Legend

- Tax Parcels

ORIGINAL TAX PARCELS

1 inch = 300 feet

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery
Map features are a representation only and do not replace a survey or other legally recorded documents

Map Created: November 2020

Legend

Tax Parcels

DOC 363603

1 inch = 300 feet

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery
Map features are a representation only and do not replace a survey or other legally recorded documents

Map Created: November 2020

Legend

- Tax Parcels

TAX PARCELS AFTER SPLIT

1 inch = 300 feet

Lafayette County

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery
Map features are a representation only and do not replace a survey or other legally recorded documents

Map Created: November 2020

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Number | Document Name

Document Number: 363603
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

11/03/2020 11:40 AM
TRANSFER FEE: 381.00
EXEMPTION #:
PAGES: 2

ELECTRONICALLY RECORDED

Recording Area

Name and Return Address
Russell Law Offices, SC
PO Box 66
Darlington, WI 53530

THIS DEED, made between Wiegel Riverside Farms LLC, a Wisconsin Limited Liability Company ("Grantor," whether one or more), and Jesse W. Duff and Amanda J. Duff, husband and wife as survivorship marital property ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in LAFAYETTE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

SEE LEGAL DESCRIPTION ATTACHED IN ADDENDUM

036.0349.0000 (p); 036.0352.0000 (p); 036.0363.0000 (p)
Parcel Identification Number (PIN)

This is not ~~(is)~~ (is not) homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated November 2, 2020

(SEAL) * John L. Wiegel, member of Wiegel Riverside Farms LLC

(SEAL) * Lawerence Wiegel, member of Wiegel Riverside Farms LLC

(SEAL) *

(SEAL) *

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Nathan Russell – State Bar No. 1047499

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
LAFAYETTE COUNTY)

Personally came before me on November 2, 2020, the above-named John L. Wiegel and Lawerence Wiegel, members of Wiegel Riverside Farms LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Heath J. Hartwig
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 7-28-2021)

HEATH J. HARTWIG NOTARY PUBLIC STATE OF WISCONSIN

Part of the Southeast (SE1/4) of the Southeast Quarter (SE1/4) and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 22; Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 23; All being in the Township 2 North, Range 5 East, Town of Wiota, Lafayette County, Wisconsin, described as follows:
Beginning at the Southeast corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 22;
thence South 89°58'35" West on and along the South line of said Southeast Quarter (SE1/4) of Section 22, a distance of 1319.73 feet to the Southwest corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 22;
thence North 00°58'54" East on and along the West line of said Southeast Quarter (SE1/4) of the Southeast Quarter of Section 22, a distance of 199.09 feet;
thence North 08°24'15" East, a distance of 49.64 feet;
thence North 16°37'09" East, a distance of 451.13 feet;
thence North 50°51'20" East, a distance of 272.10 feet;
thence North 63°25'03" East, a distance of 205.36 feet;
thence North 28°45'52" East, a distance of 120.71 feet;
thence North 04°26'00" East, a distance of 170.81 feet;
thence North 67°49'23" East, a distance of 241.56 feet;
thence North 50°32'25" East, a distance of 403.70 feet;
thence North 89°54'40" East, a distance of 207.51 feet to the East line of said Southeast Quarter (SE1/4) of Section 22;
thence South 01°03'11" West on and along the East line of said Southeast Quarter (SE1/4) of Section 22, a distance of 1488.02 feet;
thence South 89°03'53" East parallel to the South line of said Southwest Quarter (SW1/4) of Section 23, a distance of 200.00 feet;
thence South 01°03'11" West parallel to the West line of said Southwest Quarter (SW1/4) of Section 23;
thence North 89°03'53" West on and along the South line of said Southwest Quarter (SW1/4) of Section 23, a distance of 200.00 feet to the Point of Beginning.

036.0363.0000	036.0363.1000	Per Doc. 363001, a small 0.37 Acre piece was split out of the original tax parcel. We created a new tax
	036.0363.2000	parcel for the remnant and an additional new tax parcel for the small piece. Until a document is re-
		coreded to add the 0.37 Acre to a larger parcel, it's in Violation of our Land Division Ordinance.
		036.0363.0000 (Was: 40.00 Acres) DELETE THIS PARCEL
		036.0363.1000 (NEW PARCEL) Now: 39.63 Acres - Remnant
		036.0363.2000 (NEW PARCEL) Now 0.37 Acre - POS3801
	THEN:	
036.0349.0000	036.0352.1000	Then, Per Doc. 363603, the 0.37 Acre piece from above was added into a larger parcel. We deleted that
036.0352.0000	036.0352.2000	small piece and created a new tax parcel for the whole 34.71 Acres. We also created two new tax
036.0363.2000 (FROM ABOVE)		parcels for the remnant pieces.
	036.0349.1000	036.0349.0000 (Was: 40.00 Acres) DELETE THIS PARCEL
		036.0352.0000 (Was: 40.00 Acres) DELETE THIS PARCEL
		036.0363.2000 (NEW PARCEL FROM ABOVE) Was: 0.37 Acre - DELETE THIS PARCEL
		036.0352.1000 (NEW PARCEL) Now: 34.71 Acres = POS3802
		036.0352.2000 (NEW PARCEL) Now: 7.76 Acres - Remnant
		036.0349.1000 (NEW PARCEL) Now: 37.9 Acres - Remnant

POS3802

PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22,
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, &
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,
ALL BEING SITUATED IN TOWNSHIP 2 NORTH, RANGE 5 EAST, TOWN OF WIOTA, LAFAYETTE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Nicholas A. Grindey, Professional Land Surveyor, hereby certify that I have supervised the survey, division, and monumentation of the lands described hereon, and that this plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and is a correct representation thereof in accordance with the information provided.

Signed this 31st day of March, 2020.

Nicholas A. Grindey, P.L.S. S-2998
Field work was completed on: March 6, 2020

PREPARED FOR:
Wiegel Riverside Farms LLC
10035 Philippine Road
South Wayne, WI 53587

Bearings are referenced to the East line of the Southeast Quarter of Section 22, which bears South 01 degrees 03 minutes 11 seconds West, according to the Lafayette County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.

03/31/2020

SHEET 1 OF 2

300 0 300 FEET
GRAPHIC SCALE IN FEET

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

PLOT DATE: 3/31/20
G:\C3D\20\20-052\20-052 Plat of Survey.dwg, LARGE TRACT - SHEET 1

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PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22,
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, &
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,
ALL BEING SITUATED IN TOWNSHIP 2 NORTH, RANGE 5 EAST, TOWN OF WIOTA, LAFAYETTE COUNTY, WISCONSIN

DETAIL A
1" = 60'

DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 22; Part of the Southwest Quarter of the Southwest Quarter of Section 23; All being in Township 2 North, Range 5 East, Town of Wiota, Lafayette County, Wisconsin, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter of Section 22; thence South 89 degrees 58 minutes 35 seconds West on and along the South line of said Southeast Quarter of Section 22, a distance of 1319.73 feet to the Southwest corner of said Southeast Quarter of the Southeast Quarter of Section 22; thence North 00 degrees 58 minutes 54 seconds East on and along the West line of said Southeast Quarter of the Southeast Quarter of Section 22, a distance of 199.09 feet; thence North 08 degrees 24 minutes 15 seconds East, a distance of 49.64 feet; thence North 16 degrees 37 minutes 09 seconds East, a distance of 451.13 feet; thence North 50 degrees 51 minutes 20 seconds East, a distance of 272.10 feet; thence North 63 degrees 25 minutes 03 seconds East, a distance of 205.36 feet; thence North 28 degrees 45 minutes 52 seconds East, a distance of 120.71 feet; thence North 04 degrees 26 minutes 00 seconds East, a distance of 170.81 feet; thence North 67 degrees 49 minutes 23 seconds East, a distance of 241.56 feet; thence North 50 degrees 32 minutes 25 seconds East, a distance of 403.70 feet; thence North 89 degrees 54 minutes 40 seconds East, a distance of 207.51 feet to the East line of said Southeast Quarter of Section 22; thence South 01 degree 03 minutes 11 seconds West on and along the East line of said Southeast Quarter of Section 22, a distance of 1488.02 feet; thence South 89 degrees 03 minutes 53 seconds East parallel to the South line of said Southwest Quarter of Section 35, a distance of 200.00 feet; thence South 01 degrees 03 minutes 11 seconds West parallel to the West line of said Southwest Quarter of Section 35, a distance of 80.00 feet to the South line of said Southwest Quarter of Section 35; thence North 89 degrees 03 minutes 53 seconds West on and along the South line of said Southwest Quarter of Section 35, a distance of 200.00 feet to the Point of Beginning, containing 1,511,762 sq. ft., more or less (34.71 Acres ±).

LEGEND

22|23 / 27|26	CAST ALUMINUM MONUMENT FOUND
⊙	SET 3/4"ø x 36" REBAR W/BLUE "FGA" CAP 1.50 LBS./LIN. FT.
●	FOUND 3/4"ø REBAR
—— - ——	EXISTING CENTERLINE
—— - - ——	EXISTING R/W
—— - - - - ——	SECTION LINE
— — — — —	EASEMENT LINE
—x——x—	FENCE LINE
(XXX)	RECORD INFORMATION

WISCONSIN
NICHOLAS A. GRINDEY
S-2998
Lena, IL
LAND SURVEYOR
3/31/2020

Bearings are referenced to the East line of the Southeast Quarter of Section 22, which bears South 01 degrees 03 minutes 11 seconds West, according to the Lafayette County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.

03/31/2020

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525
ILLINOIS
IOWA
WISCONSIN

PLOT DATE: 3/31/20
G:\C3D\20\20-052\20-052 Plat of Survey.dwg, LARGE TRACT - SHEET 2

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