

PLAT OF SURVEY

LOCATED IN THE NW1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4, THE SE1/4 OF THE NE1/4, THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 17, T4N, R2W, TOWN OF ELLENBORO, GRANT COUNTY, WISCONSIN.

FOUND 1 1/4" SOLID ROUND IRON ROD WITH AN ALUMINUM CAP AT THE NORTHWEST CORNER OF SECTION 17.

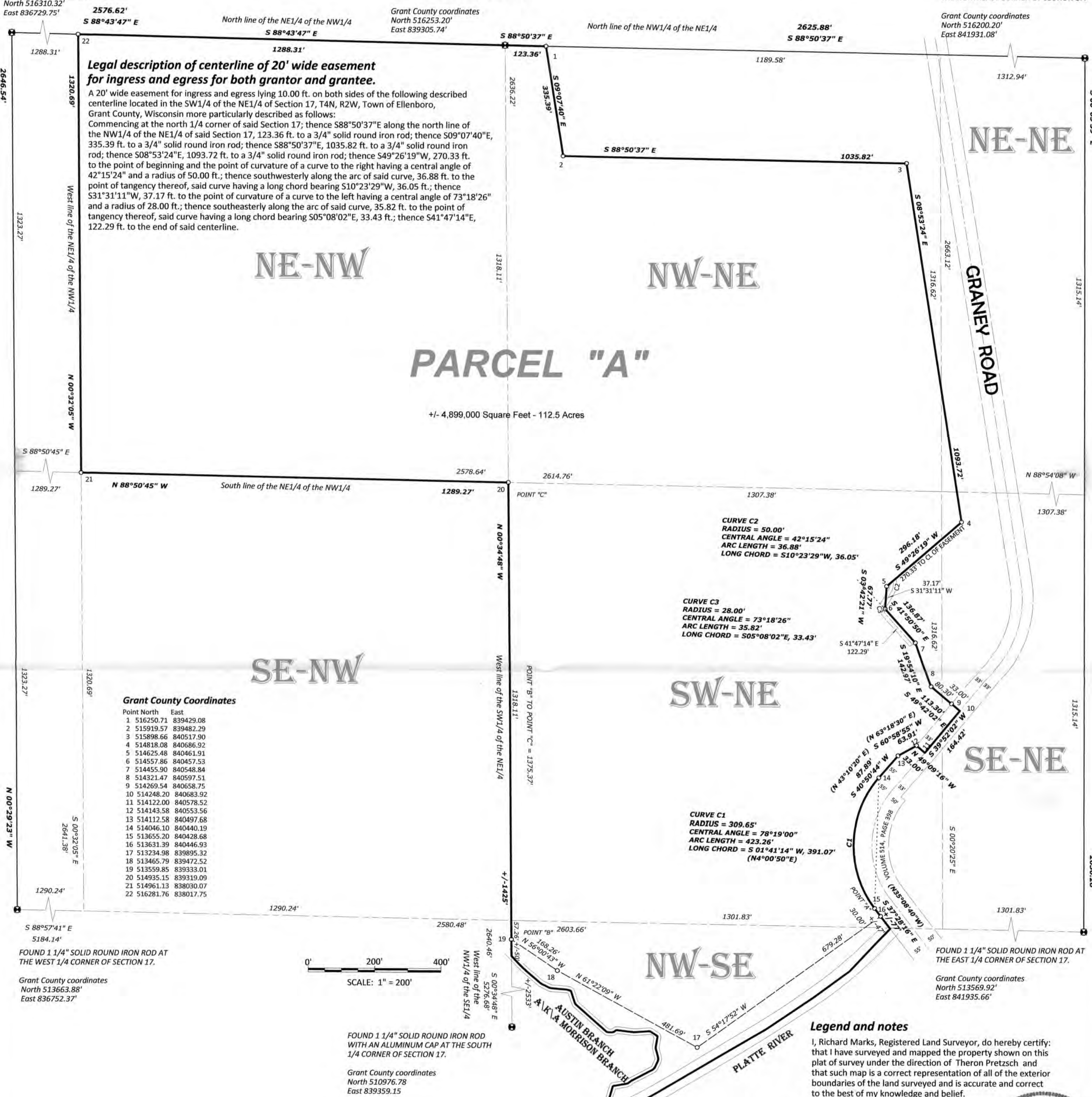
SET A 3/4" SOLID ROUND IRON ROD AT THE NORTH 1/4 CORNER OF SECTION 17.

FOUND 1 1/4" SOLID ROUND IRON ROD AT THE NORTHEAST CORNER OF SECTION 17.

Grant County coordinates
North 516310.32'
East 836729.75'

Grant County coordinates
North 516253.20'
East 839305.74'

Grant County coordinates
North 516200.20'
East 841931.08'



Legal Description

A parcel of land located in the NW1/4 of the NE1/4, the SW1/4 of the NE1/4, the NE1/4 of the NE1/4, the SE1/4 of the NE1/4, the NE1/4 of the NW1/4 and the NW1/4 of the SE1/4 of Section 17, T4N, R2W, Town of Ellenboro, Grant County, Wisconsin more particularly described as follows:
Beginning at a 3/4" solid round iron rod at the north 1/4 corner of said Section 17; THENCE South 88°50'37" East along the north line of the NW1/4 of the NE1/4 of said Section 17, 123.36 feet to a 3/4" solid round iron rod; THENCE South 09°07'40" East, 335.39 feet to a 3/4" solid round iron rod; THENCE South 88°50'37" East, 1,035.82 feet to a 3/4" solid round iron rod; THENCE South 08°53'24" East, 1,093.72 feet to a 3/4" solid round iron rod; THENCE South 49°26'19" West, 270.33 feet to a 3/4" solid round iron rod; THENCE South 03°42'21" West, 67.77 feet to a 3/4" solid round iron rod; THENCE South 41°50'50" East, 136.87 feet to a 3/4" solid round iron rod; THENCE South 49°42'02" East, 113.30 feet to the centerline of Graney Road; THENCE South 39°52'02" West along said centerline, 164.42 feet; THENCE North 49°09'16" West, 33.00 feet to a 3/4" solid round iron rod on the westerly right-of-way line of Graney Road; THENCE South 60°58'55" West along said westerly right-of-way line, 63.91 feet to a 3/4" solid round iron rod; THENCE South 40°50'44" West along said westerly right-of-way line, 87.89 feet to a 3/4" solid round iron rod at the point of curvature of a curve to the left having a central angle of 78°19'00" and a radius of 309.65 feet, THENCE southerly along the arc of said curve and said westerly right-of-way line, 423.26 feet to the point of tangency thereof said curve having a long chord bearing South 01°41'14" West, 391.07 feet; THENCE South 37°28'16" East, 30.00 feet to a 3/4" solid round iron rod herein after referred to as POINT "A" at the beginning of the meander line along the Platte River and Austin Branch (also known as Morrison Branch) said POINT "A" being located North 37°28'16" West, 47 feet more or less from the center of the Platte River; THENCE South 54°17'52" West along said meander line, 679.28 feet to a 3/4" solid round iron rod; THENCE North 61°22'09" West along said meander line, 481.69 feet to a 3/4" solid round iron rod; THENCE North 56°00'43" West, along said meander line, 168.26 feet to a 3/4" solid round iron rod on the west line of the NW1/4 of the SE1/4 of said Section 17 at a point herein after referred to as POINT "B" and the end of the meander line along the Platte River and Austin Branch (also known as Morrison Branch) and being located North 0°34'48" West, 50 feet more or less along the west line of the NW1/4 of the SE1/4 of said Section 17, 50 feet more or less from the center of Austin Branch (also known as Morrison Branch); THENCE North 00°34'48" West along the west line of the NW1/4 of the SE1/4 and the west line of the SW1/4 of the NE1/4 of said Section 17, 1375.37 feet to a 3/4" solid round iron rod at the southeast corner of the NE1/4 of the NW1/4 of said Section 17; THENCE North 88°50'45" West along the south line of the NE1/4 of the NW1/4 of said Section 17, 1,289.27 feet to a 3/4" solid round iron rod at the southwest corner of the NE1/4 of the NW1/4 of said Section 17; THENCE North 00°32'05" West along the west line of the NE1/4 of the NW1/4 of said Section 17, 1,320.69 feet to a 3/4" solid round iron rod at the northwest corner of the NE1/4 of the NW1/4 of said Section 17; THENCE South 88°43'47" East along the north line of the NE1/4 of the NW1/4 of said Section 17, 1288.31 feet to the point of beginning.
...INCLUDING all lands lying between the meander lines described above and the centerline of the Platte River and Austin Branch (also known as Morrison Branch) on extensions of lines from POINT "A", South 37°28'16" East, 47 feet more or less to the center of the Platte River and from POINT "B" South 0°34'48" East along the west line of the NW1/4 of the SE1/4 of said Section 17, 50 feet more or less to the center of Austin Branch (also known as Morrison Branch)

Containing about 4,899,000 Square Feet - 112.5 Acres

RIVER VALLEY LAND SURVEYING

RICHARD MARKS - 504 CEDAR STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391

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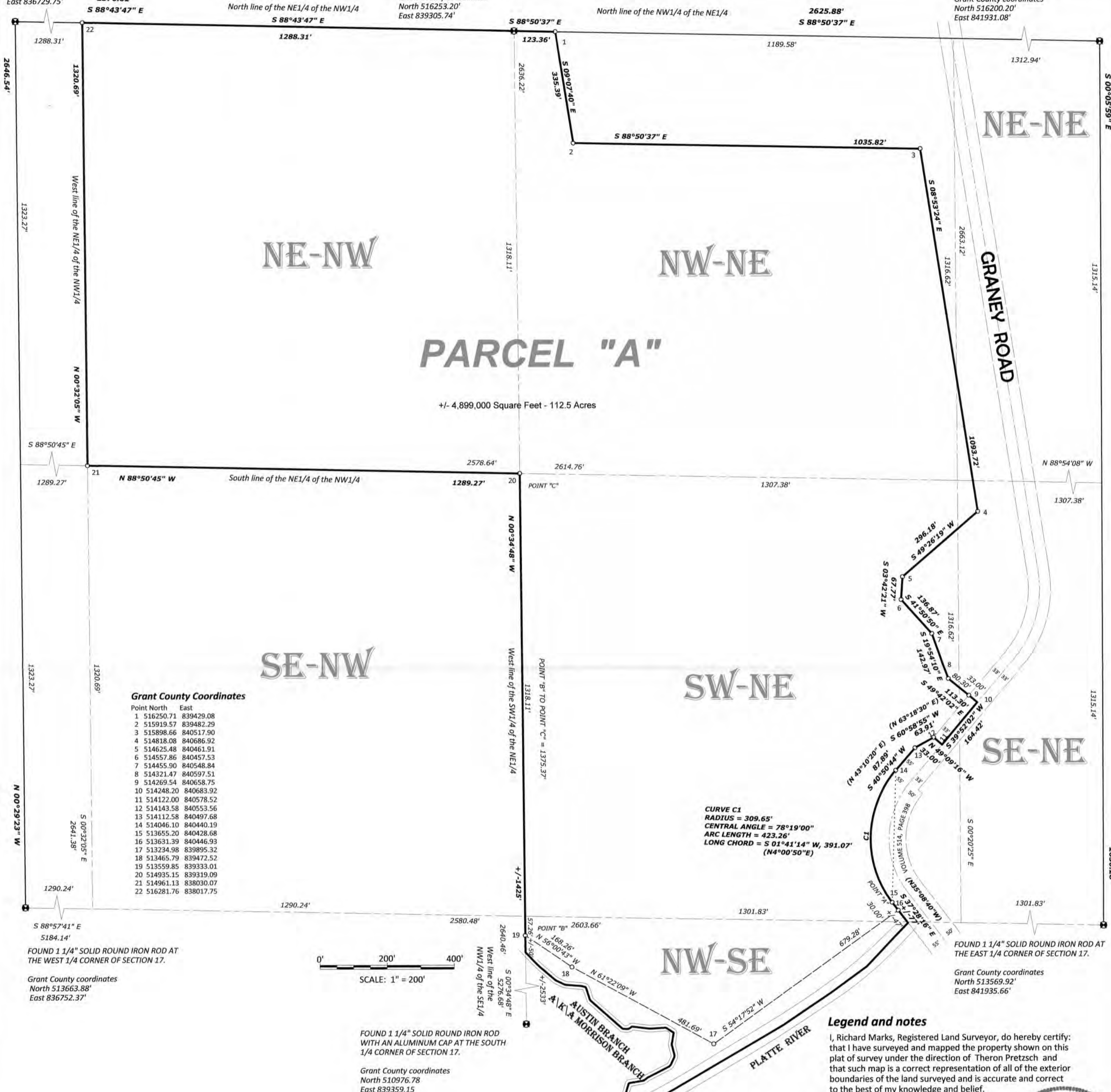
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