

PLAT OF SURVEY

TRACT 1 DESCRIPTION:
Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13) and part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Town Four (4) North, Range Two (2) West of the 4th P.M., Ellenboro Township, Grant County, Wisconsin, containing 40.04 acres, more or less, and being described as follows:
Commencing at the Southwest corner of said Section Thirteen (13), said corner being the point of beginning; thence North 44° 34' 24" East 21.59'; thence North 89° 07' 56" East 699.59' along the South line of said Section; thence North 44° 34' 24" East 21.59'; thence North 100° 01' on the arc of a curve to the left having a radius of 300.00' and a long chord bearing North 35° 21' 25" East 82.55'; thence North 25° 48' 51" East 236.50'; thence 154.57' on the arc of a curve to the right having a radius of 800.00' and a long chord bearing North 57° 03' 26" East 35.21' on the arc of a curve to the right having a radius of 285.12' and a long chord bearing North 33° 15' 46" East 34.42'; thence North 77° 13' 47" East 25.53'; thence North 39° 25' 05" East 73.54'; thence North 25° 08' to a point in said centerline; thence North 43° 37' 26" East 359.21' to a point in said centerline; thence North 13° 01' 53" West 235.08' to a point in said centerline; thence South 37° 04' to a point in said centerline; thence North 13° 01' 53" West 235.08' to a point in said centerline; thence South 09° 00' West 147.60' along the North line of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of said Section Thirteen (13); thence North 04° 40' 07" East 322.00'; thence North 60° 41' 50" East 39.00' to a point in the centerline of said township road; thence 204.71' on the arc of a curve to the left having a radius of 1423.65' and a long chord bearing North 23° 34' 31" West 204.53' to a point in said centerline; thence North 27° 41' 40" West 25.95' to a point in said centerline; thence 295.16' on the arc of a curve to the left having a radius of 2000.00' and a long chord bearing North 31° 55' 20" West 222.52'; thence South 51° 30' 53" West 222.52'; thence South 58° 12' 12" West 179.76'; thence South 72° 58' 13" East 588.68'; thence South 51° 05' 20" East 158.33'; thence South 45° 39' 17" East 154.23'; thence North 77° 47' 56" East 66.34'; thence South 30° 37' 53" East 243.50'; thence South 10° 40' 11" West 68.52'; thence North 45° 48' 50" West 311.59'; thence South 73° 56' 22" West 84.57'; thence North 52° 51' 44" West 32.83'; thence North 78° 49' 46" West 295.93'; thence North 70° 28' 35" West 331.82'; thence North 85° 49' 10" West 87.98'; thence North 75° 06' 13" West 91.88'; thence South 60° 45' 12" West 39.42'; thence South 34° 56' 41" East 116.13'; thence South 58° 22' 48" East 195.31'; thence South 14° 18' 20" West 109.68'; thence South 12° 12' 02" East 209.27'; thence South 87° 27' 23" West 200.16'; thence North 81° 29' 29" West 137.40'; thence North 56° 31' 02" West 81.62'; thence North 44° 24' 40" West 153.51'; thence North 29° 34' 26" West 306.15'; thence North 37° 13' 40" West 93.16'; thence North 14° 51' 47" West 225.50'; thence North 12° 44' 31" West 308.25'; thence South 11° 35' 28" West 233.40'; thence South 05° 05' 50" East 123.18'; thence South 11° 02' 22" West 96.10'; thence South 26° 38' 59" West 152.46'; thence South 09° 24' 21" West 191.23' to the South line of said Section Fourteen (14); thence North 69° 39' 26" East 893.78' along the South line of said Section Fourteen (14) to the point of beginning.
TRACT BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

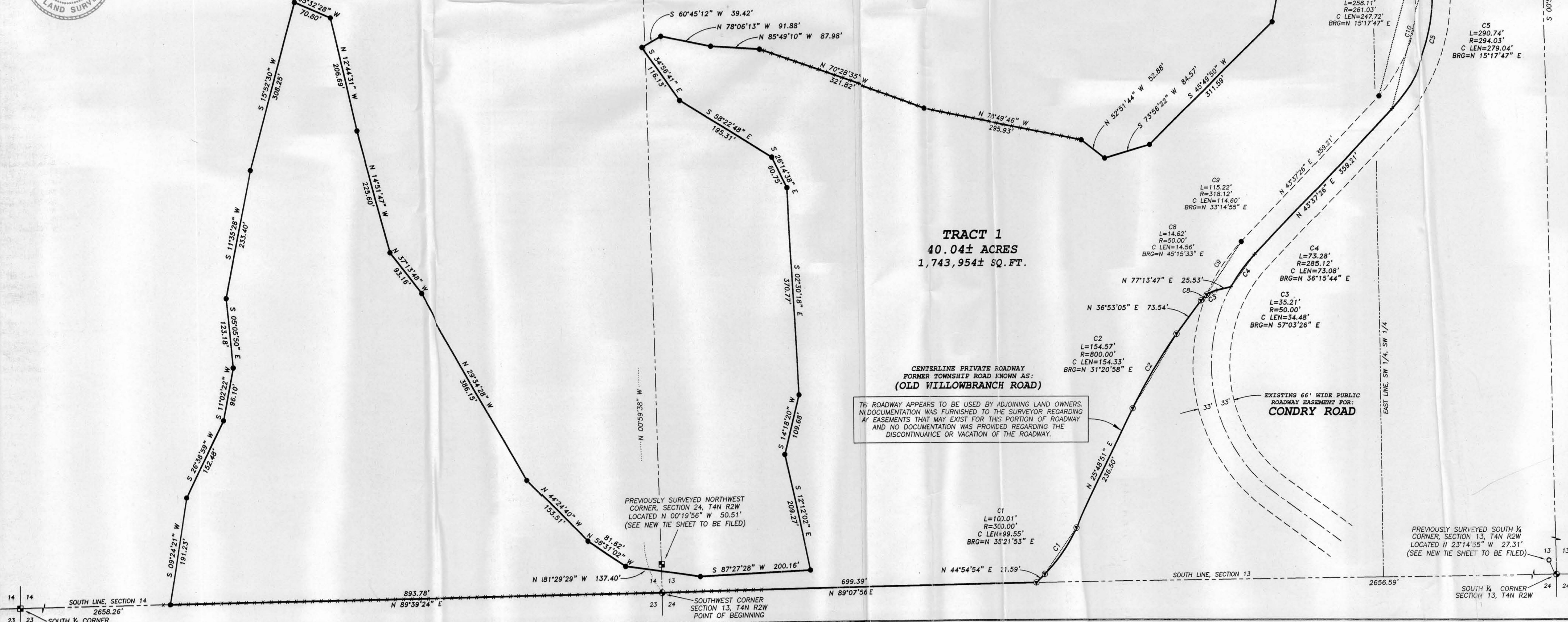
SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered 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 conformances with local ordinances are not guaranteed with this survey.
That this survey was prepared under the instructions of Paul Place of Clayton Real Estate and Auction Services, Inc.
That to the best of my knowledge and belief, this plat is an accurate representation thereof.
That all persons that do not show a seal or initials in red ink may contain unauthorized alterations.
The application contained on this document shall not apply to any copies.

Dated at the City of Madison, Wisconsin, this 21st day of February, 2004.

Larry L. Austin, Registered Land Surveyor

Professional Seal of Larry L. Austin, Registered Land Surveyor, Wisconsin No. 1605



TRACT 1
40.04± ACRES
1,743,954± SQ. FT.

CENTERLINE PRIVATE ROADWAY
FORMER TOWNSHIP ROAD KNOWN AS:
(OLD WILLOWBRANCH ROAD)

THIS ROADWAY APPEARS TO BE USED BY ADJOINING LAND OWNERS.
NO DOCUMENTATION WAS FURNISHED TO THE SURVEYOR REGARDING ANY EASEMENTS THAT MAY EXIST FOR THIS PORTION OF ROADWAY AND NO DOCUMENTATION WAS PROVIDED REGARDING THE DISCONTINUANCE OR VACATION OF THE ROADWAY.

EXISTING 66' WIDE PUBLIC ROADWAY EASEMENT FOR:
CONDY ROAD

SURVEYOR'S NOTE: AN EXCEPTION RECORDED IN VOLUME 736, PAGE 526, DOCUMENT NO. 570389, GRANT COUNTY REGISTRY HAS A CALL TO THE CENTERLINE OF THE TOWNSHIP ROAD. THIS EXCEPTION RETRACED BY DIMENSIONS AND BEARINGS FROM THE STARTING POINT LIES NORTH AND EAST OF THE EXISTING ROAD. EXISTING PHYSICAL EVIDENCE MAY RETRACE THIS PROPERTY IN A DIFFERENT LOCATION. THE CALL TO THE CENTERLINE WAS USED FOR RETRACEMENT PURPOSES AS THE INTENT OF THE DESCRIPTION, THEREFORE THE TRAVELED CENTERLINE WAS SURVEYED AND DESCRIBED AS SHOWN HEREON.

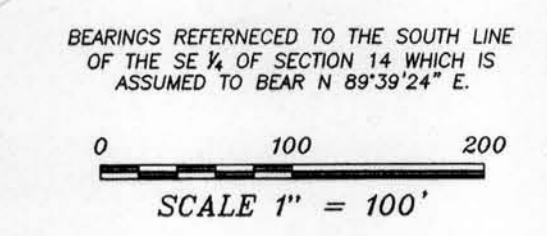
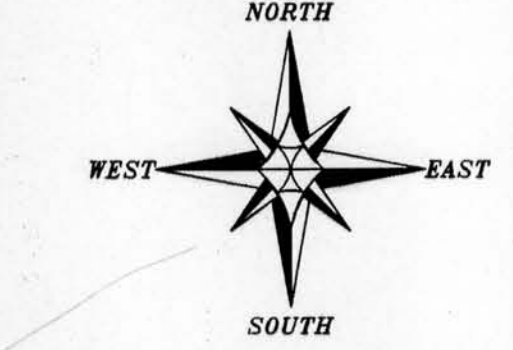
SURVEYOR'S NOTES:
Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No underground improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title 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.

AREA TABLE:

NW-SW = 11.70± ACRES
SW-SW = 17.89± ACRES
SE-SW = 1.04± ACRES
SE-SE = 9.41± ACRES

- LEGEND**
- No. 6 rebar found
 - ⊗ No. 7 rebar found
 - ⊠ Aluminum Monument found with Grant County Aluminum Cap
 - ⊙ No. 8 x 30" rebar set with Grant County Aluminum Cap - wt=2.67#/l.f.
 - No. 6 x 24" rebar set with cap
 - ⊙ Railroad spike set
 - + No monument set
 - () Recorded as
 - Approximate location of existing

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.



PLAT OF SURVEY
PREPARED FOR: VERNON VONDRA
LOCATED IN SECTION 13 AND 14, T4N R2W, ELLENBORO TOWNSHIP, GRANT COUNTY, WISCONSIN

Austin Engineering Inc
4311 HWY 81 E
LANCASTER, WI 53612
PHONE 608-723-6363
FAX 608-723-6702

JOB NO: 035354
FIELDBOOK: 2231
G:\14R2W\248
H:\PLAT\T4N R2W\14\035354-VONDRA

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

SHEET 1 OF 1