

PLAT OF SURVEY for DENNIS DIXON

LOCATED IN SECTION 9 AND 16, T4N R2W, ELLENBORO TOWNSHIP, GRANT COUNTY, WISCONSIN

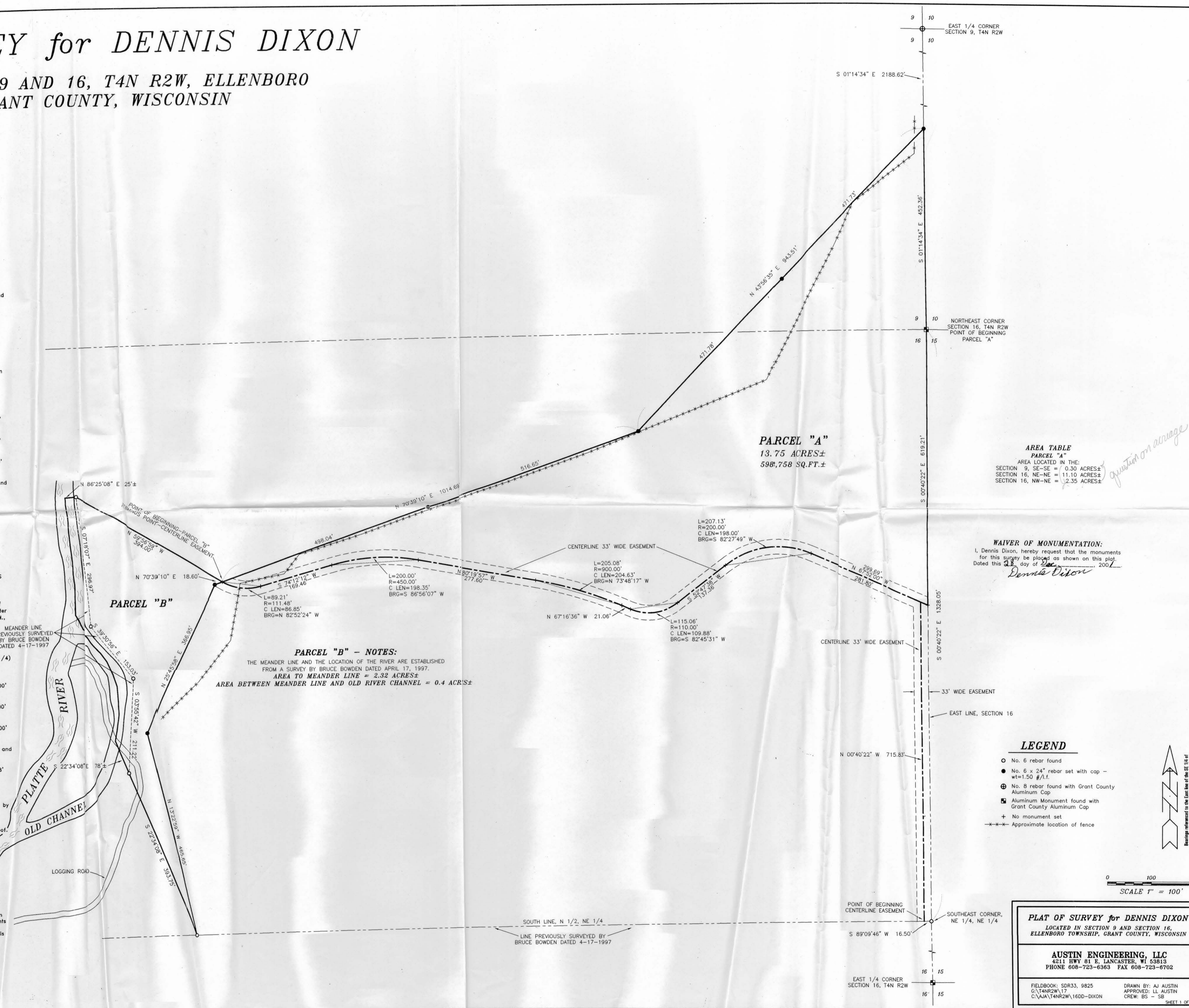
DESCRIPTION PARCEL "A":
 Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Nine (9), part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and part of (9), part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Town Four (4) North, Range Two (2) West of the 4th P.M., Ellenboro Township, Grant County, Wisconsin, containing 13.75 acres, more or less, and being described as follows:
 Commencing at the Northeast corner of said Section Sixteen (16), said corner being the point of beginning;
 Thence South 00° 40' 22" East 619.21' along the East line of said Section Sixteen (16);
 Thence North 67° 52' 00" West 299.69';
 Thence Westerly 207.13' on the arc of a curve concave Southerly having a radius of 200.00' and a long chord bearing South 82° 27' 49" West 198.00';
 Thence South 52° 47' 38" West 137.36';
 Thence Westerly 115.06' on the arc of a curve concave Northerly having a radius of 110.00' and a long chord bearing South 82° 45' 31" West 109.88';
 Thence North 67° 16' 36" West 21.06';
 Thence Westerly 205.08' on the arc of a curve concave Southerly having a radius of 900.00' and a long chord bearing North 73° 48' 17" West 204.63';
 Thence North 80° 19' 57" West 277.60';
 Thence Westerly 200.00' on the arc of a curve concave Southerly having a radius 450.00' and a long chord bearing South 86° 56' 07" West 198.35';
 Thence South 74° 12' 12" West 169.46';
 Thence Westerly 89.21' on the arc of a curve concave Northerly having a radius of 111.48' and a long chord bearing North 82° 52' 24" West 86.85';
 Thence North 70° 39' 10" East 18.60';
 Thence North 43° 56' 35" East 943.51';
 Thence South 01° 14' 34" East 452.36' along the East line of said Section Nine (9) to the point of beginning.

DESCRIPTION PARCEL "B":
 Part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Town Four (4) North, Range Two (2) West of the 4th P.M., Ellenboro Township, Grant County, Wisconsin and being described as follows:
 Commencing at the Northeast corner of said Section Sixteen (16);
 Thence South 00° 40' 22" East 619.21' along the East line of said Section Sixteen (16);
 Thence North 67° 52' 00" West 299.69';
 Thence Westerly 207.13' on the arc of a curve concave Southerly having a radius of 200.00' and a long chord bearing South 82° 27' 49" West 198.00';
 Thence South 52° 47' 38" West 137.36';
 Thence Westerly 115.06' on the arc of a curve concave Northerly having a radius of 110.00' and a long chord bearing S 82° 45' 31" West 109.88';
 Thence North 67° 16' 36" West 21.06';
 Thence Westerly 205.08' on the arc of a curve concave Southerly having a radius of 900.00' and a long chord bearing North 73° 48' 17" West 204.63';
 Thence North 80° 19' 57" West 277.60';
 Thence Westerly 200.00' on the arc of a curve concave Southerly having a radius 450.00' and a long chord bearing South 86° 56' 07" West 198.35';
 Thence South 74° 12' 12" West 169.46';
 Thence Westerly 89.21' on the arc of a curve concave Northerly having a radius of 111.48' and a long chord bearing North 82° 52' 24" West 86.85' to the point of beginning;
 Thence North 59° 56' 59" West 394.00' to the Easterly meander line of the Platte River as previously surveyed by Bruce Bowden dated April 17, 1997;
 Thence South 07° 18' 07" East 296.97' along said Easterly meander line;
 Thence South 39° 30' 56" East 153.03' along said Easterly meander line;
 Thence South 03° 55' 42" West 211.22' along said Easterly meander line;
 Thence South 22° 34' 08" East 393.75' to a point on the South line of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of said Section;
 Thence North 13° 22' 49" West 465.65';
 Thence North 25° 45' 58" East 366.95';
 Thence North 70° 39' 10" East 18.60' to the point of beginning, ALSO INCLUDING ALL LANDS BETWEEN THE MEANDER LINE AND THE OLD RIVER CHANNEL.

DESCRIPTION EASEMENT: (USE TO BE CLARIFIED BY OTHERS)
 A Thirty-three foot (33') wide easement being 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 Sixteen (16), Town Four (4) North, Range Two (2) West of the 4th P.M., Ellenboro Township, Grant County, Wisconsin, the centerline being described as follows:
 Commencing at the Northeast corner of said Section Sixteen (16);
 Thence South 00° 40' 22" East 1328.00' along the East line of said Section Sixteen (16) to the Southeast corner of the Northeast Quarter (NE 1/4) of said Section Sixteen (16);
 Thence North 89° 09' 46" West 16.50' along the South line of the Northeast Quarter (NE 1/4) of said Section Sixteen (16) to the point of beginning;
 Thence North 00° 40' 22" West 715.83';
 Thence North 67° 52' 00" East 281.80';
 Thence Westerly 207.13' on the arc of a curve concave Southerly having a radius of 200.00' and a long chord bearing South 82° 27' 49" West 198.00';
 Thence South 52° 47' 38" West 137.36';
 Thence Westerly 115.06' on the arc of a curve concave Northerly having a radius of 110.00' and a long chord bearing South 82° 45' 31" West 109.88';
 Thence North 67° 16' 36" West 21.06';
 Thence Westerly 205.08' on the arc of a curve concave Southerly having a radius of 900.00' and a long chord bearing North 73° 48' 17" West 204.63';
 Thence North 80° 19' 57" West 277.60';
 Thence Westerly 200.00' on the arc of a curve concave Southerly having a radius 450.00' and a long chord bearing South 86° 56' 07" West 198.35';
 Thence South 74° 12' 12" West 169.46';
 Thence Westerly 89.21' on the arc of a curve concave Northerly having a radius of 111.48' and a long chord bearing North 82° 52' 24" West 86.85' to the terminus point.

SURVEYOR'S CERTIFICATE:
 I, Larry L. 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 Dennis Dixon.
 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 17th day of December, 2001.
 Larry L. Austin, S-1903

SURVEYOR'S NOTE:
 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 underground improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title to 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. There may exist documents of record which would affect this parcel.



PARCEL "A"
 13.75 ACRES±
 598,758 SQ.FT.±

AREA TABLE
PARCEL "A"
 AREA LOCATED IN THE:
 SECTION 9, SE-SE = 0.30 ACRES±
 SECTION 16, NE-NE = 11.10 ACRES±
 SECTION 16, NW-NE = 2.35 ACRES±

WAIVER OF MONUMENTATION:
 I, Dennis Dixon, hereby request that the monuments for this survey be placed as shown on this plat. Dated this 28th day of Dec, 2001.
 Dennis Dixon

PARCEL "B" - NOTES:
 THE MEANDER LINE AND THE LOCATION OF THE RIVER ARE ESTABLISHED FROM A SURVEY BY BRUCE BOWDEN DATED APRIL 17, 1997.
 AREA TO MEANDER LINE = 2.32 ACRES±
 AREA BETWEEN MEANDER LINE AND OLD RIVER CHANNEL = 0.4 ACRES±

- LEGEND**
- No. 6 rebar found
 - No. 6 x 24" rebar set with cap - wt=150 #/ft.
 - ⊕ No. 8 rebar found with Grant County Aluminum Cap
 - ⊞ Aluminum Monument found with Grant County Aluminum Cap
 - + No monument set
 - Approximate location of fence

PLAT OF SURVEY for DENNIS DIXON
 LOCATED IN SECTION 9 AND SECTION 16, ELLENBORO TOWNSHIP, GRANT COUNTY, WISCONSIN

AUSTIN ENGINEERING, LLC
 4211 HWY 81 E. LANCASTER, WI 53813
 PHONE 608-723-6363 FAX 608-723-6702

FIELDBOOK: SDR33, 9825
 G:\T4NR2W\17
 G:\T4NR2W\1600-DIXON

DRAWN BY: AJ AUSTIN
 APPROVED: LL AUSTIN
 CREW: BS - SB

SHEET 1 OF 1