

# PLAT OF SURVEY

### SURVEYOR'S NOTES:

The description provided for the boundary of the property surveyed is recorded in Volume 499, Page 705, recorded as Document No. 443387, Grant County Registry. This description is a Real Estate Mortgage. In this description there is an exception worded as follows:  
 "excepting therefrom a right-of-way for a private road conveyed by a deed recorded in the office of the Register of Deeds for Grant County, Wisconsin, in Volume 219 at page 517". At the request of Attorney Steve Vogelsberg, this property was included with this survey. This survey does not warrant ownership and no representation as to ownership, use or possession should be hereon implied.

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. There may exist documents of record which would affect this parcel.

Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only. Possession and occupational rights MAY have been acquired to the fence and it is not known if the fence is a fence of convenience or if it is intended to mark the boundary. This survey was prepared with the intent of following the lines shown and described hereon.

### EASEMENT #2 DESCRIPTION:

A ten foot (10') wide ingress-egress easement being located in part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Town Two (2) North, Range Three (3) West of the 4th P.M., Potosi Township, Grant County, Wisconsin, the centerline of said easement being described as follows: Commencing at the East Quarter (E 1/4) corner of said Section; thence North 88° 57' 08" West 866.68' along the North line of said Southeast Quarter (SE 1/4); thence South 25° 32' 34" West 89.61'; thence 105.74' on the arc of a curve to the left having a radius of 485.00' and a long chord bearing South 19° 17' 49" West 105.53'; thence South 13° 03' 03" West 86.56' to the point of beginning; thence 91.90' on the arc of a curve to the right having a radius of 92.00' and a long chord bearing South 41° 40' 08" West 88.13'; thence South 70° 17' 12" West 82.91'; thence South 74° 26' 43" West 85.23'; thence 49.47' on the arc of a curve to the left having a radius of 100.00' and a long chord bearing South 60° 16' 23" West 48.97'; thence South 46° 06' 02" West 36.67'; thence 65.02' on the arc of a curve to the left having a radius of 32.00' and a long chord bearing South 12° 06' 41" East 54.40'; thence South 70° 19' 24" East 20.06'; thence 50.14' on the arc of a curve to the right having a radius of 75.00' and a long chord bearing South 51° 10' 18" East 49.21'; thence South 32° 01' 11" East 11.93'; thence 39.63' on the arc of a curve to the left having a radius of 60.00' and a long chord bearing South 50° 56' 27" East 38.91'; thence South 69° 51' 41" East 137.16'; thence 109.25' on the arc of a curve to the right having a radius of 175.00' and a long chord bearing South 51° 58' 34" East 107.49'; thence South 34° 05' 27" East 57.25' to the terminus point.

**TRACT 2**  
 56.66 ACRES±  
 2,467,929 SQ. FT. ±

### EASEMENT #1 DESCRIPTION:

A sixty-six foot (66') wide ingress-egress easement being located in part of the Northeast Quarter (NE 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 Twenty-four (24), Town Two (2) North, Range Three (3) West of the 4th P.M., Potosi Township, Grant County, Wisconsin, the centerline of said easement being described as follows: Commencing at the East Quarter (E 1/4) corner of said Section; thence North 88° 57' 08" West 866.68' along the North line of said Southeast Quarter (SE 1/4) to the point of beginning; thence South 25° 32' 34" West 89.61'; thence 105.74' on the arc of a curve to the left having a radius of 485.00' and a long chord bearing South 19° 17' 49" West 105.53'; thence South 13° 03' 03" West 86.56'; thence South 02° 49' 48" East 112.42'; thence South 10° 24' 45" West 47.32'; thence South 64° 31' 37" East 119.69'; thence South 04° 06' 25" East 57.73'; thence South 19° 31' 13" East 142.64'; thence South 61° 47' 30" West 106.46'; thence 160.88' on the arc of a curve to the right having a radius of 1423.24' and a long chord bearing South 30° 51' 10" East 160.79'; thence 186.52' on the arc of a curve to the left having a radius of 800.00' and a long chord bearing South 34° 17' 38" East 186.10'; thence South 40° 58' 24" East 104.64'; thence 312.41' on the arc of a curve to the right having a radius of 385.00' and a long chord bearing South 17° 43' 36" East 303.91'; thence South 05° 31' 11" West 542.02' to the terminus point.

**TRACT 1**  
 9.63 ACRES±  
 419,506 SQ. FT. ±

**TRACT 3**  
 14.12 ACRES±  
 615,016 SQ. FT. ±

### TRACT 3 DESCRIPTION:

Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Town Two (2) North, Range Three (3) West of the 4th P.M., Potosi Township, Grant County, Wisconsin, containing 14.12 acres, more or less, and being described as follows: Commencing at the Southeast corner of said Section; thence South 89° 51' 25" West 818.04' along the South line of said Section to the point of beginning; thence South 89° 51' 25" West 501.06' along said South line; thence North 00° 33' 45" West 984.37' along the West line of the Southeast Quarter (SE 1/4) of said Southeast Quarter (SE 1/4); thence South 71° 29' 09" East 956.88'; thence South 30° 16' 58" West 786.56' to the point of beginning. Tract being subject to any and all easements of record and/or usage.

### TRACT 2 DESCRIPTION:

Part of the Northeast Quarter (NE 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 Twenty-four (24), Town Two (2) North, Range Three (3) West of the 4th P.M., Potosi Township, Grant County, Wisconsin, containing 56.66 acres, more or less, and being described as follows: Commencing at the East Quarter (E 1/4) corner of said Section; thence South 00° 44' 31" East 382.90' along the East line of said Section to the point of beginning; thence North 88° 42' 22" West 1051.68'; thence North 15° 48' 58" West 395.19' to the North line of the Northeast Quarter (NE 1/4) of said Southeast Quarter (SE 1/4); thence North 88° 57' 08" West 156.92' along said North line to the Northwest corner of the Northeast Quarter (NE 1/4) of said Southeast Quarter (SE 1/4); thence South 00° 33' 45" East 1692.94' along the West line of the East Half (E 1/2) of said Southeast Quarter (SE 1/4); thence South 71° 29' 09" East 956.88'; thence South 30° 16' 58" West 786.56' to the South line of said Section; thence North 89° 51' 25" East 818.04' along said South line to the Southeast corner thereof; thence North 00° 44' 31" West 2267.23' along the East line of said Section to the point of beginning. Tract being subject to any and all easements of record and/or usage.

**TRACT 1 DESCRIPTION:**  
 Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Town Two (2) North, Range Three (3) West of the 4th P.M., Potosi Township, Grant County, Wisconsin, containing 9.63 acres, more or less, and being described as follows: Commencing at the East Quarter (E 1/4) corner of said Section, said corner being the point of beginning; thence South 00° 44' 31" East 382.90' along the East line of said Section; thence North 88° 42' 22" West 1051.68'; thence North 15° 48' 58" West 395.19' to the North line of the Northeast Quarter (NE 1/4) of said Southeast Quarter (SE 1/4); thence South 88° 57' 08" East 1154.36' along said North line to the point of beginning. Tract being subject to any and all easements of record and/or usage.

### SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify:  
 That to above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.  
 That performance with local ordinances are not guaranteed with this survey.  
 That this survey was prepared under the instructions of Rita McMahon and Attorney Steve Vogelsberg.  
 That it is the best of my knowledge and belief, this plat is an accurate representation thereof.  
 That if 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.

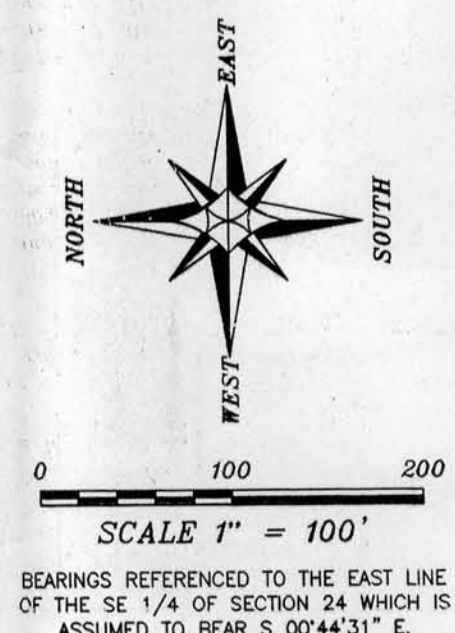
Dated this 21st day of November, 2003.

*Larry L. Austin*  
 Larry L. Austin, S-1903



### LEGEND

- No. 8 x 30" rebar set with Grant County Aluminum Cap - wt=2.67#/l.f.
- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- △ 1" diameter iron pipe found
- ▲ 2" diameter iron pipe found
- No. 8 rebar found
- + No monument set
- Approximate location of existing



**PLAT OF SURVEY**  
 PREPARED FOR: DARLENE DEAN ESTATE  
 LOCATED IN THE NE 1/4-SE 1/4 AND THE SE-SE OF SECTION 24, T2N, R3W, POTOSI TOWNSHIP, GRANT COUNTY, WISCONSIN

**Austin Engineering LLC**  
 4211 HWY 81 E.  
 LANCASTER, WI 53813  
 PHONE 608-723-6363  
 FAX 608-723-6702

JOB NO. 035302  
 FIELDBOOK: 2321  
 G:\T2N3W12  
 H:\PLAT\T2N3W12\035302-DEAN

DRAWN BY: AJ AUSTIN  
 APPROVED: LL AUSTIN  
 CREW: BS - SB - SA - BD  
 SHEET 1 OF 1