

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, containing 21.77 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 25;
thence South 89° 55' 35" West 32.83 feet along the North line of said Section 25 to the former location of the Westerly right of way of the Chicago and Northwestern Railway Company and the point of beginning;
thence 71.83 feet on the arc of a curve to the left having a radius of 1574.60 feet and a long chord bearing South 23° 08' 59" West 71.82 feet along said Westerly right of way;
thence South 89° 55' 35" West 70.91 feet;
thence 264.40 feet on the arc of a curve to the left having a radius of 1640.60 feet and a long chord bearing South 16° 18' 06" West 264.11 feet;
thence South 11° 41' 06" West 384.97 feet;
thence South 89° 55' 33" West 1277.73 feet;
thence North 696.29 feet to the North line of said Section 25;
thence North 89° 55' 35" East 1528.97 feet along the North line of said Section 25 to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, containing 100.00 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 25;
thence South 89° 55' 35" West 32.83 feet along the North line of said Section 25 to the former location of the Westerly right of way of the Chicago and Northwestern Railway Company;
thence 71.83 feet on the arc of a curve to the left having a radius of 1574.60 feet and a long chord bearing South 23° 08' 59" West 71.82 feet along said Westerly right of way to the point of beginning;
thence South 89° 55' 35" West 70.91 feet;
thence 264.40 feet on the arc of a curve to the left having a radius of 1640.60 feet and a long chord bearing South 16° 18' 06" West 264.11 feet;
thence South 11° 41' 06" West 384.97 feet;
thence South 89° 55' 33" West 1277.73 feet;
thence North 696.29 feet to the North line of said Section 25;
thence South 89° 55' 35" West 1071.50 feet along the North line of said Section 25 to the North Quarter (N 1/4) corner thereof;
thence South 00° 18' 31" East 2321.91 feet along the North-South Quarter (N-S 1/4) line of said Section to a point located 20 rods North of and perpendicular to the East-West Quarter (E-W 1/4) line of said Section;
thence South 89° 50' 49" East 1909.27 feet 20 rods North of and parallel with said E-W 1/4 line to the former location of the Westerly right of way of the Chicago and Northwestern Railway Company;
thence North 19° 41' 06" East 972.66 feet along said right of way;
thence 263.21 feet on the arc of a curve to the left having a radius of 1885.10 feet and a long chord bearing North 15° 41' 06" East 263.00 feet along said right of way;
thence North 11° 41' 06" East 845.85 feet along said right of way;
thence 279.16 feet on the arc of a curve to the right having a radius of 1574.60 feet and a long chord bearing North 16° 45' 50" East 278.80 feet along said right of way to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 3 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, containing 1.36 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 25;
thence South 89° 55' 35" West 32.83 feet along the North line of said Section 25 to the former location of the Westerly right of way of the Chicago and Northwestern Railway Company;
thence 71.83 feet on the arc of a curve to the left having a radius of 1574.60 feet and a long chord bearing South 23° 08' 59" West 71.82 feet along said Westerly right of way to the point of beginning;
thence 279.16 feet on the arc of a curve to the left having a radius of 1574.60 feet and a long chord bearing South 16° 45' 50" West 278.80 feet along said right of way;
thence South 11° 41' 06" West 845.85 feet along said right of way;
thence 263.21 feet on the arc of a curve to the right having a radius of 1885.10 feet and a long chord bearing South 15° 41' 06" West 263.00 feet along said right of way;
thence South 19° 41' 06" West 972.66 feet along said right of way to a point located 20 rods North of and perpendicular to the East-West Quarter (E-W 1/4) line of said Section;
thence South 89° 50' 49" East 26.53 feet 20 rods North of and parallel with said E-W 1/4 line to the former location of the Centerline of the Chicago and Northwestern Railway Company;
thence North 19° 41' 06" East 963.79 feet along said centerline;
thence 266.70 feet on the arc of a curve to the left having a radius of 1910.10 feet and a long chord bearing North 15° 41' 06" East 266.49 feet along said centerline;
thence North 11° 41' 06" East 845.85 feet along said centerline;
thence 284.80 feet on the arc of a curve to the right having a radius of 1549.60 feet and a long chord bearing North 16° 57' 01" East 284.40 feet along said centerline;
thence South 89° 55' 35" West 26.98 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ALL PLANS THAT DO NOT SHOW A
SEALED IMPRINT IN RED INK ARE
COPIES AND UNAUTHORIZED ALTERATIONS.
THE CERTIFICATION CONTAINED ON THIS
DOCUMENT SHALL NOT APPLY TO ANY
COPIES. DATED: 9-14-2011.
REVISED: 9-20-2011. *AJA*



Austin
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Prepared for: JENTZ REALESTATE AND CONSTRUCTION

JOB NO: 11s186
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: BS-SB

SHEET 2 OF 3

PLAT OF SURVEY

ACCESS EASEMENT:

An access easement being located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Nineteen (19) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Five (5) North, Range Two (2) West, Town of Liberty and in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Five (5) North, Range Three (3) West, Town of North Lancaster, Grant County, Wisconsin, said easement being bound and described as follows:

Commencing at the Northeast corner of said Section 25, said corner being the point of beginning;
thence South 89° 55' 35" West 32.83 feet along the North line of said Section 25 to the former location of the Westerly right of way of the Chicago and Northwestern Railway Company;
thence continuing South 89° 55' 35" West 72.25 feet along the North line of said Section 25;
thence 71.31 feet on the arc of a curve to the left having a radius of 1640.60 feet and a long chord bearing South 22° 09' 50" West 71.30 feet;
thence North 89° 55' 35" East 70.91 feet to the former location of the Westerly right of way of the Chicago and Northwestern Railway Company;
thence North 89° 55' 35" East 26.98 feet to the former location of the Centerline of the Chicago and Northwestern Railway Company;
thence 28.28 feet on the arc of a curve to the right having a radius of 1549.60 feet and a long chord bearing North 22° 44' 18" East 28.28 feet along said Centerline;
thence North 89° 55' 35" East 33.78 feet;
thence North 60° 38' 47" East 131.18 feet to a point in the centerline of a township road known as Liberty Ridge Road;
thence 41.99 feet on the arc of a curve to the right having a radius of 45.00 feet and a long chord bearing North 38° 15' 01" West 40.49 feet along the centerline of said township road;
thence South 60° 38' 47" West 114.61 feet to the point of beginning.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent, use, maintenance, assignments or other pertinent information of this easement.

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Registered Wisconsin Land Surveyor, hereby certify:

That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.

That conformance with local ordinances are not guaranteed with this survey.

That this survey was prepared under the instructions of Pam Jentz of Jentz Realestate and Construction.

That to the best of my knowledge and belief, this plat is an accurate representation thereof.

That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 14th day of September, 2011.

Revised this 20th day of September, 2011. (MAP ONLY-ADDED ALIGNMENT) *AJA*

Aaron J. Austin
Aaron J. Austin, S-2922

SURVEYOR'S NOTES:

The description provided was recorded in Volume 1117, Page 29 as Document No. 692960, Grant County Registry. The above description made reference to land lying West of the right of way of the Chicago and Northwestern Railway Company. Tracts 1 and 2 were surveyed to the the former location of the Westerly right of way of the Chicago and Northwestern Railway Company. No documents were found during research which revealed any ownership of the lands located between the centerline and the right of way of said Railway Company. Tract 3 was surveyed separately to Quit Claim any interest the land owner may have between the centerline and the right of way of said Railway Company. The existing driveway appears to encroach onto adjoining land owners. Certain rights may have been established for use of this existing driveway. At the request of the land owner, an easement description was prepared for the purpose to acquire an easement. The former location of the Chicago and Northwestern Railway Company was established based upon existing physical evidence of the railway bed, a previous survey by Larry Austin dated 11-23-2009, Job No. 09S260 and Right of Way and Track Map of the Chicago and Northwestern Railway Sheet ID Wis V-30, sheet 3. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished the surveyor.



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SHEET 3 OF 3