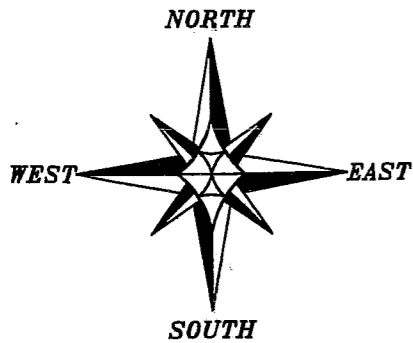


Book 17 PAGE 25

PLAT OF SURVEY



C1
L=130.51'
R=958.00'
C LEN=130.41'
BRG=S 86°38'00" W

11 11 S 89°48'53" W
14 14 2669.91'
NORTH 1/4 CORNER SECTION 14, T3N R1W

CENTERLINE
MITCHELL HOLLOW ROAD

LEGEND

- ⊕ No. 7 rebar found with Grant County Aluminum Cap
- △ 1" diameter iron pipe found
- No. 6 rebar found
- No. 6 x 24" rebar set with cap
- () Recorded as
- x-x- Approximate location of fence

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 11 WHICH IS ASSUMED TO BEAR S 89°48'53" W.

0 200 400

SCALE 1" = 200'

LOT 1
CSM NO. 632
(S 71°54'46" W)
(N 72° E) (12 CHAINS 91 LINKS)
N 71°33'59" E 846.62'

TRACT 2
6.17± ACRES
268,701± SQ. FT.

TRACT 1
6.24± ACRES
271,742± SQ. FT.

TRACT 3
12.29± ACRES
535,535± SQ. FT.

NORTH BOUNDARY OF RIGHT OF WAY OF THE ABANDONED CHICAGO, MILWAUKEE & ST. PAUL RAILROAD COMPANY
N 82°01'18" E 883.32'

ABANDONED CHICAGO, MILWAUKEE & ST. PAUL RAILROAD COMPANY
APPROXIMATE LOCATION EXISTING CREEK

(N 71 1/2° E) (7 CHAINS 85 LINKS)
N 71°33'59" E 516.22'

APPROXIMATE LOCATION EXISTING CREEK

PROPERTY DESCRIBED IN VOLUME 816, PAGE 960, GRANT COUNTY REGISTRY

PARCEL 3
PREVIOUS SURVEY BY LARRY AUSTIN DATED 5-25-1987

Larry L. Austin
4.27.05

(NORTH) (2 CHAINS) (89 LINKS)
204.78'
N 00°11'07" W

(SOUTH) (10.15 CHAINS)
S 00°30'06" E 671.36'
648.41'

C2
L=69.23'
R=892.00'
C LEN=69.21'
BRG=S 88°18'45" W

(12 CHAINS) (27 LINKS)
793.27'

N 89°27'50" W

S 89°48'53" W 875.82'
(WEST 13.27 CHAINS)

806.74'

P.O.B. TRACT 2

(S 00°30'12" E) 520.29'
N 00°30'06" W 551.59'

OUTLOT 1 - CSM NO. 1031

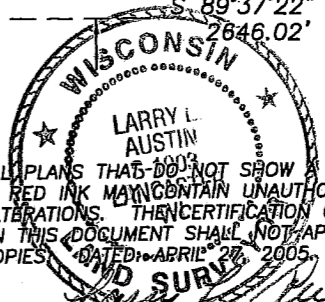
(191 LINKS) 142.61'
P.O.B. TRACT 1 & 3

496.02'
N 89°27'50" W

N 89°37'22" W 353.99'
(7 CHAINS 44 LINKS) (5.50 CHAINS)

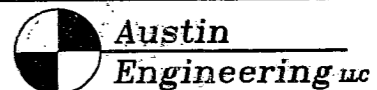
SOUTHEAST CORNER SECTION 11, T3N R1W

66' WIDE PUBLIC ROADWAY EASEMENT (ESTABLISHED FROM CENTERLINE)



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.
DATE: APRIL 27, 2005

Prepared For: RON HARRELL



4211 HWY 81 E, LANCASTER, WI 53813
PHONE 608-723-6363 FAX 608-723-6702

JOB NO: 05s062
FIELDBOOK: TDS RANGER
G: GRANT\DOTA
H: PLAT\T3NR1W\11\05s062-HARRELL

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

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

TRACT 1 - ORIGINAL DESCRIPTION:

Previously described in Warranty Deed recorded in Volume 264, Page 539 as Document No. 170286, Grant County Registry, and being described as follows:

A tract of land described as follows: Commence One (1) Chain and Ninety-four (94) Links West of the junction Corner of Sections Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), in Town Three (3) North, Range One (1) West of the Fourth Principal Meridian; thence North, Six (6) Chains and Eighty-four (84) Links; thence North, Seventy-one and one-half (71 1/2) degrees East, Seven (7) Chains and Eighty-five (85) links; thence South, Nine (9) Chains and Thirty-two (32) Links; thence West Seven (7) Chains and Forty-four (44) Links, to the place of beginning, containing Six (6) acres, more or less.

TRACT 1 - REDESCRIBED:

The above described Tract being redescribed as follows:

Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11) and part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Town Three (3) North, Range One (1) West of the 4th P.M., Platteville Township, Grant County, Wisconsin, containing 6.24 acres, more or less, and being described as follows:

Commencing at the Southeast corner of said Section Eleven (11), said corner being the point of beginning;

thence South 89° 48' 53" West 142.61' along the South line of said Section Eleven (11);

thence North 01° 07' 40" East 470.01' to a No. 6 rebar;

thence North 71° 33' 59" East 516.22' to a No. 6 rebar;

thence South 00° 12' 57" West 635.03' to the South line of said Section Twelve (12);

thence North 89° 37' 22" West 353.99' along said South line to the point of beginning. Tract being subject to any and all easements of record and/or usage.

TRACT 2 - ORIGINAL DESCRIPTION:

Previously described in Warranty Deed recorded in Volume 264, Page 539 as Document No. 170286, Grant County Registry, and being described as follows:

Commencing One Hundred Ninty-one (191) Links West of the South West Corner of Section Number Twelve (12), Town Three (3) North, Range One (1) West of the Fourth Principal Meridian; thence run West, Twelve (12) Chains and Twenty-seven (27) Links; thence North, Two (2) Chains and Eighty-nine (89) Links; thence North, Seventy-two (72) degrees East, Twelve (12) Chains and Ninety-one (91) Links; thence South, Six (6) Chains and Eighty-four (84) Links, to the place of beginning, containing Six (6) acres, more or less.

TRACT 2 - REDESCRIBED:

The above described Tract 2 being redescribed as follows:

Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11), Town Three (3) North, Range One (1) West of the 4th P.M., Platteville Township, Grant County, Wisconsin, containing 6.17 acres, more or less, and being described as follows:

Commencing at the Southeast corner of said Section;

thence South 89° 48' 53" West 142.61' along the South line of said Section to the point of beginning;

thence South 89° 48' 53" West 793.27' along said South line;

thence North 00° 11' 07" West 204.78' to a No. 6 rebar;

thence North 71° 33' 59" East 846.62' to a No. 6 rebar;

thence South 01° 07' 40" West 470.01' to the point of beginning. Tract being subject to any and all easements of record and/or usage.

TRACT 3 - ORIGINAL DESCRIPTION:

Previously described in Warranty Deed recorded in Volume 363, Page 234 as Document No. 339386, Grant County Registry, and being described as follows:

Commencing at the Northeast corner of Section Fourteen (14), Township Three (3) North, Range One (1) West of the 4th P.M. in Grant County, Wisconsin, thence West on the Section line 13.27 chains, thence South 10.15 chains to the North boundary of the right-of-way of the Chicago, Milwaukee & Saint Paul Railroad Company, thence Easterly along the North boundary of said Railroad right-of-way to the East line of said Section Fourteen (14), thence North on the Section line to the place of beginning, containing 12.146 acres, more or less.



**Austin
Engineering LLC**

4211 HWY 81 E, LANCASTER, WI 53813
PHONE 608-723-6363 FAX 608-723-6702

Prepared For: **RON HARRELL**

JOB NO: 05s062
FIELDBOOK: TDS RANGER
G:\GRANT\DOTA
H:\PLAT\T3NR1W\11\05s062-HARRELL

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

SHEET 2 OF 3

PLAT OF SURVEY

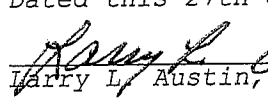
TRACT 3 - REDESCRIBED:

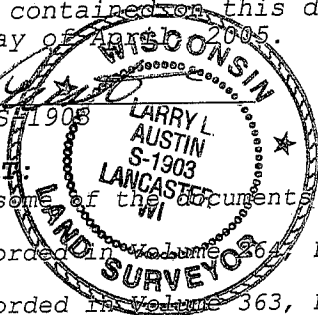
Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Town Three (3) North, Range One (1) West of the 4th P.M., Platteville Township, Grant County, Wisconsin, containing 12.29 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section, said corner being the point of beginning;
thence South 89° 48' 53" West 875.82' along the North line of said Section;
thence South 00° 30' 06" East 671.36' to the North boundary of the abandoned Chicago, Milwaukee & St. Paul Railroad Right of way;
thence North 82° 01' 18" East 883.32' along said North boundary to the East line of said Section Fourteen (14);
thence North 00° 30' 06" West 551.59' 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.

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 Ron Harrell.
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 27th day of April, 2005.


Larry L. Austin, S-1903



SURVEYOR'S REPORT:

The following are some of the documents that were reviewed during the course of this survey:
-Warranty Deed recorded in Volume 264, Page 539 as Document No. 170286, Grant County Registry.
-Warranty Deed recorded in Volume 363, Page 234 as Document No. 339386, Grant County Registry.
-Application for Transfer of Property to Surviving Joint Tenant, Life Tenant or Remainderman recorded in Volume 650, Page 380 as Document No. 527023, Grant County Registry.
-Warranty Deed recorded in Volume 693, Page 234 as Document No. 550541, Grant County Registry.
-Quit Claim Deed recorded in Volume 816, Page 960 as Document No. 605197, Grant County Registry.
-Certified Survey Map No. 1031, recorded in Volume 8 of Certified Survey Maps on Pages 187-190, Grant County Registry.
-Certified Survey Map No. 632, recorded in Volume 5 of Certified Survey Maps on Page 61, Grant County Registry.
-Plat of Survey prepared by Larry Austin dated 5-25-1987.

NOTES REGARDING RETRACEMENT OF LINES:

Several descriptions in this area utilized the Section corner marking the corner of Sections 11, 12, 13 and 14 as the starting point of those descriptions. It appears that the location of this Section corner may not have been known at the time those descriptions were created. This may validate why these descriptions have significant differences between the dimensions on those documents and the actual location of the properties involved.

The Surveyor has accepted the fence line on the East line of Tract 1 of this survey as the intended location of the property line between adjoining land owners.

The West line of Tract 2 of this survey was established at the recorded dimension (191 links + 12 chains, 27 links = 935.88') from the Section corner.

The North line of Tract 1 and 2 was established from a projection of Lot 1 of Certified Survey Map No. 632, which fit within a close proximity of the fence.

Quit claim deeds may need to be exchanged between adjoining land owners to clarify ownership and the intent of the descriptions in this area.

ADDITIONAL 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 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.



Austin
Engineering LLC

4211 HWY 81 E, LANCASTER, WI 53813
PHONE 608-723-6363 FAX 608-723-6702

Prepared For: RON HARRELL

JOB NO: 05s062
FIELDBOOK: TDS RANGER
G:\GRANT\DOTA
H:\PLAT\T3NR1W\11\05s062-HARRELL

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

SHEET 3 OF 3