



Martenson & Eisele, Inc.

Planning ■ Surveying ■ Engineering ■ Architecture

Professionals dedicated to serving people committed to improving their communities

Description

Ten foot strip being acquired for additional right-of-way for Commercial Drive

Part of Lot 1 of Certified Survey Map 1031, recorded with the Grant County Register of Deeds Office in Volume 8 of Certified Survey Maps on Page 187 as Document #662810, located in the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 3 North, Range 1 West, City of Platteville, Grant County, Wisconsin described as follows:

Commencing at the southwest corner of Lot 1 of Certified Survey Map 1161, recorded with the Grant County Register of Deeds Office in Volume 10 of Certified Survey Maps on Page 18 as Document #677736;
 thence South 00 degrees 33 minutes 40 seconds East, 70.00 feet;
 thence along the south right-of-way line of Progressive Park Way,
 North 89 degrees 52 minutes 03 seconds East, 23.06 feet to the point of beginning;
 thence continuing along the south right-of-way line of Progressive Park Way,
 North 89 degrees 52 minutes 03 seconds East, 10.04 feet;
 thence along the west right-of-way line of Commercial Drive,
 117.68 feet along an arc of a curve to the left with a radius of 150.00 feet having a chord of 114.68 feet that bears South 28 degrees 10 minutes 07 seconds East;
 thence continuing along the west right-of-way line of Commercial Drive,
 70.53 feet along an arc of a curve to the right with a radius of 80.00 feet having a chord of 68.27 feet that bears South 25 degrees 23 minutes 13 seconds East;
 thence continuing along the west right-of-way line of Commercial Drive,
 South 00 degrees 07 minutes 52 seconds East, 100.48 feet;
 thence along the north right-of-way line of Business U.S.H. "151",
 South 84 degrees 39 minutes 11 seconds West, 10.04 feet;
 thence North 00 degrees 07 minutes 52 seconds West, 101.39 feet;
 thence 61.71 feet along an arc of a curve to the left with a radius of 70.00 feet having a chord of 59.73 feet that bears North 25 degrees 23 minutes 13 seconds West;
 thence 126.49 feet along an arc of a curve to the right with a radius of 160.00 feet having a chord of 123.23 feet that bears North 27 degrees 59 minutes 39 seconds West to the point of beginning, containing 2891 square feet [0.066 acres].
 Subject to all easements and restrictions of record.

For: Wal-Mart Stores, Inc.

Project: 331-367

Date: June 10, 2005 Revised June 14, 2005 ams

File: \descriptions\331367_addrow.rtf

PLAT OF SURVEY

TEN FOOT STRIP BEING ACQUIRED FOR ADDITIONAL RIGHT-OF-WAY FOR COMMERCIAL DRIVE

PART OF LOT 1 OF CERTIFIED SURVEY MAP 1031, RECORDED WITH THE GRANT COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 8 OF CERTIFIED SURVEY MAPS ON PAGE 187 AS DOCUMENT #662810, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

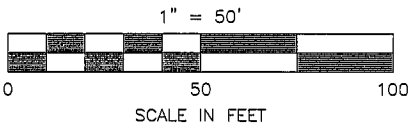
Survey for:
Wal-Mart Stores East, LP
c/o Gordon Howe
2001 Southeast 10th Street
Bentonville, Arkansas 72716-0550

LOT 1 C.S.M. #1161

P.O.B.
SOUTHWEST CORNER
OF LOT 1 CSM 1161



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4, SECTION 13, ASSUMED TO BEAR S 00°33'04" E



LEGEND

- 1" IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- 1" IRON PIPE FOUND
- ▨ FUTURE RIGHT-OF-WAY

CONTAINING
2,891 SQ.FT.

LOT 1
C.S.M. #1031

OUTLOT 1

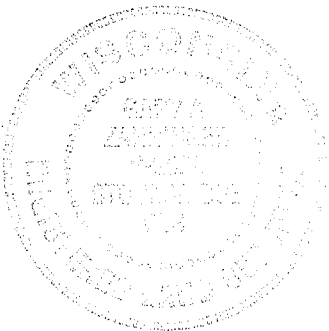
C.S.M. #1161

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

DATED THIS THE 14TH DAY OF JUNE, 2005

Gary A. Zhringer
GARY A. ZHRINGER, WI. REG. LAND SURVEYOR, S-2098



CURVE DATA

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	150.00'	044°56'55"	117.68'	S 28°10'07" E	114.68'
2	80.00'	050°30'42"	70.53'	S 25°23'13" E	68.27'
3	70.00'	050°30'42"	61.71'	N 25°23'13" W	59.73'
4	160.00'	045°17'50"	126.49'	N 27°59'39" W	123.23'

BUSINESS U.S.H. "151"
RIGHT-OF-WAY WIDTH VARIES

COMMERCIAL DRIVE
RIGHT-OF-WAY DEDICATED
ON C.S.M. NO. 1161

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PROJECT NO. 331-367
FILE 331367ref2.dwg SHEET 1 OF 1
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar