

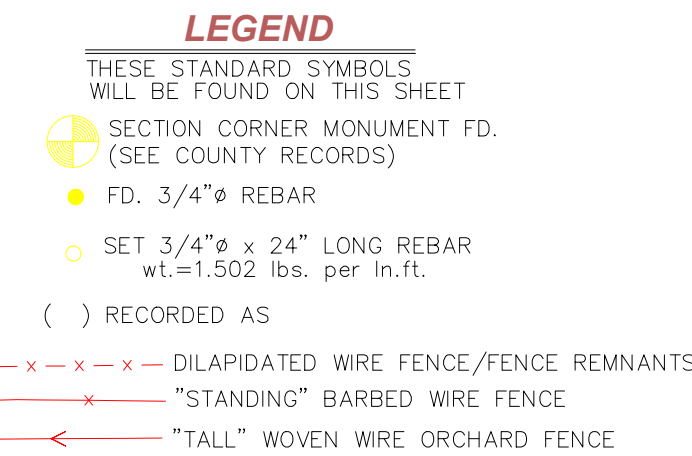
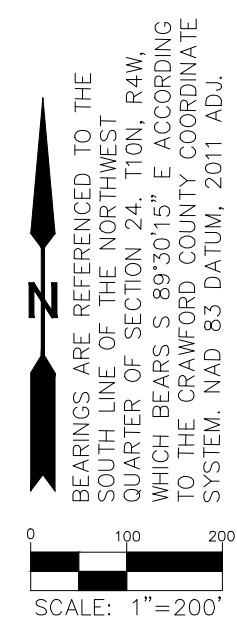
PLAT OF SURVEY

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 24, TOWN 10 NORTH, RANGE 4 WEST, TOWN OF CLAYTON, CRAWFORD COUNTY, WISCONSIN.

DWG NO: 1593-4POS.DWG
DATE: APRIL 19, 2024

SURVEYED FOR:
KICKAPOO ORCHARD, INC. - VENDOR
1913 KICKAPOO ORCHARD, LLC - VENDEE
201 MANNING AVENUE
SOLDIERS GROVE, WI 54655

SURVEY BY:
TODD T. RUMMLER, P.L.S.-2443
AGENT OF DRIFTLESS AREA SURVEYING LLC
27128 US HWY 14
RICHLAND CENTER, WI 53581



DESCRIPTION - PARCEL C

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 24, TOWN 10 NORTH, RANGE 4 WEST, TOWN OF CLAYTON, CRAWFORD COUNTY, WISCONSIN BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2" DIAMETER IRON PIPE WITH BRONZE CAP AT THE WEST QUARTER CORNER OF SECTION 24, T10N, R4W; THENCE N 00°27'34" W, 1325.69 FEET TO A 3/4" DIAMETER REBAR AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 89°20'36" E, 1335.71 FEET TO A 3/4" DIAMETER REBAR AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S 89°30'15" E, 1335.65 FEET TO A 3/4" DIAMETER REBAR AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 00°15'55" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 534.97 TO A 3/4" DIAMETER REBAR; THENCE N 57°43'13" W, 271.72 FEET TO A 3/4" DIAMETER REBAR; THENCE N 89°30'48" W, 188.35 FEET TO A 3/4" DIAMETER REBAR; THENCE S 78°27'46" W, 253.47 FEET TO A 3/4" DIAMETER REBAR; THENCE S 52°53'06" W, 178.08 FEET TO A 3/4" DIAMETER REBAR; THENCE N 71°26'36" W, 513.15 FEET TO A 3/4" DIAMETER REBAR; THENCE N 88°23'41" W, 318.37 FEET TO A 3/4" DIAMETER REBAR; THENCE S 69°50'46" W, 260.31 FEET TO A 3/4" DIAMETER REBAR; THENCE S 34°09'33" W, 281.96 FEET TO A 3/4" DIAMETER REBAR; THENCE S 26°27'52" E, 393.80 FEET TO A 3/4" DIAMETER REBAR; THENCE S 34°09'28" W, 136.42 FEET TO A 3/4" DIAMETER REBAR; THENCE N 72°38'53" E, 180.56 FEET TO A 3/4" DIAMETER REBAR; THENCE S 76°24'07" W, 180.56 FEET TO A 3/4" DIAMETER REBAR; THENCE S 10°48'13" W, 88.64 FEET TO A 3/4" DIAMETER REBAR; THENCE S 47°32'50" E, 94.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 83.84 ACRES (3,651,981 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DESCRIPTION - PARCEL D

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 24, TOWN 10 NORTH, RANGE 4 WEST, TOWN OF CLAYTON, CRAWFORD COUNTY, WISCONSIN BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2" DIAMETER IRON PIPE WITH BRONZE CAP AT THE WEST QUARTER CORNER OF SECTION 24, T10N, R4W; THENCE N 00°27'34" W, 1325.69 FEET TO A 3/4" DIAMETER REBAR AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 89°20'36" E, 1335.71 FEET TO A 3/4" DIAMETER REBAR AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S 89°30'15" E, 1335.65 FEET TO A 3/4" DIAMETER REBAR AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 00°15'55" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 534.97 TO A 3/4" DIAMETER REBAR; THENCE N 57°43'13" W, 271.72 FEET TO A 3/4" DIAMETER REBAR; THENCE N 89°30'48" W, 188.35 FEET TO A 3/4" DIAMETER REBAR; THENCE S 78°27'46" W, 253.47 FEET TO A 3/4" DIAMETER REBAR; THENCE S 52°53'06" W, 178.08 FEET TO A 3/4" DIAMETER REBAR; THENCE N 71°26'36" W, 513.15 FEET TO A 3/4" DIAMETER REBAR; THENCE N 88°23'41" W, 318.37 FEET TO A 3/4" DIAMETER REBAR; THENCE S 69°50'46" W, 260.31 FEET TO A 3/4" DIAMETER REBAR; THENCE S 34°09'33" W, 281.96 FEET TO A 3/4" DIAMETER REBAR; THENCE S 26°27'52" E, 393.80 FEET TO A 3/4" DIAMETER REBAR; THENCE S 34°09'28" W, 136.42 FEET TO A 3/4" DIAMETER REBAR; THENCE N 72°38'53" E, 180.56 FEET TO A 3/4" DIAMETER REBAR; THENCE S 76°24'07" W, 180.56 FEET TO A 3/4" DIAMETER REBAR; THENCE S 10°48'13" W, 88.64 FEET TO A 3/4" DIAMETER REBAR; THENCE S 47°32'50" E, 94.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 69.68 ACRES (3,035,176 SQ.FT.), MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DESCRIPTION - PROPOSED EASEMENT FOR INGRESS & EGRESS

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 66 FOOT WIDE STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 24, TOWN 10 NORTH, RANGE 4 WEST, TOWN OF CLAYTON, CRAWFORD COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2" DIAMETER IRON PIPE WITH BRONZE CAP AT THE WEST QUARTER CORNER OF SECTION 24, T10N, R4W; THENCE S 00°28'01" E, 1319.90 FEET TO A 3/4" DIAMETER REBAR AT THE WEST QUARTER CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 89°54'16" E, 736.57 FEET TO A 3/4" DIAMETER REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING S 89°54'16" E, 927.01 FEET TO A 3/4" DIAMETER REBAR; THENCE S 89°39'34" E, 724.87 FEET TO A 3/4" DIAMETER REBAR ON THE WESTERLY RIGHT-OF-WAY LIMIT OF STATE HIGHWAY 171; THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LIMIT, 1.56 FEET ON THE ARC OF A 325.09 FOOT RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 00°16'27" AND A LONG CHORD OF 1.56 FEET THAT BEARS N 00°56'08" W TO A 3/4" DIAMETER REBAR; THENCE N 00°42'21" W, 64.47 FEET TO A 3/4" DIAMETER REBAR AND THE LAST POINT ON SAID WESTERLY RIGHT-OF-WAY LIMIT; THENCE N 89°54'16" W, 914.28 FEET TO A 3/4" DIAMETER REBAR; THENCE S 11°07'27" W, 67.24 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED EASEMENT AREA CONTAINS 2.49 ACRES (108,555 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

PARCEL AREAS PER QUARTER-QUARTER

	PARCEL C	PARCEL D
SW1/4-NW1/4	13.53 AC.±	27.03 AC.±
SE1/4-NW1/4	26.57 AC.±	13.84 AC.±
NE1/4-SW1/4	31.27 AC.±	1.07 AC.±
NW1/4-SW1/4	12.47 AC.±	27.74 AC.±
TOTAL	83.84 AC.±	69.68 AC.±

SURVEYOR'S CERTIFICATE

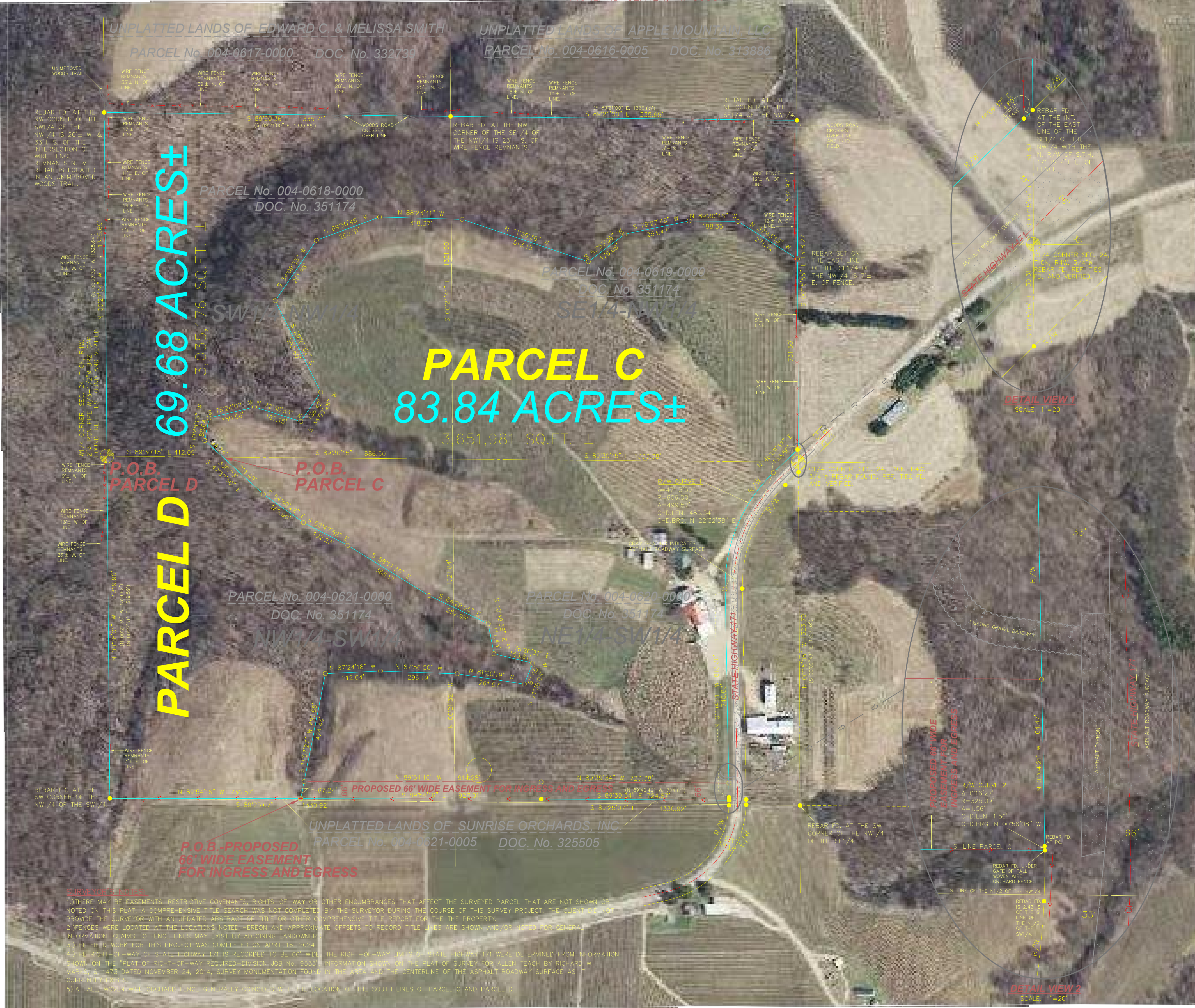
I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCEL SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF NOEL MILLER, AGENT FOR VENDEE, 1913 KICKAPOO ORCHARD, LLC, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: APRIL 19, 2024

TODD T. RUMMLER
PROFESSIONAL LAND SURVEYOR S-2443
AGENT OF DRIFTLESS AREA SURVEYING, LLC



27128 US Hwy 14
Richland Center, WI 53581
Phone: 608-647-9050
Fax: 608-647-9080
Visit: www.driftlessareallc.com



SURVEYOR'S NOTES:
1) THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEYED PARCEL THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. A COMPREHENSIVE TITLE SEARCH WAS NOT COMPLETED BY THE SURVEYOR DURING THE COURSE OF THIS SURVEY PROJECT. THE CLIENT IS RESPONSIBLE FOR PROVIDING THE SURVEYOR WITH AN UPDATED ABSTRACT OF TITLE OR OTHER COMPREHENSIVE TITLE REPORT FOR THE PROPERTY.
2) FENCES WERE LOCATED AT THE LOCATIONS NOTED HEREON AND APPROXIMATE OFFSETS TO RECORD TITLE LINES ARE SHOWN AND/OR NOTED ON THE QUANTITY INFORMATION. CLAIMS TO FENCE LINES MAY EXIST BY ADDING LANDOWNERS.
3) THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON APRIL 16, 2024.
4) THE RIGHT-OF-WAY OF STATE HIGHWAY 171 IS RECORDED TO BE 66' WIDE. THE RIGHT-OF-WAY LIMITS OF STATE HIGHWAY 171 WERE DETERMINED FROM INFORMATION PROVIDED ON THE "PLAT OF RIGHT-OF-WAY REQUIRED" DIVISION JOB NO. 95333. INFORMATION FOR THE PLAT OF SURVEY FOR ALLEN TEACH BY RICHARD W. MANNING DATED NOVEMBER 24, 2014. SURVEY MONUMENTATION FOUND IN THE CENTERLINE OF THE ASPHALT ROADWAY SURFACE AS SHOWN ON THE PLAT.
5) A TALL WOVEN WIRE ORCHARD FENCE GENERALLY CONFORMS WITH THE LOCATION OF THE SOUTH LINES OF PARCEL C AND PARCEL D.