

North 426368.64
East 858673.15

Plat of Survey for Louisburg Junction, Inc.

being part of the Northeast 1/4 of the Northwest 1/4 of Section 12,
Town 1 North, Range 2 West, Jamestown Township, Grant County,
Wisconsin, more fully described as,

N 1/4 corner
of Sec 12
Monument and ties
found as recorded.

FEB 28 2017

LEGEND

- - Stone monument - found
- ▲ - #6 (3/4" dia.) rebar - found
- - Aluminum monument - found
- - 1" dia. iron pipe - found
- ⊕ - #6(3/4" dia.) x 24" rebar - set
- ⊠ - Railroad spike - set
- () - Recorded As
- ✕ - Fence
- ⊞ - Chiseled Cross - set
- - Nail - found

commencing at a stone at the Northwest corner of Section 12; thence S 87°55'23"E, 1335.79' to the Northwest corner of the Northeast quarter of the said Northwest quarter; thence S 0°03'12"W along the West line thereof, 858.00' to Jimtown Road; thence N 74°56'41"E, 211.62'; thence N 72°14'58"E, 83.20' to a mag nail being the point of beginning; thence S 39°32'00"E through a #6 rebar, 231.77' to a #6 rebar; thence N 57°53'12"E, 115.50' to a #6 rebar; thence S 36°56'49"E, 118.51' to a #6 rebar; thence N 5°06'48"W, 34.13' to an iron pipe; thence N 50°39'16"E through an iron pipe, 87.85' to the center of Louisburg Road; thence N 34°13'37"W along said center line, 183.73' to a chiseled cross at the center of Kilbourne Bridge; thence continuing along the said center line N 25°30'24"W, 68.20' to a railroad spike at the center line of Jimtown Road; thence S 68°17'11"W along the last said center line, 209.05' to an existing nail; thence S 71°54'30"W, 67.48' to the point of beginning. Parcel contains 1.39 acres (60,730 square feet), more or less, and is subject to any and all easements and rights-of-way of record and/or usage.

POINT OF BEGINNING
- Mag Nail Set

(Vol 309 Page 294)
(Dixon 1975 survey
for McDermott)

(Vol 750 Page 216
Doc. No. 576803)

JIMTOWN ROAD

Menominee Creek
1.39 acres ±
60,730 sq. ft.

LOUISBURG ROAD

Scale: 1" = 80'

(Dixon - Orth 1962 Survey
and Vol 383 Page 302)

I, Bruce D. Bowden, Professional Wisconsin Land Surveyor - 1250, agent of Bowden Surveying, Ltd., do hereby certify that I have surveyed, described, mapped and monumented the property shown hereon in accordance with the instructions of Mr. Jeremy Kidwell and that this map is a correct representation thereof to the best of my knowledge and belief.

Bruce D. Bowden, P.L.S. - 1250
Agent of Bowden Surveying, Ltd.

January 28, 2017

If this stamp is not red colored and the surveyor's signature is not in blue ink, the map should be assumed to be a copy and may contain unauthorized alterations. The certificate shown hereon shall not apply to any copies.

Bowden Surveying, Ltd.

619 W. Merrimac Street
Dodgeville, WI 53533
Phone (608)935-5513

Job No. 30121

N 88°24'38"W

2658.62'

This intends to be, and in fact is, the same property as described in Volume 1448 on Page 768 of the Grant County Registry.

The nearest and best evidence of the boundary of the property is the two existing pipes located at the East end of the subject property.

Note : The field work was completed on December 31, 2016.

Note: Bearings are referenced to the North line of the Northwest 1/4 of Section 12, T 1 N, R 2 W, which bears S 87°55'23"E according to the Grant County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS observation.

Datum : NAD 1983(2011) WISCONSIN

Center of Sec 12

W 1/4 corner of Sec 12

2638.89'

S 0°11'10"W

2661.96'

N 0°04'43"W

858.00'

1335.79'

NW corner of Sec 12

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