

ALTA/ACSM LAND TITLE SURVEY

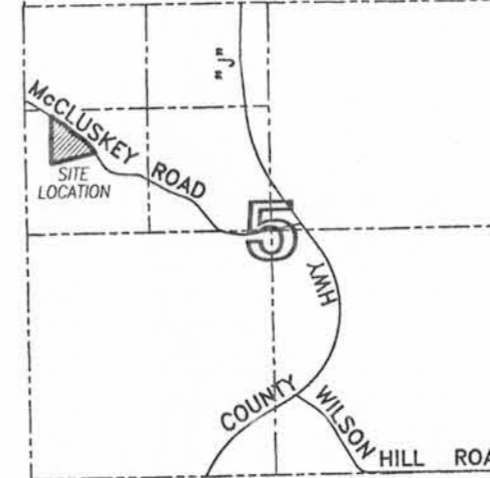
C1
A=76.52'
R=380.00'
C LEN=76.39'
BRG=S 52°51'00" E

C4
A=66.16'
R=75.00'
C LEN=64.03'
BRG=N 80°03'02" E

PART OF VOLUME 1191, PAGE 485, DOCUMENT
NO. 713619, GRANT COUNTY REGISTRY
OWNED BY: BRIAN NICHOLS

C2
A=145.37'
R=700.00'
C LEN=145.11'
BRG=S 53°01'51" E

VICINITY MAP
SECTION 5, T5N R4W
TOWN OF LITTLE GRANT
GRANT COUNTY, WISCONSIN



Description provided from Schedule C, Commitment No. 16427T

TRACT 1 DESCRIPTION:
A parcel of land located in the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) of Section Five (5), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, described as follows:

Commencing at the West Quarter corner of said Section 5;
thence North 89° 50' 11" East 274.53 feet along the East-West Quarter line of said Section;
thence North 00° 09' 49" West 776.88 feet to the point of beginning;
thence North 00° 05' 18" East 497.89 feet to a point in the centerline of a township road known as McCluskey Road;
thence South 58° 37' 07" East 142.03 feet along said centerline;
thence 76.52 feet on the arc of a curve to the right with a radius of 380.00 feet and a long chord bearing South 52° 51' 00" East 76.39 feet along said centerline;
thence 145.37 feet on the arc of a curve to the left with a radius of 700.00 feet and a long chord bearing South 53° 01' 51" East 145.11 feet along said centerline;
thence 222.09 feet on the arc of a curve to the right with a radius of 488.50 feet and a long chord bearing South 45° 57' 21" East 220.18 feet along said centerline;
thence South 32° 55' 53" East 32.36 feet along said centerline;
thence South 76° 55' 10" West 487.35 feet to the point of beginning.

SURVEYOR'S CERTIFICATE:

To Stefan Rutkowski and Kaleena Rutkowski, BMO Harris Bank N.A. and Kohner, Mann & Kailas, S.C., Midwest Title Corporation:

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, 4, 7(a)(1), 8, 11(a) and 16 of Table A thereof.
The field work was completed on February 22, 2016.

Date of Plat or Map: February 23, 2016.

Aaron J. Austin
S-2922

SURVEYOR'S NOTES:

Property address: 9277 McCluskey Road, Mount Hope, WI 53816
Tax Parcel ID: Part of 032-00084-0000
Title Commitment No.: 16427T
Issued by: Commonwealth Land Title Insurance Company
Effective Date: August 17, 2015 at 08:00 AM
Proposed Insured:
ALTA Owners Policy (06/17/06) Stefan Rutkowski and Kaleena Rutkowski
ALTA Loan Policy (06/17/06) Royal Bank

Additional Surveyor's Notes:

Recorded Easements (provided):
Volume 1241, Page 973, Grant County Registry. Memorandum of Wind Lease and Easement Agreement. This Memorandum does affect the description provided above.
Volume 3 of Rural Electric Easements, Page 125, Grant County Registry. Right of Way easement for Rural Electric Line. This Right of Way does affect the description provided above.

Other Easement Notes:

A proposed access easement was shown on a Plat of Survey by Aaron J. Austin dated July 23, 2015, filed in Book 37 of Surveys on Page 35 at the Grant County Tax Lister's office. This proposed easement location has been shown and dimensioned hereon. No recording information was provided for this proposed easement. It is not known to the surveyor if this easement is to be retained by the seller at a future date.

LEGEND

- ⊙ Section Corner - as designated
- ⊕ 3/4" x rebar found with cap
- ⊗ 1/2" Steel Cotton Gin Spike found
- + No monument set
- ⊕ Existing Septic Vent
- ⊕ Address sign
- ⊕ Mailbox
- ⊕ Existing electric service
- ⊕ Existing utility pole
- ⊕ Existing guy wire and anchor
- Existing building
- Survey boundary line
- Existing overhead utility
- Existing concrete
- Existing gravel
- Existing sealcoat
- Existing culvert

LINE	BEARING	DISTANCE
L1	N 54°46'52" E	103.82'
L2	S 74°40'47" E	114.12'

C3
A=222.09'
R=488.50'
C LEN=220.18'
BRG=S 45°57'21" E

3.00± ACRES
130,680± SQ.FT.

PART OF VOLUME 1191, PAGE 485, DOCUMENT
NO. 713619, GRANT COUNTY REGISTRY

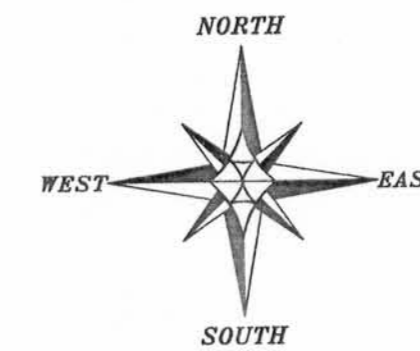
PREVIOUS SURVEY
BY AARON J. AUSTIN
DATED 7-23-2015
BOOK 37, PAGE 35

PART OF VOLUME 1191, PAGE 485, DOCUMENT
NO. 713619, GRANT COUNTY REGISTRY
OWNED BY: BRIAN NICHOLS

OWNED BY: BRIAN NICHOLS

WEST 1/4 CORNER
SECTION 5, T5N R4W
3" x 6" C Channel
Post in Concrete

EAST 1/4 CORNER
SECTION 5, T5N R4W
2" Iron Pipe found



SCALE 1" = 40'

The East-West 1/4 line of Section 5 bears N 89°50'11" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: STEFAN RUTKOWSKI
LOCATED IN SECTION 5, T5N R4W, TOWN OF
LITTLE GRANT, GRANT COUNTY, WISCONSIN



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

JOB NO: 16s01/
H:CRD\16s017
H:PLAT\T5NR4W\05\16s017-RUTKOWSKI
FIELDBOOK: IDS
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN
SHEET 1 OF 1