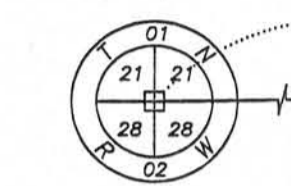


PLAT OF SURVEY

NORTH 1/4 CORNER SECTION 28, T1N R2W



DESCRIPTIONS PROVIDED:

QUIT CLAIM DEED Recorded in Volume 1183, Page 738 as Document No. 711442, Grant County Registry and being described as follows:

Part of the Northeast Quarter (N.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-eight (28), Township One (1) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, described as follows, to-wit: Commencing at the Northeast corner of Section 28, T1N, R2W of the 4th P.M., Grant County, Wisconsin, said corner being the point of beginning; thence South 00° 08' 00" West 10.00 feet; thence South 89° 06' 19" West 401.73 feet; thence North 35° 16' 37" East 12.38 feet to the North line of said Section 28; thence North 89° 06' 19" East 394.63 feet to the point of beginning.

WARRANTY DEED Recorded in Volume 1183, Page 717 as Document No. 711439, Grant County Registry and being described as follows:

Parcel 1: A part of the Northeast Quarter (N.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-eight (28), Township One (1) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, described as follows, to-wit: Commencing at the Northeast corner of said Section 28; thence South 00° 08' 00" West on the East line of the N.E.1/4 of said Section 28, 49.25 feet; thence North 89° 52' 00" West 113.38 feet to the point of beginning of the hereinafter described tract of land; thence South 67° 08' 04" West 295.00 feet; thence South 22° 51' 56" East 147.50 feet; thence North 67° 08' 04" East 295.00 feet; thence North 22° 51' 56" West 147.50 feet to the point of beginning.

Also, the above described tract of land shall include as a part thereof a 20 foot wide permanent access easement being more fully described as follows, to-wit: Commencing at the Northeast corner of said Section 28; thence South 00° 08' 00" West on the East line of the N.E.1/4 of said Section 28, 49.25 feet; thence North 89° 52' 00" West 113.38 feet; thence South 67° 08' 04" West 295.00 feet; thence South 22° 51' 56" East 19.37 feet to the point of beginning of said centerline; thence South 72° 47' 37" West on said centerline 80.41 feet; thence Southwesterly on said centerline which is a tangential curved line concave from Southerly, has a radius of 260.15 feet and an internal angle of 32° 09' 50", an arc distance of 146.04 feet; thence South 40° 37' 47" West on said centerline 134.04 feet; thence Southwesterly on said centerline which is a tangential curved line concave from Southeasterly, has a radius of 409.36 feet and an internal angle of 32° 26' 45", an arc distance of 231.81 feet; thence South 08° 11' 02" West on said centerline 175.00 feet to a point in the centerline of a public roadway, said point being the end of the centerline of said 20 foot wide permanent access easement.

Parcel 2: Part of the Northeast Quarter (N.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-eight (28), Township One (1) North, Range Two (2) West of the 4th P.M., Grant County, Wisconsin, described as follows, to-wit: Commencing at the Southwest corner of the one acre parcel of land described in the Warranty Deed from Dennis H. Olson and Connie J. Olson, Sellers, to Bryon Lange, Buyer, which deed was recorded in Volume 616 at Pages 434-437, in the records of Grant County, Wisconsin, Register of Deeds office; thence South 00° 08' 00" West 50 feet; thence South 90° 00' 00" East 300 feet, more or less, to the East line of said Section 28; thence North 00° 08' 00" East 300 feet; thence North 90° 00' 00" West 362.5 feet, more or less, to a point immediately North of the Northwest corner of the above described one acre parcel; thence South 00° 08' 00" West 62.5 feet, more or less, to said Northwest corner of the said one acre parcel; thence South 22° 51' 56" East 147.50 feet to the point of beginning, EXCEPTING therefrom the one acre, as specifically described above.

EXCEPT that part of the above land which falls within the description used in the Warranty Deed to Terrance L. Woodward recorded in Volume 1058 of Records, page 52 as follows: Commencing at the Northeast corner of said Section 28; thence South 00° 08' 00" West of the East line of the N.E.1/4 of said Section 28, 49.25 feet; thence North 89° 52' 00" West 113.38 feet; thence South 67° 08' 04" West 295.00 feet to the point of beginning of the hereinafter described tract of land; thence South 67° 08' 04" West 178.67 feet; thence South 03° 41' 58" West 33.54 feet; thence South 22° 51' 56" East 196.18 feet; thence North 67° 08' 04" East 193.67 feet; thence North 22° 51' 56" West 226.18 feet to the point of beginning.

Parcel 1 and Parcel 2 of WARRANTY DEED Recorded in Volume 1183, Page 717 as Document No. 711439, Grant County Registry and being combined and redescribed as follows:

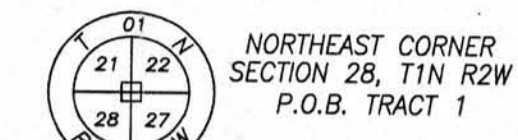
Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), Town One (1) North, Range Two (2) West of the 4th P.M., Jamestown Township, Grant County, Wisconsin, containing 2.49 acres, more or less, and being described as follows: Commencing at the Northeast corner of said Section; thence South 00° 08' 00" East 47.38' to the point of beginning; thence South 89° 44' 00" West 386.31'; thence South 00° 08' 00" East 113.70'; thence South 22° 44' 07" East 201.61'; thence North 89° 44' 00" East 308.83' to the East line of said Section; thence North 00° 08' 00" West 300.00' 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.

PREVIOUS SURVEY BY KENNETH KERST JR. DATED 12-8-1978 [787-502]

PREVIOUS SURVEY BY DAVID BURBACH DATED 8-30-1994 REVISED 9-9-1994

TRACT 1
0.09± ACRES
3,989± SQ. FT.

TRACT 2
2.49± ACRES
108,675± SQ. FT.



SURVEYOR'S REPORT:
The descriptions provided were: Warranty Deed recorded in Volume 1183, Page 717 as Document No. 711439, and Quit Claim Deed recorded in Volume 1183, Page 738 as Document No. 711442, Grant County Registry.
The adjoining description is a Quit Claim Deed recorded in Volume 605, Page 403 as Document No. 502942, Grant County Registry. This adjoining description has two exceptions that affect this property (as shown). An accurate Title Search is recommended to clarify the ownership in this area.

In regards to the Quit Claim Deed recorded in Volume 1183, Page 738 as Document No. 711442, Grant County Registry:
-This Quit Claim Deed does not guarantee ownership. An accurate Title Search will clarify the ownership of this property.

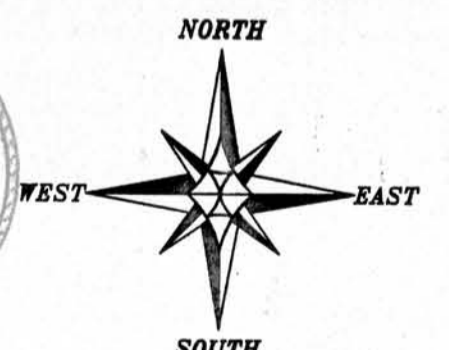
In regards to Parcel 2 recorded in Volume 1183, Page 717 as Document No. 711439, Grant County Registry:
-This tract was retraced based upon calls which override the dimensions of the description.
-The course "thence South 90° 00' 00" East 300 feet, more or less, to the East line of said Section 28"
This course was retraced based upon the direction of that line intersecting the East line of Section 28 as called for.
-The course "thence North 90° 00' 00" West 362.5 feet, more or less, to a point immediately North of the Northwest corner of the above described one acre parcel"
This course was retraced based upon the direction of the line to a point perpendicular of the Northwest corner of Parcel 1, Volume 1183, Page 718, as called for.
-The course "thence South 00° 08' 00" West 62.5 feet, more or less, to said Northwest corner of the said one acre parcel"
This course was retraced based upon the direction of the line being perpendicular from the last described course. Since the 62.5 feet dimension was labeled as "more or less", the distance measured is 113.70 feet by holding the call location.
-In regards to Parcel 1 and Parcel 2 of WARRANTY DEED Recorded in Volume 1183, Page 717 as Document No. 711439, Grant County Registry. Those descriptions were combined and redescribed to more accurately retrace the boundary lines.

In regards to the easement recorded in Volume 1183, Page 717 as Document No. 711439, Grant County Registry:
-The last course described as "South 08° 11' 02" West on said centerline 175.00 feet to a point in the centerline of a public roadway, said point being the end of the centerline of said 20 foot wide permanent access easement."
The 175 foot dimension does not get to the public roadway. The call to the centerline of the public roadway overrides the dimension, therefore the easement does reach the township road.

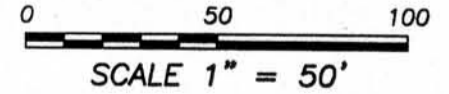
ADDITIONAL NOTES:
The Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat.
No distance should be assumed by scaling.
No improvements have been located unless shown and noted.
No representation 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 to the surveyor.

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 Corey Droeszler.
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 19th day of March, 2009.
Larry L. Austin
Larry L. Austin, S-1903



The North line of the NE 1/4 of Section 28 is assumed to bear S 89°01'25" W.



LEGEND

- ☐ Cast Aluminum Monument found
- No. 6 rebar found
- △ 1" diameter iron pipe found
- ⊕ "T" shaped bar found
- No. 6 x 24" rebar set with cap
- + No monument set
- ⊙ Existing well
- ⊕ Existing Septic Vent
- ⊙ Existing Utility Pole
- () Recorded as
- [-] Property described in Volume and Page, Grant County Registry
- *- Approximate location of fence

PLAT OF SURVEY
PREPARED FOR: COREY DROESZLER
LOCATED IN SECTION 28, T1N R2W,
JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN

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

JOB NO: 09s035
FIELDBOOK: 2812
G:\T1NR2W\228
H:\PLAT\T1NR2W\28\09s035-DROESZLER

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS-39-90
SHEET 1 OF 1