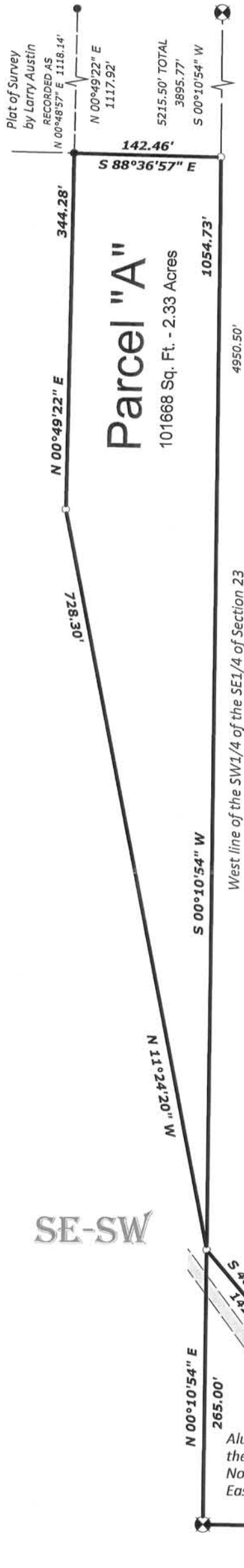


# PLAT OF SURVEY

LOCATED IN THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 23, T8N, R2W, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN.



Aluminum monument found at the north 1/4 corner of Section 23.  
North 638250.21'  
East 854477.12'

**LEGEND AND NOTES**

- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.

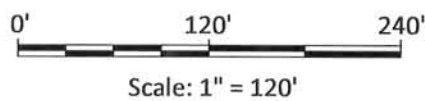
- 1.) Bearings are grid based on the Grant County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011).
- 2.) This survey does not show encumbrances or restrictions placed on this property by County and/or Town land use plans and zoning ordinances. Purchaser should verify with the County and Town that purchaser's intended use of this property will be permitted. It should be noted that the provisions of County and Town land use plans and zoning ordinances constantly change and that a use allowed at the time of purchasing this property may be made invalid by revisions in said land use plans and zoning ordinances at a later date

**LEGAL DESCRIPTION OF PARCEL "A"**

A parcel of land located in the SE1/4 of the SW1/4 of Section 23, T8N, R2W, Town of Watterstown, Grant County, Wisconsin more particularly described as follows:  
Commencing at an aluminum monument at the southeast corner of the SE1/4 of the SW1/4; thence N00°10'54"E along the east line of said SE1/4 of the SW1/4, 265.00 ft. to a 3/4" solid round iron rod at the point of beginning; thence N11°24'20"W, 728.30 ft. to a 3/4" solid round iron rod; thence N00°49'22"E, 344.28 ft. to a 3/4" solid round iron rod; thence S88°36'57"E, 142.46 ft. to a 3/4" solid round iron rod on the east line of the SE1/4 of the SW1/4 of said Section 23; thence S00°10'54"W along said east line, 1,054.73 ft. to the point of beginning.

**LEGAL DESCRIPTION OF PARCEL "B"**

A parcel of land located in the SW1/4 of the SE1/4 of Section 23, T8N, R2W, Town of Watterstown, Grant County, Wisconsin more particularly described as follows:  
Beginning at an aluminum monument at the southwest corner of the SW1/4 of the SE1/4; thence N00°10'54"E along the west line of said SW1/4 of the SE1/4, 265.00 ft. to a 3/4" solid round iron rod; thence S40°45'42"E, 142.55 ft. to a 3/4" solid round iron rod; thence S89°41'24"E, 520.00 ft. to a 3/4" solid round iron rod on the west line of County Highway "T" in a curve to the right having a radius of 967.00 ft. and a central angle of 09°34'02"; thence southerly along said west line and the arc of said curve, 161.47 ft. to a 3/4" solid round iron rod on the south line of the SW1/4 of the SE1/4 of said Section 23, said curve having a long chord bearing S05°52'58"W, 161.28 ft.; thence N89°24'10"W along said south line, 597.40 ft. to the point of beginning.



Prepared for:  
William and Sally Grinnell  
600 Sugar River Parkway  
Albany, Wisconsin 53502  
  
and  
  
Jay Frazier  
1120 N. Wisconsin Ave.  
Muscodia, Wisconsin 53573

SE-SW

SW-SE

**Parcel "B"**

C1  
Radius = 967.00'  
Central Angle = 09°34'02"  
Arc Length = 161.47'  
Long Chord = 161.28'  
S 05°52'58" W  
Tangent in = S 01°05'57" W  
Tangent out = S 10°39'59" W

1 1/4" I.D. iron pipe found at the southeast corner of Section 23.  
North 633006.72'  
East 857150.00'

**SURVEYOR'S CERTIFICATE**

I, Richard Marks, Registered Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of William Grinnell and Jay Frazier. This map is a correct representation of all of the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on. As to them I warrant the accuracy of said survey and map.

Dated this 1st day of July, 2014

*Richard Marks*  
Richard Marks  
Professional Land Surveyor S-1473



**RIVER VALLEY LAND SURVEYING**

RICHARD MARKS - 504 CEDAR STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391