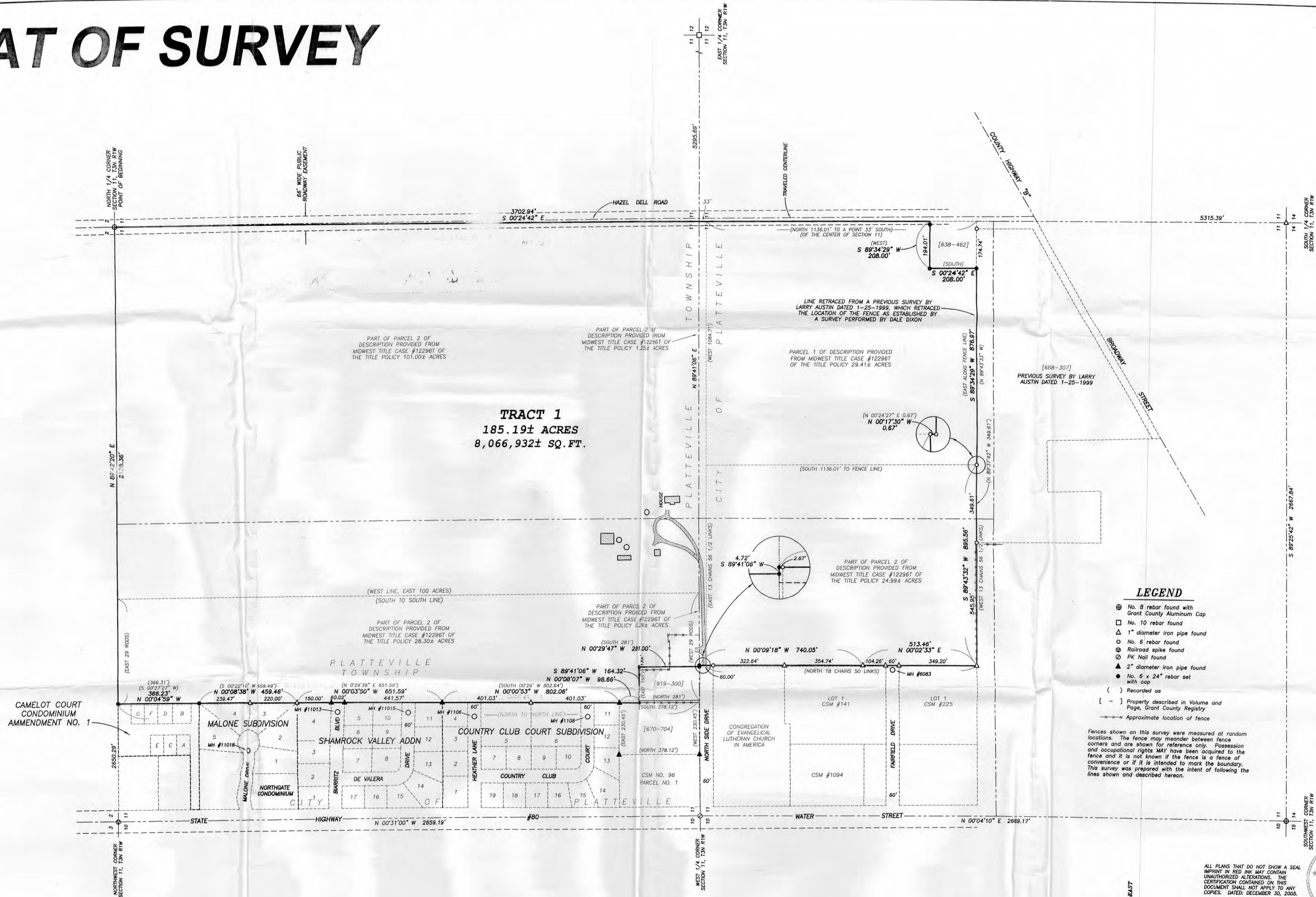


# PLAT OF SURVEY



**TRACT 1**  
185.19± ACRES  
8,066,932± SQ. FT.

**LEGEND**

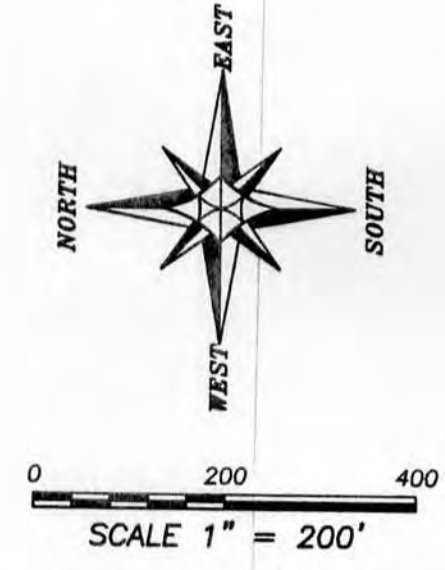
- ⊕ No. 8 rebar found with Grant County Aluminum Cap
- No. 10 rebar found
- △ 1" diameter iron pipe found
- No. 6 rebar found
- ⊙ Railroad spike found
- ⊗ PK Nail found
- ▲ 2" diameter iron pipe found
- No. 6 x 24" rebar set with cap
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- Approximate location of fence

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.

**SURVEYOR'S NOTES:**  
Adjoining descriptions, surveys and subdivisions were utilized in the retracement of the property lines for this property. Some of the lines surveyed hereon do not follow existing deed lines and the difference is shown hereon. That property recorded in Volume 919, Page 300 as Document No. 640813, Grant County Registry appears to have an erroneous starting point. The call: "North 33 feet to the point of beginning" was not utilized as part of the retracement for this description. Other documentation may need to be recorded to clarify ownership and title lines to those as surveyed and described hereon. The 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.

ALL ELEVATIONS AND INVERTS SHOWN SHOULD BE FIELD VERIFIED PRIOR TO USE

ALL ELEVATIONS AND INVERTS SHOWN SHOULD BE FIELD VERIFIED PRIOR TO USE			
MANHOLE 11013	RIM=1002.4	INVERT=1013.4	
MANHOLE 1108	RIM=1020.9	INVERT=1014.2	
MANHOLE 1102	RIM=1038.3	INVERT=1026.3	



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: DECEMBER 30, 2005.

*Larry L. Austin*



**PLAT OF SURVEY**  
PREPARED FOR: BUTSON FAMILY TRUST  
LOCATED IN SECTION 11, T31N, R11W, PLATTEVILLE TOWNSHIP AND THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

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

JOB NO: 05a316  
FIELDBOOK: 2554  
G:\GRANT\DOT\T31R11W\11\05a316-BUTSON  
DRAWN BY: AJ AUSTIN  
APPROVED: LL AUSTIN  
CREW: BS-SB-GD

BEARINGS REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 11 WHICH IS ASSUMED TO BEAR S 00° 24' 42" E

# PLAT OF SURVEY

**DESCRIPTION PROVIDED:**

Description provided from Midwest Title Corporation, Title Policy Case No. 12296T and being described as follows:

**Parcel 1:**

Commencing at the South Quarter corner of Section 11, T3N, R1W of the 4th P.M., City of Platteville, Grant County, Wisconsin;  
 thence North 1404.44 feet to the present fence line;  
 thence North 1136.01 feet to the point which is 33 feet South of the center of Section 11, T3N, R1W;  
 thence West 1084.71 feet (16.43 1/2 ch);  
 thence South 1136.01 feet to the present fence line;  
 thence East 1084.71 feet (16.43 1/2 ch) along the present fence line to the point of beginning.  
 The above land is also described as part of Lot One (1), Block One (1) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

EXCEPT a parcel of land conveyed to James R. Heer and Susan I. Heer, his wife, by Warranty Deed recorded in Volume 520 of Records, page 340 described as follows:

Commencing at the South Quarter corner of Section 11, T3N, R1W of the 4th P.M., City of Platteville, Grant County, Wisconsin;  
 thence North 1404.44 feet to the present fence line and place of beginning;  
 thence North 208 feet;  
 thence West 208 feet;  
 thence South 208 feet to the present fence line;  
 thence East 208 feet to the point of beginning.

**Parcel 2:**

One Hundred (100) acres on East side of Northwest Quarter (N.W. 1/4) of Section Eleven (11), Township Three (3) North, Range One (1) West.  
 Also commencing on W. 1/2 of said N.W. 1/4 at a point 31 rods East of Southwest corner of said tract;  
 thence North to Northern line of said tract and parallel with the West side thereof;  
 thence East 29 rods;  
 thence South to South line of said tract and parallel with said former line;  
 thence West along said South line 29 rods to place of beginning.

Also part of the North Half (N. 1/2) of the Southwest Quarter (S.W. 1/4) of said Section 11 described as: Commencing at a point which is 40 rods due East and 2 rods South of Quarter Section corner between Sections 10 and 11 of said T3N;  
 running thence East 13 chains and 56 1/2 links;  
 thence South 18 chains and 50 links;  
 thence West 13 chains and 56 1/2 links;  
 thence North 18 chains and 50 links to place of beginning.

Also commencing at center of Section 11, T3N, R1W;  
 running thence South 2 rods;  
 thence West 100 rods;  
 thence North 2 rods;  
 thence East 100 rods to place of beginning.

Also a piece of land 2 rods in width off North end of West Half (W. 1/2) of Southwest Quarter (S.W. 1/4) of said Section 11, T3N, R1W, in Grant County, Wisconsin.

EXCEPT a parcel of land conveyed to Clifford H. Austin and Mabel L. Austin, his wife, by Warranty Deed recorded in Volume 537 of Records, page 573 described as follows:  
 A tract of land located in the N.W. 1/4 of Section 11, T3N, R1W of the 4th P.M., Grant County, Wisconsin, and more particularly described as follows:  
 Commencing at a point 31 rods East of the Southwest corner of the N.W. 1/4 of said Section 11, and North 33 feet to the point of beginning;  
 thence North 281 feet;  
 thence East 155 feet;  
 thence South 281 feet;  
 thence West 155 feet to the place of beginning.



**Austin Engineering LLC** Prepared For: **BUTSON FAMILY TRUST**

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

JOB NO: 05s316  
 FIELDBOOK: 2524  
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 H:\PLAT\T3NR1W\11\05s316-BUTSON

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

# PLAT OF SURVEY

## TRACT 1: DESCRIPTION OF LAND SURVEYED:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), Platteville Township and part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Eleven (11), being part of Lot 1 of Block 1 of the Assessment Plat of the City of Platteville, Town Three (3) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, containing 185.19 acres, more or less, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section Eleven (11), said corner being the point of beginning;

thence South 00° 24' 42" East 3702.94' along the North-South Quarter (N-S 1/4) line of said Section to the Northeast corner of that property as described in Volume 638, Page 462, recorded as Document No. 520596, Grant County Registry;

thence South 89° 34' 29" West 208.00' along the North line of that property as described in said Volume 638, Page 462;

thence South 00° 24' 42" East 208.00' along the West line of that property as described in said Volume 638, Page 462 to the Southwest corner thereof;

thence South 89° 34' 29" West 876.97' along the North line of a previous survey by Larry Austin dated January 25, 1999;

thence North 00° 17' 30" West 0.67' along a line of said survey;

thence South 89° 43' 32" West 895.56' along a line of said survey and it's extension thereof to the Southeast corner of Lot 1, Certified Survey Map No. 225, recorded in Volume 1 of Certified Survey Maps on Page 292, Grant County Registry;

thence North 00° 02' 33" East 513.46' along the East line of Lot 1 of said Certified Survey Map No. 225 and the East line of Certified Survey Map No. 141 recorded in Volume 1 of Certified Survey Maps on Page 164 as Document No. 474211, Grant County Registry;

thence North 00° 09' 18" West 740.05' along the East line of said Certified Survey Map No. 141 and its extension thereof to the North line of the Southwest Quarter (SW 1/4) of said Section Eleven (11);  
thence South 89° 41' 06" West 4.72' along the North line of said Southwest Quarter (SW 1/4) to the Southeast corner of that property as described in Volume 919, Page 300 recorded as Document No. 640813, Grant County Registry;

thence North 00° 29' 47" West 281.00' along the East line of said property described in Volume 919, Page 300;

thence South 89° 41' 06" West 164.32' along the North line of said property described in Volume 919, Page 300 and it's extension thereof;

thence North 00° 08' 07" West 98.66' along the East line of that property as described in Volume 670, Page 704, recorded as Document No. 533731, Grant County Registry to the Northwest corner thereof;

thence North 00° 00' 53" West 802.06' along the East line Country Club Court Subdivision recorded in Plat Cabinet "A", Page 187 as Document No. 462178, Grant County Registry;

thence North 00° 03' 50" West 651.59' along the East line of Shamrock Valley Addition recorded in Plat Cabinet "A", Page 223 as Document No. 477188, Grant County Registry;

thence North 00° 08' 38" West 459.46' along the East line of Malone Subdivision recorded in Plat Cabinet "A", Page 261 as Document No. 565875, Grant County Registry;

thence North 00° 04' 59" West 366.23' along the East line of Camelot Court Condominium, Amendment No. 1, recorded in Plat Cabinet "A", Page 320a as Document No. 624433, Grant County Registry, to the North line of said Section;

thence North 89° 42' 20" East 2128.36' along the North line of said Section to the point of beginning.

## SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin 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 conformance with local ordinances are not guaranteed with this survey.

That this survey was prepared under the instructions of Jeff Pluemer.

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 30th day of December, 2005.

  
Larry L. Austin, S-1903



Austin

Engineering LLC

Prepared For: BUTSON FAMILY TRUST

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

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

SHEET 3 OF 3