

PLAT OF SURVEY FOR JOHN JOYCE

DESCRIPTIONS:

PARCEL "A"
 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 3 NORTH, RANGE 5 WEST OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE N 89°07'01" W 1325.58' TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22, SAID CORNER BEING THE POINT OF BEGINNING;
 THENCE S 00°50'04" W 1318.15' TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22;
 THENCE N 89°19'10" W 1329.13' TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22;
 THENCE S 00°59'16" W 1950.99' ALONG THE NORTH-SOUTH LINE OF SAID SECTION 22;
 THENCE N 37°52'59" E 757.71' TO A NO. 6 REBAR; THENCE N 31°22'34" E 164.07' TO A NO. 6 REBAR;
 THENCE N 54°59'42" E 339.62' TO A NO. 6 REBAR; THENCE N 64°05'40" E 153.04' TO A NO. 6 REBAR;
 THENCE N 86°05'38" E 466.56' TO A NO. 6 REBAR LOCATED 82.50' EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22;
 THENCE N 00°50'04" E 2220.30' TO A POINT LOCATED S 89°07'01" E 82.50' OF THE POINT OF BEGINNING;
 THENCE N 89°07'01" W 82.50' ALONG THE NORTH LINE OF SAID SECTION 22 TO THE POINT OF BEGINNING, CONTAINING 41.994 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND R.O.W.'S OF RECORD AND/OR USAGE.

PARCEL "B"
 A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 5 WEST OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S 89°22'49" E 1316.52' TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, SAID CORNER BEING THE POINT OF BEGINNING;
 THENCE S 00°43'08" W 3299.08' ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23;
 THENCE N 86°25'56" W 192.31' TO A NO. 6 REBAR; THENCE S 24°18'14" W 183.67' TO A NO. 6 REBAR;
 THENCE S 64°47'51" W 620.00' TO A NO. 6 REBAR; THENCE N 30°31'42" W 284.18' TO A NO. 6 REBAR;
 THENCE N 06°16'02" E 580.00' TO A NO. 6 REBAR; THENCE N 84°39'47" E 133.23' TO A NO. 6 REBAR;
 THENCE N 02°15'57" E 632.80' TO A NO. 6 REBAR; THENCE N 76°42'54" W 152.90' TO A NO. 6 REBAR;
 THENCE N 01°18'37" W 368.93' TO A NO. 6 REBAR; THENCE S 75°12'07" E 363.46' TO A NO. 6 REBAR;
 THENCE N 23°19'21" E 482.75' TO A NO. 6 REBAR; THENCE N 05°07'17" E 1048.05' TO A NO. 6 REBAR;
 THENCE N 54°40'50" W 184.80' TO A NO. 6 REBAR; THENCE N 03°27'01" E 394.48' TO THE NORTH LINE OF SAID SECTION 23;
 THENCE S 89°22'49" E 431.35' ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 48.259 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND R.O.W.'S OF RECORD AND/OR USAGE.

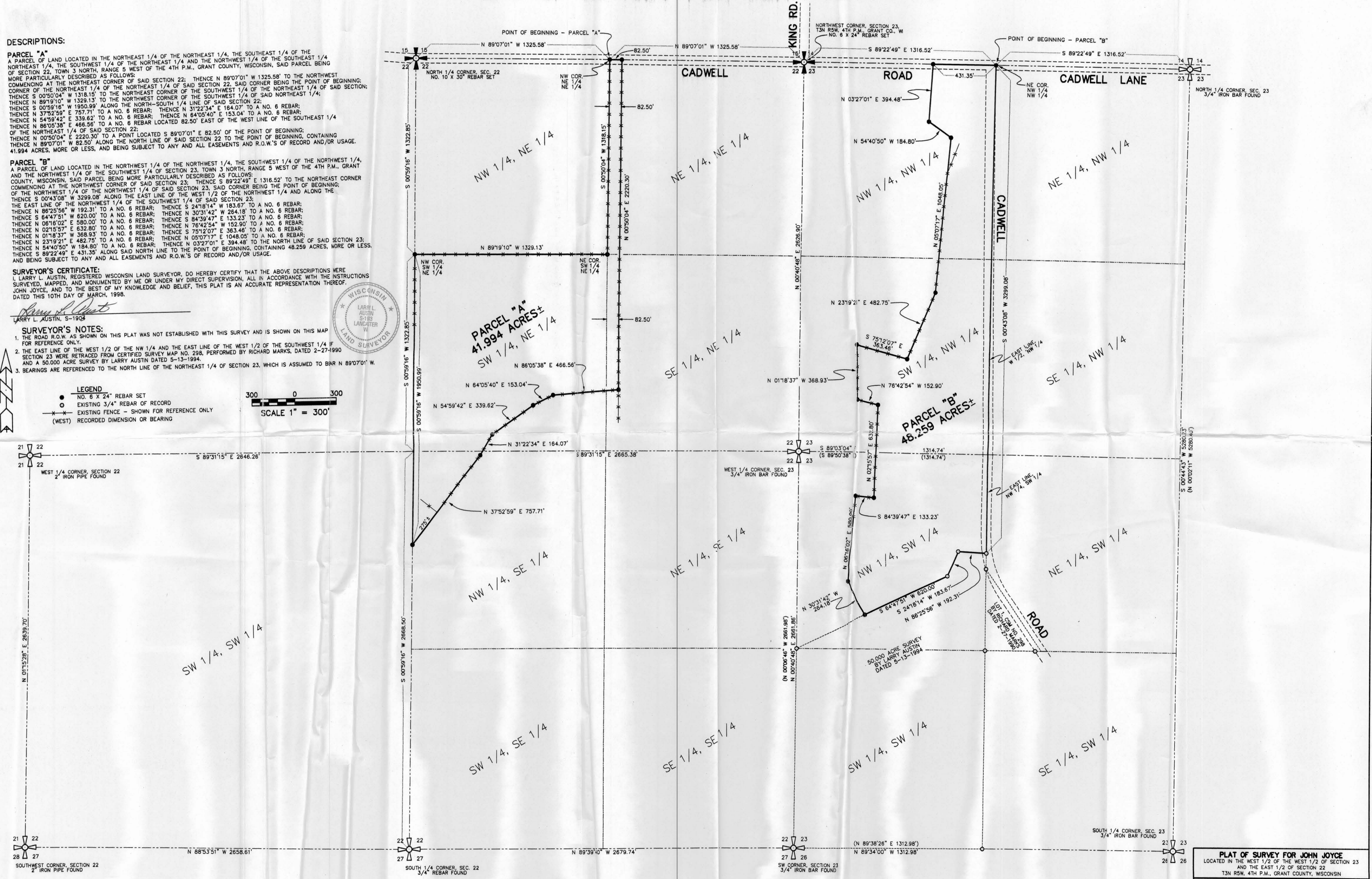
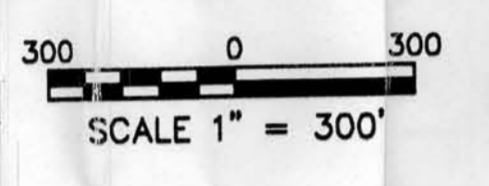
SURVEYOR'S CERTIFICATE:
 I, LARRY L. AUSTIN, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTIONS WERE SURVEYED, MAPPED, AND MONUMENTED BY ME OR UNDER MY DIRECT SUPERVISION, ALL IN ACCORDANCE WITH THE INSTRUCTIONS OF JOHN JOYCE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, DATED THIS 10TH DAY OF MARCH, 1998.

Larry L. Austin
 LARRY L. AUSTIN, S-1904

SURVEYOR'S NOTES:

1. THE ROAD R.O.W. AS SHOWN ON THIS PLAT WAS NOT ESTABLISHED WITH THIS SURVEY AND IS SHOWN ON THIS MAP FOR REFERENCE ONLY.
2. THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 AND THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23 WERE RETRACED FROM CERTIFIED SURVEY MAP NO. 298, PERFORMED BY RICHARD MARKS, DATED 2-27-1990 AND A 50,000 ACRE SURVEY BY LARRY AUSTIN DATED 5-13-1994.
3. BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, WHICH IS ASSUMED TO BE N 89°07'01" W.

- LEGEND**
- NO. 6 X 24" REBAR SET
 - EXISTING 3/4" REBAR OF RECORD
 - EXISTING FENCE - SHOWN FOR REFERENCE ONLY
 - (WEST) RECORDED DIMENSION OR BEARING



PLAT OF SURVEY FOR JOHN JOYCE
 LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 23 AND THE EAST 1/2 OF SECTION 22, T3N R5W, 4TH P.M., GRANT COUNTY, WISCONSIN

AUSTIN ENGINEERING - LARRY L. AUSTIN
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DRAWN BY: AJ AUSTIN
 APPROVED: LL AUSTIN
 CREW: SS - DK
 SHEET 1 OF 1

FIELDBOOK: 9808.9736.9506
 C:\SURVEY\CASSVILLE\CASSVILLE
 C:\EPSA\PROGRAM\T3N5W\22J