



LEGEND

FOS FIBER OPTIC WARNING SIGN
 TSB TELEPHONE SPLICE BOX
 PP POWER POLE
 - X - FENCE

(XX.XX) RECORDED DIMENSION
 • 3/4" IRON BAR FOUND
 ○ 1/2" PIPE FOUND
 X SET 3/4" x 36" x 1.50 LBS/LIN FT REBAR
 X SET SURVEY NAIL

TOTAL TRACT AREA = 4,882,148.4 S.F. (112.08 AC.), M.O.L.
 AREA IN RIGHT-OF-WAY = 15,385.6 S.F. (0.35 AC.), M.O.L.
 NET TRACT AREA = 4,866,762.8 S.F. (111.73 AC.), M.O.L.

LINE LEGEND

1	S 88° 44' 51" E - 40.01' (40.00')
2	N 82° 50' 41" E - 292.54' (292.70')
3	S 47° 55' 07" E - 172.32' (172.41')
4	S 85° 18' 40" E - 99.94' (100.00')
5	N 88° 13' 50" E - 220.83' (220.95')
6	S 71° 16' 01" E - 152.72' (152.80')
7	S 83° 05' 07" E - 330.90' (331.08')
8	N 0° 14' 23" W - 148.03' (148.11')
9	N 68° 08' 22" W - 446.49' (446.28')
10	N 59° 22' 54" W - 183.20' (183.20')
11	N 77° 31' 33" W - 177.10' (177.10')
12	S 66° 17' 52" W - 61.56' (61.56')
13	N 86° 21' 09" W - 93.04' (93.04')
14	N 54° 07' 42" E - 236.79' (236.79')
15	R=767.69', AL=225.68' (225.68') CA=16° 50' 37" CHD=N 62° 33' 01" E - 224.87'
16	S 9° 49' 19" E - 115.62' (115.62')
17	N 77° 58' 15" E - 264.00' (264.00')
18	N 9° 49' 19" W - 115.00' (115.00')
19	N 80° 19' 03" E - 320.08' (320.08')
20	R=1687.10, AL=319.98' (319.97') CA=10° 52' 01" CHD=N 74° 53' 03" E - 319.50'
21	N 82° 41' 42" E - 118.24'
22	S 1° 12' 10" W - 228.24' (228.24')
23	S 12° 13' 54" E - 326.97' (326.97')
24	S 8° 05' 35" E - 187.13' (187.13')
25	S 82° 41' 42" W - 61.46' (61.55')
26	S 75° 49' 19" W - 65.68' (65.68')
27	N 53° 31' 46" W - 249.79' (249.79')
28	R=868.82', AL=103.91' (103.86') CA=6° 51' 08" CHD=N 50° 43' 54" W - 103.85'
29	S 30° 05' 50" W - 349.27' (349.33')
30	R=210.00', AL=108.84' (108.78') CA=29° 41' 41" CHD=S 15° 28' 58" W - 107.62'

ADJACENT OWNER LEGEND

A	Peter & Barbara Breuer
B	MC's Sports Bar & Grill, LLC
C	Darlene Adrian
D	Robert & Agnes Durns
E	Anthony & Janell Meier

LINE LEGEND

31	R=1574.37', AL=518.82' (518.89') CA=18° 52' 53" CHD=S 70° 52' 29" W - 516.48'
32	S 9° 40' 57" E - 12.00' (12.00')
33	S 80° 18' 17" W - 95.24'
34	N 0° 10' 33" W - 227.57'
35	S 89° 49' 27" W - 165.00' (165.00')
36	S 84° 36' 01" W - 221.15' (221.15')



REV.	DATE	BY	REMARKS	DRAWN	CHECKED	APPROVED
#1	10-31	C.D.H.	10-16 meeting comments	J.R.H.		
#2	11-04	C.D.H.	Included survey descriptions	X.X.X.		
#3	11-09	J.R.H.	Edit historic description	X.X.X.		

WILLETT HOFMANN & ASSOCIATES INC
 ENGINEERING ARCHITECTURE LAND SURVEYING
 809 EAST 2ND STREET, DIXON, IL 61021-0367
 T: 815-284-3381 DESIGN FIRM: #1035-11

TRACT 5B MORGAN FARM
 ALTA / ACSM LAND TITLE SURVEY
 GRANT COUNTY, WISCONSIN
 PREPARED FOR CASS REALTY, LLC

FILE #:	WH#:	TOTAL SHEETS	SHEET NO.
XXXXXXX	1256D12	2	1
ENVELOPE #:	DATE:		
XXXXXXX	11/12/12		

32/59

TRACT 5B MORGAN HISTORICAL DESCRIPTION

The West One-half (1/2) of the Northwest One-quarter (1/4) of Section Twenty-two (22); ALSO that part of the Southwest One-quarter (1/4) of Southwest One-quarter (1/4) of Section Fifteen (15) in Township Four (4) North, Range Five (5) West, in the Town of Glen Haven, Grant County, Wisconsin, lying South of the highway EXCEPTING THEREFROM the following real estate: A parcel of land, being part of the Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Fifteen (15), and part of the Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-two (22), Township Four (4) North, Range Five (5) West, in the Town of Glen Haven, Grant County, Wisconsin, being more particularly described as: Commencing at the Southwest corner of said Section 15; thence South 89°18'00" East along the South line of Section 15, 567.83 feet; thence North 6°55'14" East 285.51 feet to the center line of County Trunk Highway "V"; thence Southeasterly 270.86 feet along the arc of a 2865.00 foot radius curve to the left, making a central angle of 5°25'00" and a long chord of 270.76 feet that bears South 68°13'00" East; thence South 70°55'30" East 311.20 feet; thence continuing Southeasterly 108.07 feet along the arc of a 1910.00 foot radius curve to the left, making a central angle of 3°14'30" and a long chord of 108.05 feet that bears South 72°32'45" East; thence South 00°47'14" East 200.23 feet to a 6X24" rebar on a fence; thence North 83°38'04" West along the fence, 331.08 feet to a 6X24" rebar; thence North 71°48'58" West along the said fence, 152.80 feet; thence continuing along the said fence South 87°40'53" West 220.95 feet to a 6X24" rebar; thence North 6°55'14" East 76.48 feet to the point of beginning.

Also excepting therefrom those lands conveyed in a Warranty Deed recorded on December 29, 2009 as Document No. 723313.

Also excepting therefrom those lands conveyed in a Warranty Deed recorded on December 2, 2009 as Document No. 722736.

Also excepting therefrom those lands conveyed to Grant County in a Conveyance recorded in Volume 312, Page 127.

ALSO CONVEYING the East Nine (9) acres of the Southeast One-quarter (1/4) of Northeast One-quarter (1/4) of Section Twenty-one (21), in Township four (4) North, Range Five (5) West, in the Town of Glen Haven,

ALSO CONVEYING that part of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) and that part of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4), both in Section Sixteen (16), Township Four (4) North, Range Five (5) West, in the Town of Glen Haven, Grant County, Wisconsin, more particularly described as follows: Beginning at the Southeast corner of Section 16; thence North 1°13'46" West on the East line thereof, 545.61 feet to a No. 6 rebar on the Southerly right-of-way limit of County Trunk Highway "V"; thence Northwesterly 103.86 feet along the arc of a 868.60 foot radius curve to the right, making a central angle of 6°51'04" and a long chord of 103.80 feet that bears North 51°14'43" West to a No. 6 rebar; thence North 54°04'33" West 249.79 feet to a No. 6 rebar on the Southerly right-of-way limit of State Trunk Highway "133", also being the last point of said C.T.H. "V" right-of-way; thence South 75°16'32" West 65.68 feet to a No. 6 rebar; thence South 82°08'55" West 179.70 feet to a No. 6 rebar; thence Southwesterly 319.97 feet along the arc of a 1687.10 foot radius curve to the right, making a central angle of 10°52'00" and a long chord of 319.50 feet that bears South 74°20'16" West to a No. 6 rebar; thence South 79°46'16" West 320.08 feet to a No. 6 rebar and the last point on said right-of-way limit; thence South 10°22'06" East 115.00 feet to a No. 6 rebar; thence South 77°25'28" West 264.00 feet to a 2 inch angle iron fence corner; thence North 10°22'06" West 115.62 feet to a No. 6 rebar on the Southerly right-of-way limit of S.T.H. "133"; thence Southwesterly 225.68 feet along the arc of a 767.69 foot radius curve to the left, making a central angle of 16°50'36" and a long chord of 224.87 feet that bears South 62°00'14" West to a No. 6 rebar; thence South 53°34'55" West 236.79 feet to a No. 6 rebar on the meander line of Heiler Creek, also being the last point on said right-of-way limit; thence South 86°53'56" East 93.04 feet to a No. 6 rebar; thence North 65°45'05" East 61.56 feet to a No. 6 rebar and the last point on the meander line of Heiler Creek; thence South 78°04'20" East 177.10 feet to a No. 6 rebar on the meander line of Rattlesnake Creek; thence South 59°55'41" East 183.20 feet to a No. 6 rebar; thence South 68°41'09" East 446.28 feet to a No. 6 rebar on the South line of the Southeast 1/4 and the last point of the meander line of Rattlesnake Creek; thence North 89°57'23" East 909.38 feet to the point of beginning.

Excepting therefrom those lands conveyed to Grant County in an instrument recorded in Volume 294, Page 486.

Also excepting therefrom those lands conveyed to Grant County in an instrument recorded in Volume 291, Page 119.

ALSO CONVEYING that part of the Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Sixteen (16), in Township Four (4) North, Range Five (5) West in the Town of Glen Haven, Grant County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Section 16; thence North 1°13'46" West 1319.08 feet to the Northeast corner of the Southeast 1/4 of the Southeast 1/4; thence North 89°48'21" West on the North line thereof, 148.77 feet to a No. 6 rebar on the centerline of Oak Road and the point of beginning; thence continuing North 89°48'21" West 1176.72 feet to a No. 6 rebar at the Northwest corner of said forty; thence South 1°30'12" East on the West line thereof, 411.72 feet to a No. 6 rebar; thence North 84°04'00" East 221.15 feet to a No. 6 rebar; thence North 89°17'26" East 165.00 feet to a 2 inch iron pipe post stub set in concrete; thence South 0°42'34" East 215.40 feet to a No. 6 rebar on the Northerly right-of-way limit of S.T.H. "133"; thence North 79°46'16" East 93.23 feet to a No. 6 rebar; thence Northeasterly 518.89 feet along the arc of a 1577.10 foot radius curve to the left, making a central angle of 18°51'04" and a long chord of 516.55 feet that bears North 70°20'45" East to a No. 6 rebar on the centerline of Oak Road, also being the last point on said right-of-way limit; thence Northeasterly 108.78 feet along the arc of a 210.00 foot radius curve to the right, making a central angle of 29°40'42" and a long chord of 107.57 feet that bears North 14°56'57" East to a No. 6 rebar; thence North 29°33'49" East 349.33 feet to the point of beginning.

Excepting therefrom those lands conveyed in a Warranty Deed recorded on December 29, 2009 as Document No. 723313.

Also excepting therefrom those lands conveyed to Grant County in an instrument recorded in Volume 294, Page 486.

Also excepting therefrom those lands conveyed to Grant County in an instrument recorded in Volume 291, Page 119.

TRACT 5B MORGAN SURVEYED DESCRIPTION

SURVEY TRACT 1

Part of Sections 15, 21 & 22, in Township 4 North, Range 5 West of the Fourth Principal Meridian, Town of Glen Haven, Grant County, Wisconsin, described as follows: Beginning at the northwest corner of the Northwest Quarter of said Section 22; thence North 88 degrees 44 minutes 51 seconds East on the north line of said Northwest Quarter, a distance of 40.01 feet; thence North 82 degrees 50 minutes 41 seconds East, a distance of 292.54 feet; thence South 47 degrees 55 minutes 07 seconds East, a distance of 172.32 feet; thence South 85 degrees 18 minutes 40 seconds East, a distance of 99.94 feet; thence North 88 degrees 13 minutes 50 seconds East, a distance of 220.83 feet; thence South 71 degrees 16 minutes 01 seconds East, a distance of 152.72 feet; thence South 83 degrees 05 minutes 07 seconds East, a distance of 330.90 feet; thence North 0 degrees 14 minutes 23 seconds West, a distance of 148.03 feet to the southerly right of way line of County Highway V; thence on said right of way line on a curve to the left having a radius of 1958.92 feet, a central angle of 2 degrees 00 minutes 32 seconds, a chord bearing South 75 degrees 03 minutes 34 seconds East, a chord of 68.68 feet and an arc length of 68.68 feet to the east line of the West Half of said Northwest Quarter; thence South 0 degrees 38 minutes 14 seconds East on the east line of said West half, a distance of 2608.85 feet to the southeast corner thereof; thence North 88 degrees 31 minutes 05 seconds West on the south line of said West Half, a distance of 1318.90 feet to the southwest corner thereof; thence North 89 degrees 06 minutes 14 seconds West on the south line Northeast Quarter of said Section 21, a distance of 300.11 feet to the west line of the East 9 acres of the Southeast Quarter of the Northeast Quarter of said Section 21; thence North 0 degrees 36 minutes 41 seconds West on said west line, a distance of 1306.25 feet to the north line of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 18 minutes 07 seconds East on said north line, a distance of 300.09 feet to the northeast corner of the Southeast Quarter of the Northeast Quarter; thence North 0 degrees 36 minutes 41 seconds West on the west line of the West Half of the Northwest Quarter of said Section 22, a distance of 1307.28 feet to said point of beginning.

SURVEY TRACT 2

Part of the South Half of the Southeast Quarter of Section 16, Township 4 North, Range 5 West of the Fourth Principal Meridian, Town of Glen Haven, Grant County, Wisconsin, described as follows: Commencing at the southeast corner of said Southeast Quarter; thence North 89 degrees 30 minutes 07 seconds West on the south line of said Southeast Quarter, a distance of 321.52 feet to the point of beginning of the tract of land being described; thence continuing North 89 degrees 30 minutes 07 seconds West on said south line, a distance of 587.67 feet to a meander line of Rattlesnake Creek; thence North 68 degrees 08 minutes 22 seconds West on said meander line, a distance of 446.49 feet; thence North 59 degrees 22 minutes 54 seconds West on said meander line, a distance of 183.20 feet; thence North 77 degrees 31 minutes 33 seconds West on said meander line, a distance of 177.10 feet to the intersection with the meander line for Heiler Creek; thence South 66 degrees 17 minutes 52 seconds West on said meander line, a distance of 61.56 feet; thence North 86 degrees 21 minutes 09 seconds West on said meander line, a distance of 93.04 feet to the southerly right of way line of State Trunk Highway 133; thence North 54 degrees 07 minutes 42 seconds East on said right of way line, a distance of 236.79 feet; thence on said right of way line on a curve to the right, having a radius of 767.69 feet, a central angle of 16 degrees 50 minutes 37 seconds, a chord bearing North 62 degrees 33 minutes 01 second East, a chord distance of 224.87 feet and an arc length of 225.68 feet; thence South 9 degrees 49 minutes 19 seconds East, a distance of 115.62 feet; thence North 77 degrees 58 minutes 15 seconds East, a distance of 264.00 feet; thence North 9 degrees 49 minutes 19 seconds West, a distance of 115.00 feet to the southerly right of way line of State Trunk Highway 133; thence North 80 degrees 19 minutes 03 seconds East on said right of way line, a distance of 320.08 feet to a point of curvature; thence on said right of way line on a curve to the left having a radius of 1687.10 feet, a central angle of 10 degrees 52 minutes 01 seconds, a chord bearing North 74 degrees 53 minutes 03 seconds East, a chord distance of 319.50 feet and an arc length of 319.97 feet; thence North 82 degrees 41 minutes 42 seconds East on said right of way line, a distance of 118.24 feet; thence South 1 degree 12 minutes 10 seconds West, a distance of 228.24 feet; thence South 12 degrees 13 minutes 54 seconds East, a distance of 326.97 feet; thence South 8 degrees 05 minutes 35 seconds East, a distance of 187.13 feet to said point of beginning.

SURVEY TRACT 3

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 4 North, Range 5 West of the Fourth Principal Meridian, Town of Glen Haven, Grant County, Wisconsin, described as follows: Commencing at the southeast corner of said Southeast Quarter; thence North 0 degrees 40 minutes 54 seconds West on the east line of said Southeast Quarter, a distance of 1319.08 feet to the north line of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 16 minutes 20 seconds West on said north line, a distance of 148.84 feet to the centerline of Oak Road, said point being the point of beginning of the tract of land being described; thence South 30 degrees 05 minutes 50 seconds West on said centerline, a distance of 349.27 feet to a point of curvature; thence on said centerline on a curve to the left having a radius of 210.00 feet, a central angle of 29 degrees 41 minutes 41 seconds, a chord bearing South 15 degrees 28 minutes 58 seconds West, a chord distance of 107.62 feet and an arc length of 108.84 feet to the northerly right of way line of State Trunk Highway 133; thence on said right of way line on a curve to the right having a radius of 1574.37 feet, a central angle of 18 degrees 52 minutes 29 seconds, a chord bearing South 70 degrees 52 minutes 29 seconds West, a chord distance of 516.48 feet and an arc length of 518.82 feet; thence South 9 degrees 40 minutes 57 seconds East on said right of way line, a distance of 12.00 feet; thence South 80 degrees 18 minutes 17 seconds West on said right of way line, a distance of 95.24 feet; thence North 0 degrees 10 minutes 33 seconds West, a distance of 227.57 feet; thence South 89 degrees 49 minutes 27 seconds West, a distance of 165.00 feet; thence South 84 degrees 36 minutes 01 second West, a distance of 221.15 feet to the west line of said Southeast Quarter of the Southeast Quarter; thence North 0 degrees 58 minutes 11 seconds West on said west line, a distance of 411.72 feet to the northwest corner of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 16 minutes 20 seconds East on the north line of said Southeast Quarter of the Southeast Quarter, a distance of 1176.72 feet to said point of beginning.

SURVEYOR'S STATEMENT

To: Eagle Creek Midwest LLC, Old Republic National Title Insurance Company, Wisconsin Title Service Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7(a), 13, 16, 18, 20, and 21 of Table A thereof. The field work was completed on September 29, 2012.

Signed at Dixon, Illinois, this 13th day of NOVEMBER, 2012.

John R. Huseman, RLS No. 1631-B, Current expiration date: 31 January 2014



TITLE COMMITMENT INFORMATION

Title Commitment prepared by: Wisconsin Title Services Company, Inc. Commitment Number: 1209R0099-21. Commitment Date: September 5, 2012 Schedule B Items that are survey related are plotted and shown. All Schedule B Items that are not survey related and are not shown hereon.

NOTE: Right-of-ways as shown are from occupation and existing monumentation. Wisconsin Statutes 82.18 & 82.31 establish town roads as 66' in width, if width isn't specified.

FLOOD ZONE CLASSIFICATION

Subject Property located in Sections 15, 21, 22 and the tract in Section 16 lying north of Highway 133 is located in Zone "X" as shown on FIRMS (FLOOD INSURANCE RATE MAP) for Grant County, Wisconsin, by the FEDERAL EMERGENCY MANAGEMENT AGENCY, Map No.s 55043C0429E and 55043C0440E. Effective Date on both is September 2, 2011. A portion of the tract in Section 16 lying south of Highway 133 is located in Zone "AE" as shown on the previously referenced FIRMS. Zone "x" definition: Areas determine to be outside the 0.2% annual chance floodplain.

Table with 4 columns: REV., DATE, BY, REMARKS. Contains revision history for the drawing.

Willettt Hofmann & Associates Inc. logo and contact information: 809 East 2nd Street, Dixon, IL 61021-0367, T: 815-284-3381, DESIGN FIRM: #1035-11

TRACT 5B MORGAN FARM ALTA / ACSM LAND TITLE SURVEY GRANT COUNTY, WISCONSIN PREPARED FOR CASS REALTY, LLC

Table with 5 columns: FILE #, WHA #, ENVELOPE #, DATE, TOTAL SHEETS, SHEET NO. Contains project identification and sheet numbering.

FILE = S:\PROJECTS\2012\1256012_Ament\SURVEY\Master-survey\JH.dgn