

TRACT 1
82.23± ACRES
3,581,851± SQ.FT.

TRACT 1 DESCRIPTION:
 Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Three (3), Township Five (5) North, Range Two (2) West of the 4th P.M., Town of Liberty, and in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Town Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, containing 82.23 acres, more or less, and being described as follows:

Commencing at the Southeast corner of said Section 34, said corner being the point of beginning; thence North 00° 06' 20" East 1322.45 feet along the East line of said Section 34 to the Northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) thereof; thence North 89° 59' 28" East 1758.32 feet along the North line of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of said Section 34; thence South 50° 33' 51" West 122.62 feet; thence South 23° 57' 59" West 145.36 feet; thence South 06° 56' 40" East 70.07 feet; thence South 37° 23' 21" East 193.20 feet; thence South 50° 12' 30" East 253.11 feet; thence South 00° 46' 50" East 14.55 feet; thence South 49° 06' 07" West 262.08 feet; thence South 35° 13' 22" West 256.66 feet; thence South 53° 45' 24" West 254.88 feet; thence South 31° 07' 37" West 167.79 feet; thence South 19° 29' 48" West 39.13 feet; thence 211.07 feet on the arc of a curve to the left having a radius of 250.00 feet and a long chord bearing South 63° 09' 42" West 204.86 feet; thence South 38° 58' 29" West 113.56 feet; thence 40.83 feet on the arc of a curve to the right having a radius of 1200.00 feet and a long chord bearing South 39° 56' 59" West 40.83 feet; thence South 36° 11' 21" East 137.17 feet; thence South 12° 10' 05" West 25.60 feet; thence South 59° 18' 38" West 129.05 feet; thence South 28° 26' 07" West 79.04 feet; thence South 13° 08' 33" West 178.93 feet; thence South 03° 38' 35" West 93.95 feet; thence South 03° 55' 37" East 58.83 feet; thence South 10° 41' 31" East 39.33 feet; thence South 25° 59' 30" East 268.93 feet; thence North 67° 07' 51" East 14.72 feet; thence South 61° 18' 16" East 152.40 feet; thence North 22° 39' 53" East 64.91 feet; thence North 67° 33' 30" East 712.34 feet; thence North 30° 45' 45" East 284.95 feet; thence North 89° 54' 49" East 1334.66 feet along the South line of said Section 34 to the Northeast corner thereof; thence South 86° 38' 58" East 17.69 feet to the East line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 3; thence North 00° 17' 20" West 716.74 feet along said East line to the Northeast corner thereof; Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT:
 A Sixty-six foot (66') wide access easement for ingress-egress being located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Three (3), Township Five (5) North, Range Two (2) West of the 4th P.M., Town of Liberty, and in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Town Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, said easement being located Thirty-three feet (33') on each side of the following described centerline:

Commencing at the Southeast corner of said Section 34; thence South 89° 54' 49" West 1334.66 feet along the South line of said Section 34 to the Northeast corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 3; thence South 00° 17' 20" East 7.28 feet along the East line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 3 to a point in the centerline of a township road known as Creek Lane; thence North 89° 23' 21" West 664.48 feet along said centerline to the point of beginning; thence North 89° 23' 21" West 227.38 feet; thence 14.23 feet on the arc of a curve to the left having a radius of 250.00 feet and a long chord bearing South 88° 58' 47" West 14.23 feet; thence 211.07 feet on the arc of a curve to the left having a radius of 250.00 feet and a long chord bearing South 63° 09' 42" West 204.86 feet; thence South 38° 58' 29" West 113.56 feet; thence 40.83 feet on the arc of a curve to the right having a radius of 1200.00 feet and a long chord bearing South 39° 56' 59" West 40.83 feet; thence South 39° 56' 59" West 40.83 feet; thence 112.69 feet on the arc of a curve to the right having a radius of 1200.00 feet and a long chord bearing South 43° 36' 52" West 112.64 feet to the terminus point.

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 above description was 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 Jeff Mercer.
 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 28th day of February, 2012.

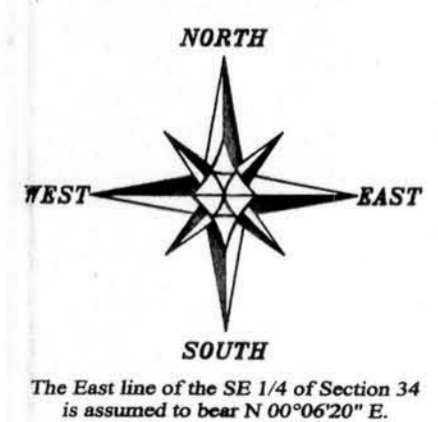
 Aaron J. Austin, S-2922

SURVEYOR'S NOTES:
 The above described Access Easement was created to insure access to the remaining land owned by the land owner. The point of beginning of the easement started at the end of the Certified Mileage as established by the Wisconsin Information of Local Roads. The actual end of Creek Lane may vary based upon township maintenance. 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.

- C1
 L=211.07'
 R=250.00'
 C LEN=204.86'
 BRG=S 63°09'42" W
- C2
 L=40.83'
 R=1200.00'
 C LEN=40.83'
 BRG=S 39°56'59" W
- C3
 L=14.23'
 R=250.00'
 C LEN=14.23'
 BRG=S 88°58'47" W
- C4
 L=112.69'
 R=1200.00'
 C LEN=112.64'
 BRG=S 43°36'52" W
- C5
 L=49.50'
 R=1233.00'
 C LEN=49.50'
 BRG=S 40°07'30" W

- LEGEND**
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
 - ⊕ Concrete corner post found
 - ⊕ No. 8 x 30" rebar set with Grant County Aluminum Cap
 - No. 6 x 24" rebar set with cap
 - + No monument set
 - Approximate fence

| AREA TABLE | |
|-------------|----------------|
| SECTION 34: | |
| SE-SE | = 40.37± ACRES |
| SW-SE | = 16.80± ACRES |
| SECTION 3: | |
| NW-NE | = 25.06± ACRES |



SCALE 1" = 150'

PLAT OF SURVEY
 PREPARED FOR: JEFF MERCER
 LOCATED IN SECTION 3, T5N R2W AND SECTION 34, T6N R2W, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
 4211 HWY 81 E
 LANCASTER, WI 53813
 PHONE: 608-723-8363
 FAX: 608-723-6702

JOB NO: 12a009
 G:\T6N2W\28\PLAT\T6N2W\34\12a009-MERCER
 FIELDBOOK: TDSR
 DRAWN BY: AJ AUSTIN
 CHECK: BS-SE
 SHEET 1