

SURVEY BY: TODD T. RUMMLER, R.L.S.-2443
AGENT OF DRIFTLESS AREA SURVEYING LLC
102 S. WASHINGTON ST.
SPRING GREEN, WI 53588

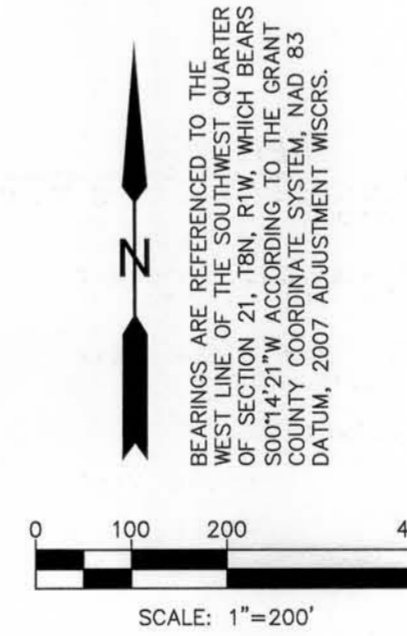
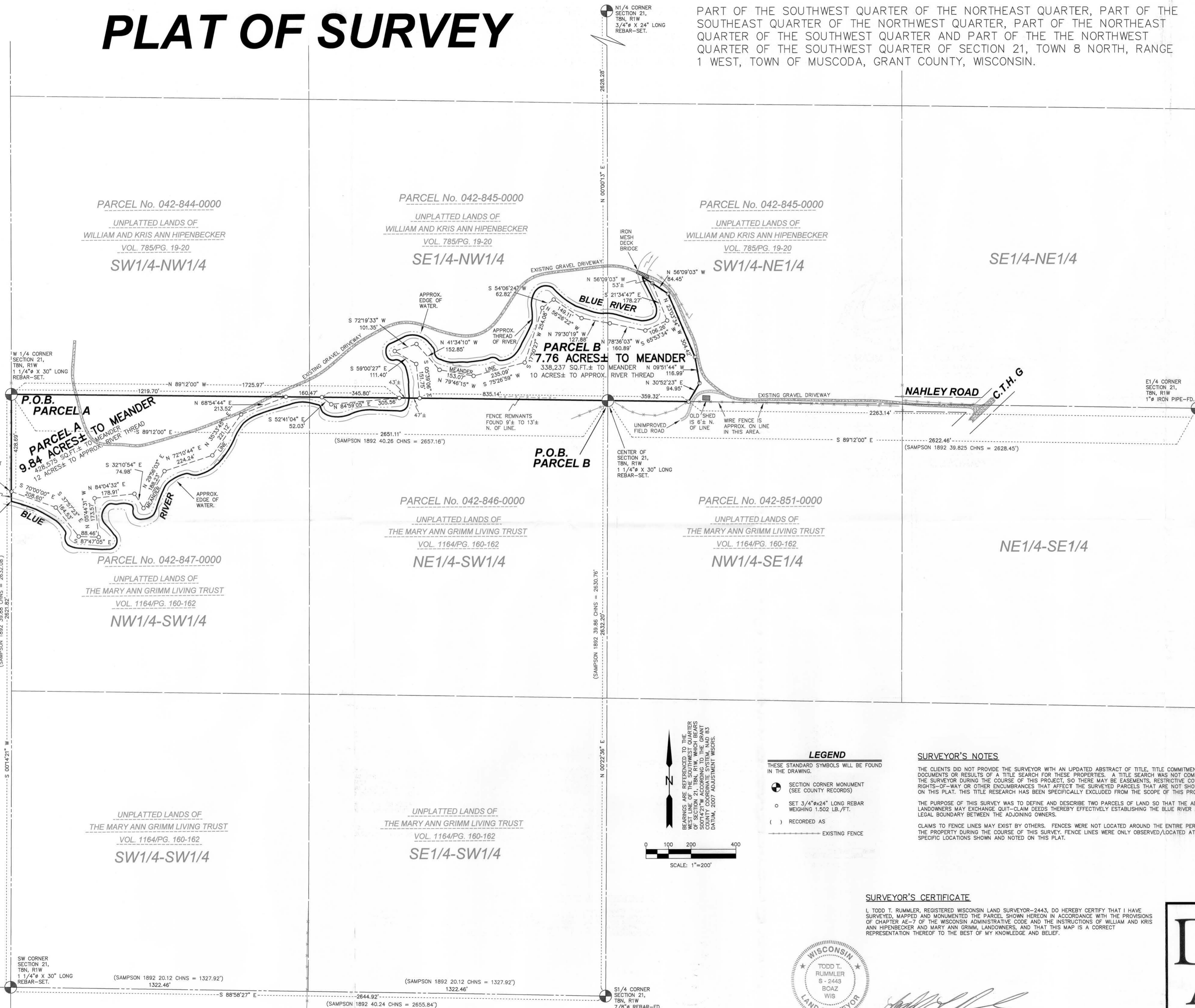
SURVEYED FOR: WILLIAM AND KRIS ANN HIPENBECKER
1496 NAHLEY ROAD
MUSCODA, WI 53573
THE MARY ANN GRIMM LIVING TRUST
17771 COUNTY ROAD G
MUSCODA, WI 53573

PARCEL A DESCRIPTION (GRIMM QUIT-CLAIMS TO HIPENBECKER)
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWN 8 NORTH, RANGE 1 WEST, GRANT COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE 1 1/4" DIAMETER REBAR AT THE WEST QUARTER CORNER OF SECTION 21, T8N, R1W, THENCE S001°42'11" W ON THE WEST LINE OF THE SOUTHWEST QUARTER, 428.69' TO 3/4" DIAMETER REBAR ON A MEANDER LINE OF THE BLUE RIVER; THENCE ON SAID MEANDER LINE, S70°00'00" E, 208.60' TO A 3/4" DIAMETER REBAR; THENCE S37°57'23" E, 164.53' TO A 3/4" DIAMETER REBAR; THENCE S87°47'05" E, 88.46' TO A 3/4" DIAMETER REBAR; THENCE N05°44'31" W, 173.57' TO A 3/4" DIAMETER REBAR; THENCE N84°04'32" E, 178.91' TO A 3/4" DIAMETER REBAR; THENCE S32°10'54" E, 74.98' TO A 3/4" DIAMETER REBAR; THENCE N29°56'03" E, 188.23' TO A 3/4" DIAMETER REBAR; THENCE N72°10'44" E, 224.24' TO A 3/4" DIAMETER REBAR; THENCE N35°33'45" E, 221.12' TO A 3/4" DIAMETER REBAR; THENCE N65°44'44" E, 213.52' TO A 3/4" DIAMETER REBAR ON THE NORTH LINE OF THE SOUTHWEST QUARTER; THENCE S89°12'00" E ON SAID NORTH LINE, 160.47' TO A 3/4" DIAMETER REBAR; THENCE S52°41'04" E, 52.03' TO A 3/4" DIAMETER REBAR; THENCE N84°59'05" E, 305.56' TO A 3/4" DIAMETER REBAR ON THE NORTH LINE OF THE SOUTHWEST QUARTER AND THE LAST POINT ON THE MEANDER LINE; THENCE N89°12'00" W, 1725.97' TO THE POINT OF BEGINNING.
ABOVE DESCRIBED AREA CONTAINS 9.84 ACRES (428,573 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE. PARCEL ALSO INCLUDES ALL THAT AREA OF LAND LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE THREAD OF THE BLUE RIVER - APPROXIMATELY 2 ACRES, MORE OR LESS.

PARCEL B DESCRIPTION (HIPENBECKER QUIT-CLAIMS TO GRIMM)
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 8 NORTH, RANGE 1 WEST, GRANT COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE 1 1/4" DIAMETER REBAR AT THE WEST QUARTER CORNER OF SECTION 21, T8N, R1W, THENCE S89°12'00" E, 2651.11' TO A 1 1/4" DIAMETER REBAR AT THE CENTER OF SECTION 21 AND THE POINT OF BEGINNING; THENCE CONTINUING S89°12'00" E ON THE SOUTH LINE OF THE NORTHEAST QUARTER, 359.32' TO A 3/4" DIAMETER REBAR; THENCE N30°52'23" E, 94.95' TO A 3/4" DIAMETER REBAR; THENCE N09°51'44" W, 116.99' TO A 3/4" DIAMETER REBAR; THENCE N23°03'34" W, 304.42' TO A 3/4" DIAMETER REBAR; THENCE N56°09'03" W, 84.45' TO A 3/4" DIAMETER REBAR ON A MEANDER LINE OF THE BLUE RIVER; THENCE ON SAID MEANDER LINE, S21°34'47" E, 178.27' TO A 3/4" DIAMETER REBAR; THENCE S65°53'34" W, 106.26' TO A 3/4" DIAMETER REBAR; THENCE N78°36'03" W, 160.89' TO A 3/4" DIAMETER REBAR; THENCE N79°36'19" W, 127.88' TO A 3/4" DIAMETER REBAR; THENCE N56°26'22" W, 149.11' TO A 3/4" DIAMETER REBAR; THENCE S54°06'24" W, 62.82' TO A 3/4" DIAMETER REBAR; THENCE S17°50'27" W, 254.08' TO A 3/4" DIAMETER REBAR; THENCE S75°26'59" W, 235.09' TO A 3/4" DIAMETER REBAR; THENCE N79°46'15" W, 153.07' TO A 3/4" DIAMETER REBAR; THENCE N41°34'10" W, 152.85' TO A 3/4" DIAMETER REBAR; THENCE S72°19'33" W, 101.35' TO A 3/4" DIAMETER REBAR; THENCE S59°00'27" W, 111.40' TO A 3/4" DIAMETER REBAR; THENCE S05°39'06" E, 151.75' TO A 3/4" DIAMETER ON THE SOUTH LINE OF THE NORTHWEST QUARTER AND THE LAST POINT ON THE MEANDER LINE; THENCE S89°12'00" E, 835.14' TO THE POINT OF BEGINNING.
ABOVE DESCRIBED AREA CONTAINS 7.76 ACRES (338,237 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE. PARCEL ALSO INCLUDES ALL THAT AREA OF LAND LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE THREAD OF THE BLUE RIVER - APPROXIMATELY 2 ACRES, MORE OR LESS.

PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWN 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN.



- LEGEND**
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
 - SET 3/4"x24" LONG REBAR WEIGHING 1.502 LB./FT.
 - RECORDED AS
 - EXISTING FENCE

SURVEYOR'S NOTES

THE CLIENTS DID NOT PROVIDE THE SURVEYOR WITH AN UPDATED ABSTRACT OF TITLE, TITLE COMMITMENT DOCUMENTS OR RESULTS OF A TITLE SEARCH FOR THESE PROPERTIES. A TITLE SEARCH WAS NOT COMPLETED BY THE SURVEYOR DURING THE COURSE OF THIS PROJECT, SO THERE MAY BE EASEMENTS, RESTRICTIVE COVENANTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES THAT AFFECT THE SURVEYED PARCELS THAT ARE NOT SHOWN OR NOTED ON THIS PLAT. THIS TITLE RESEARCH HAS BEEN SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS PROJECT.

THE PURPOSE OF THIS SURVEY WAS TO DEFINE AND DESCRIBE TWO PARCELS OF LAND SO THAT THE ADJOINING LANDOWNERS MAY EXCHANGE QUIT-CLAIM DEEDS THEREBY EFFECTUALLY ESTABLISHING THE BLUE RIVER AS THE LEGAL BOUNDARY BETWEEN THE ADJOINING OWNERS.

CLAIMS TO FENCE LINES MAY EXIST BY OTHERS. FENCES WERE NOT LOCATED AROUND THE ENTIRE PERIMETER OF THE PROPERTY DURING THE COURSE OF THIS SURVEY. FENCE LINES WERE ONLY OBSERVED/LOCATED AT THOSE SPECIFIC LOCATIONS SHOWN AND NOTED ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, REGISTERED WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE PARCEL SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE INSTRUCTIONS OF WILLIAM AND KRIS ANN HIPENBECKER AND MARY ANN GRIMM, LANDOWNERS, AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.



TODD T. RUMMLER
REGISTERED LAND SURVEYOR S-2443
AGENT OF DRIFTLESS AREA SURVEYING, LLC
SEPTEMBER 25, 2012

DRIFTLESS AREA Professional Services, LLC
COMPLETE REAL ESTATE BROKERAGE,
ENGINEERING & LAND SURVEYING FIRM

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