

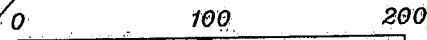
# PLAT OF SURVEY

## LEGEND

- ⊞ Wisconsin Dept. of Transportation Monument found.
- ⊠ Chisel cross in concrete base of corner post found.
- ⊙ 1 1/2" diameter iron pipe found.
- No. 6 rebar found.
- No. 6 x 24" rebar set with cap.
- ( ) Recorded as
- ] Property described in Volume and Page, Grant County Registry
- \*\*\* Approximate location of fence

NO DESCRIPTION PROVIDED FOR CROSS HATCHED AREA RECOMMEND QUIT CLAIM DESCRIPTIONS BE EXCHANGED TO CLARIFY OWNERSHIP.

SECTION DETAIL LOCATED ON SHEET 3  
EASEMENT DETAIL LOCATED ON SHEET 2

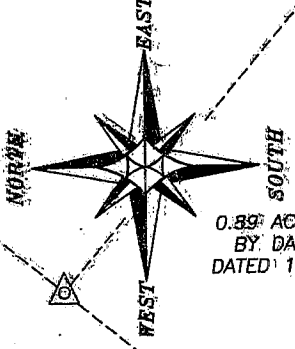


SCALE 1" = 100'

REFERENCE LINE ESTABLISHED FROM R/W PROJECT NO: 5580-01-21

TRAVELED CENTERLINE

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW 1/4 SECTION 23 WHICH IS ASSUMED TO BEAR N 89°47'25" W.



0.89 ACRE SURVEY BY DAVID DAVIS DATED 10-16-1982

PARCEL 3 [691-116]

PARCEL 2 [691-116]

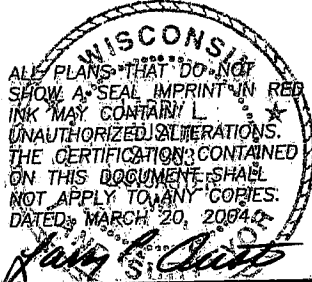
PARCEL 1 [691-116]

**TRACT 1**  
6.33± ACRE  
275,830± SQ. FT.

**TRACT 2**  
0.11± ACRE  
4,631± SQ. FT.

[406-333] TRACT 3 HOMER RALPH SURVEY 9-25-1954

LINE CONNECTING THE SOUTHEAST CORNER, SE 1/4-SW 1/4 AND THE NORTHWEST CORNER, SE 1/4-SW 1/4



**Austin Engineering** *llc*

111 HWY 81 E, LANCASTER, WI 53813  
E 608-723-6363 FAX 608-723-6702

Prepared For: **FARMER'S IMPLEMENT CO.**

JOB NO: 04S013  
FIELDBOOK: TDS RANGER  
G:\T5NR5W\25  
H:\PLAT\T5NR5W\23\04S013-FARMSIMPL

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

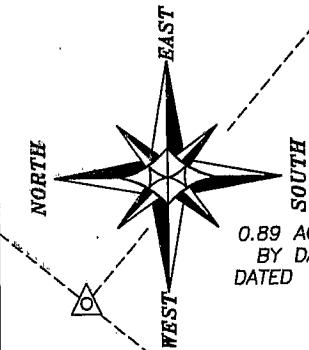
# PLAT OF SURVEY

## LEGEND

## -EASEMENT DETAIL-

- ▣ Wisconsin Dept. of Transportation Monument found
- ⊠ Chisel cross in concrete base of corner post found
- △ 1 1/2" diameter iron pipe found
- No. 6 rebar found
- No. 6 x 24" rebar set with cap
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- \* - \* - Approximate location of fence

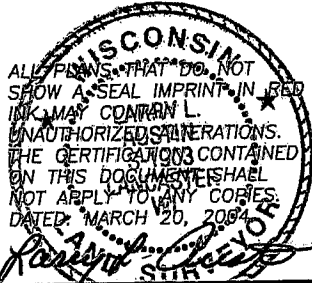
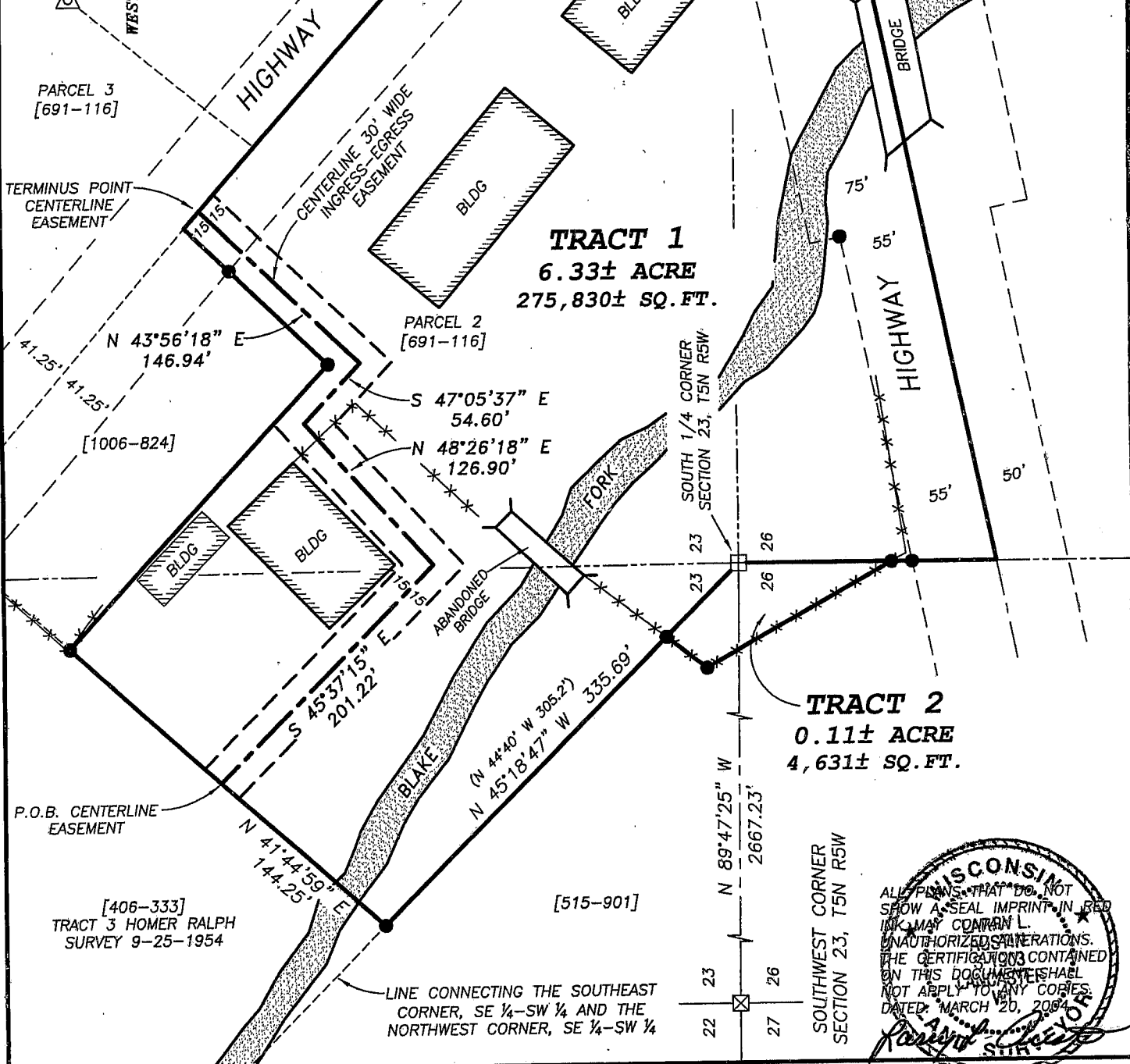
BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW 1/4, SECTION 23 WHICH IS ASSUMED TO BEAR N 89°47'25" W.



0.89 ACRE SURVEY BY DAVID DAVIS DATED 10-16-1982

0 100 200  
SCALE 1" = 100'

REFERENCE LINE ESTABLISHED FROM R/W PROJECT NO: 5580-01-21  
TRAVELED CENTERLINE



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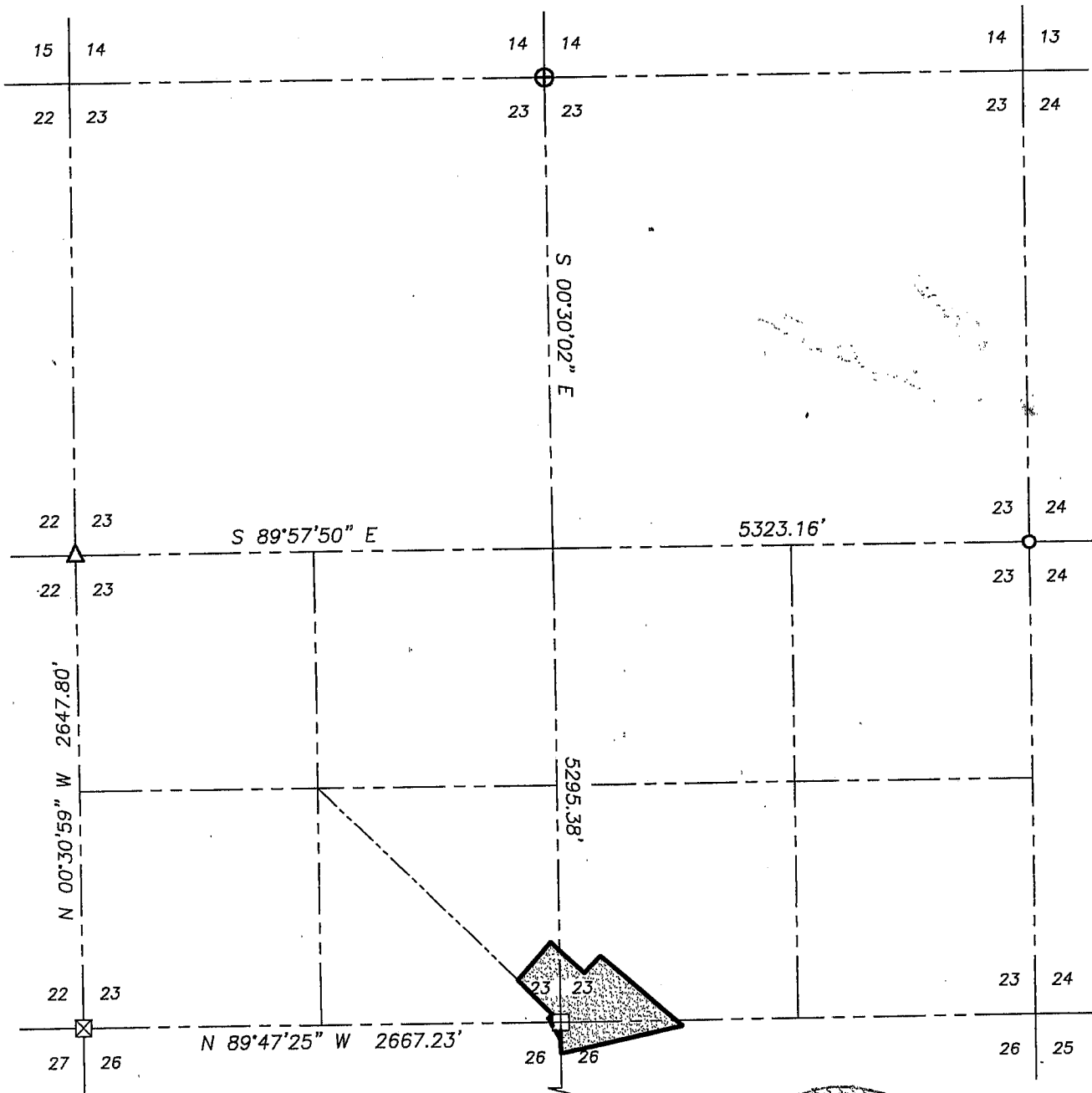
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# PLAT OF SURVEY

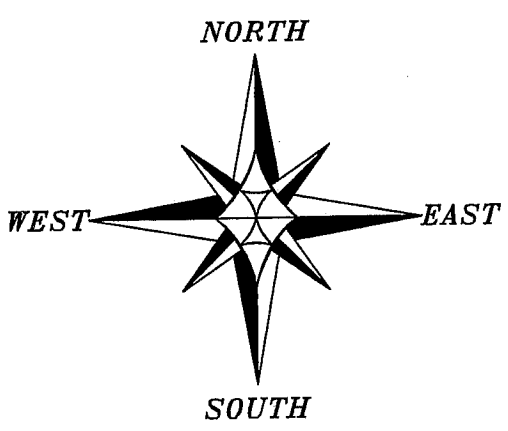
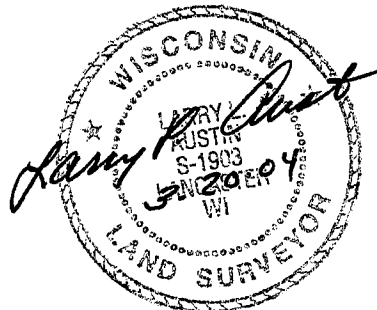
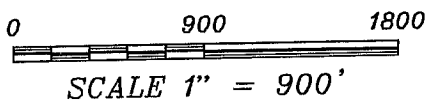
## -SECTION DETAIL-



### LEGEND

- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- ⊞ Wisconsin Dept. of Transportation Monument found
- ⊠ Chisel cross in concrete base of corner post found
- △ 1 1/2" diameter iron pipe found
- ▲ 1" diameter iron pipe found
- No. 6 rebar found
- No. 6 x 24" rebar set with cap
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- x-x-x- Approximate location of fence

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW 1/4, SECTION 23 WHICH IS ASSUMED TO BEAR N 89°47'25" W.



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DRAWN BY: AJ AUSTIN  
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CREW: BS - SA  
SHEET 3 OF 5

# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Part of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ), the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Twenty-three (23) and part of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Twenty-six (26), Town Five (5) North, Range Five (5) West of the 4th P.M., Bloomington Township and the Village of Bloomington, Grant County, Wisconsin, containing 6.33 acres, more or less, and being described as follows:

Commencing at the South Quarter (S  $\frac{1}{4}$ ) corner of said Section Twenty-three (23), said corner being the point of beginning;  
thence North  $45^{\circ} 18' 47''$  West 335.69' along a line connecting the Southeast corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and the Northwest corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of said Section Twenty-three (23);  
thence North  $41^{\circ} 44' 59''$  East 280.41'; thence South  $47^{\circ} 05' 37''$  East 256.00';  
thence North  $43^{\circ} 56' 18''$  East 131.40'; thence South  $49^{\circ} 09' 27''$  East 600.76';  
thence South  $78^{\circ} 08' 23''$  West 696.34' to the North-South Quarter (N-S  $\frac{1}{4}$ ) line of said Section Twenty-six (26);  
thence North  $00^{\circ} 05' 03''$  East 170.40' along the North-South Quarter (N-S  $\frac{1}{4}$ ) line of said Section Twenty-six (26) to the point of beginning.

## TRACT 2 DESCRIPTION:

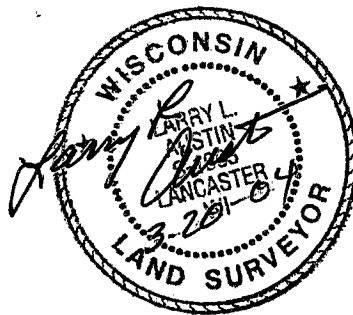
Part of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Twenty-three (23) and part of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Twenty-six (26), Town Five (5) North, Range Five (5) West of the 4th P.M., Bloomington Township, Grant County, Wisconsin, containing 0.11 acre, more or less, and being described as follows:

Commencing at the South Quarter (S  $\frac{1}{4}$ ) corner of said Section Twenty-three (23), said corner being the point of beginning;  
thence North  $45^{\circ} 18' 47''$  West 68.38' along a line connecting the Southeast corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and the Northwest corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of said Section Twenty-three (23);  
thence South  $37^{\circ} 25' 16''$  West 33.88';  
thence South  $29^{\circ} 33' 36''$  East 139.98' to the North-South Quarter (N-S  $\frac{1}{4}$ ) line of said Section Twenty-six (26);  
thence North  $00^{\circ} 05' 03''$  East 100.58' along the North-South Quarter (N-S  $\frac{1}{4}$ ) line of said Section Twenty-six (26) to the point of beginning.

## EASEMENT DESCRIPTION:

A Thirty foot (30') wide ingress-egress easement being located in the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Twenty-three (23), Town Five (5) North, Range Five (5) West of the 4th P.M., Bloomington Township and the Village of Bloomington, Grant County, Wisconsin, the centerline of said easement being located 15' (measured perpendicularly) on either side of the following described line:

Commencing at the South Quarter (S  $\frac{1}{4}$ ) corner of said Section Twenty-three (23);  
thence North  $45^{\circ} 18' 47''$  West 335.69' along a line connecting the Southeast corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and the Northwest corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of said Section Twenty-three (23);  
thence North  $41^{\circ} 44' 59''$  East 144.25' to the point of beginning;  
thence South  $45^{\circ} 37' 15''$  East 201.22';  
thence North  $48^{\circ} 26' 18''$  East 126.90';  
thence South  $47^{\circ} 05' 37''$  East 54.60';  
thence North  $43^{\circ} 56' 18''$  East 146.94' to a point in the centerline of Highway #35/#133, said point being the terminus point.



**Austin  
Engineering LLC**

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APPROVED: LL AUSTIN  
CREW: BS - SA

SHEET 4 OF 5

# PLAT OF SURVEY

## SURVEYOR'S REPORT:

Several documents were reviewed in the course of this survey. Those documents are as follows:

Description provided: [691-116].

The following documents were obtained during the course of this survey:

[505-731], [266-82], [356-328], [294-510], [294-512], [515-901], [442-596], [435-68], [195-21], [368-481], [406-33], [515-819], [559-495], [368-481], [505-731], [476-155], [1006-824], R/W Project No. 5580-01-21, R/W Project No. S 0200(1), Previous survey by Homer Ralph Jr. dated 9-25-1954, Previous survey by David Davis dated 10-16-1982.

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.

At the request of Jim Czajkowski, Attorney for Roger Osterhaus, a boundary was surveyed that may not follow existing deed lines. This survey was performed with the intent that other documentation will be recorded to clarify ownership. No representation as to ownership, use or possession should be hereon implied.

It appears that the location of the South Quarter (S ¼) corner of Section 23 has a different location than previously described.

The platted location of these descriptions and the intent of the physical location of the descriptions differ due to a previous surveys in the area and existing physical evidence as to the intent of the location of the property lines.

Tract 2 was surveyed as a separate parcel for purposes of obtaining title to the land which has been occupied by Farmer's Implement Company.

Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat.

No improvements have been located unless shown and noted.

A new easement was surveyed for this property. The use, maintenance, assignments or other pertinent information of this easement should be addressed between the Dominant Tenement and the Servient Tenement. It is recommended that the easement on this survey should be clarified in the deed or by other documents.

The Corporate boundary was not mapped on this survey.

## SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify: That the descriptions hereon were 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.

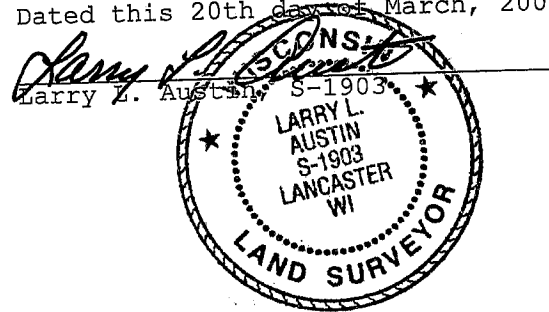
That this survey was prepared under the instructions of Roger Osterhaus of Farmer's Implement Co. and Attorney Jim Czajkowski.

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 20th day of March, 2004.



**Austin**  
**Engineering LLC**

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SHEET 5 OF 5