FOR CONSTRUCTION DATE:____ BY____
☒ DRAWING OF RECORD DATE: 03/10/17 BY T.J.T.
☐ ____ DATE:____ BY____

DWG. DATE: MARCH 9, 2017
DRAWN BY: JIM BRASEL
FIELD DATA BY: D.S. & T.T. DATE: 2011-2017
CHECKED BY: T.J.T. DATE: 03/10/17
DWG. NO. 9597-CR-2-E
PROJECT NO. 16-121
PLAN SHEET 2
SHEET 2 OF 2 SHEET(S)