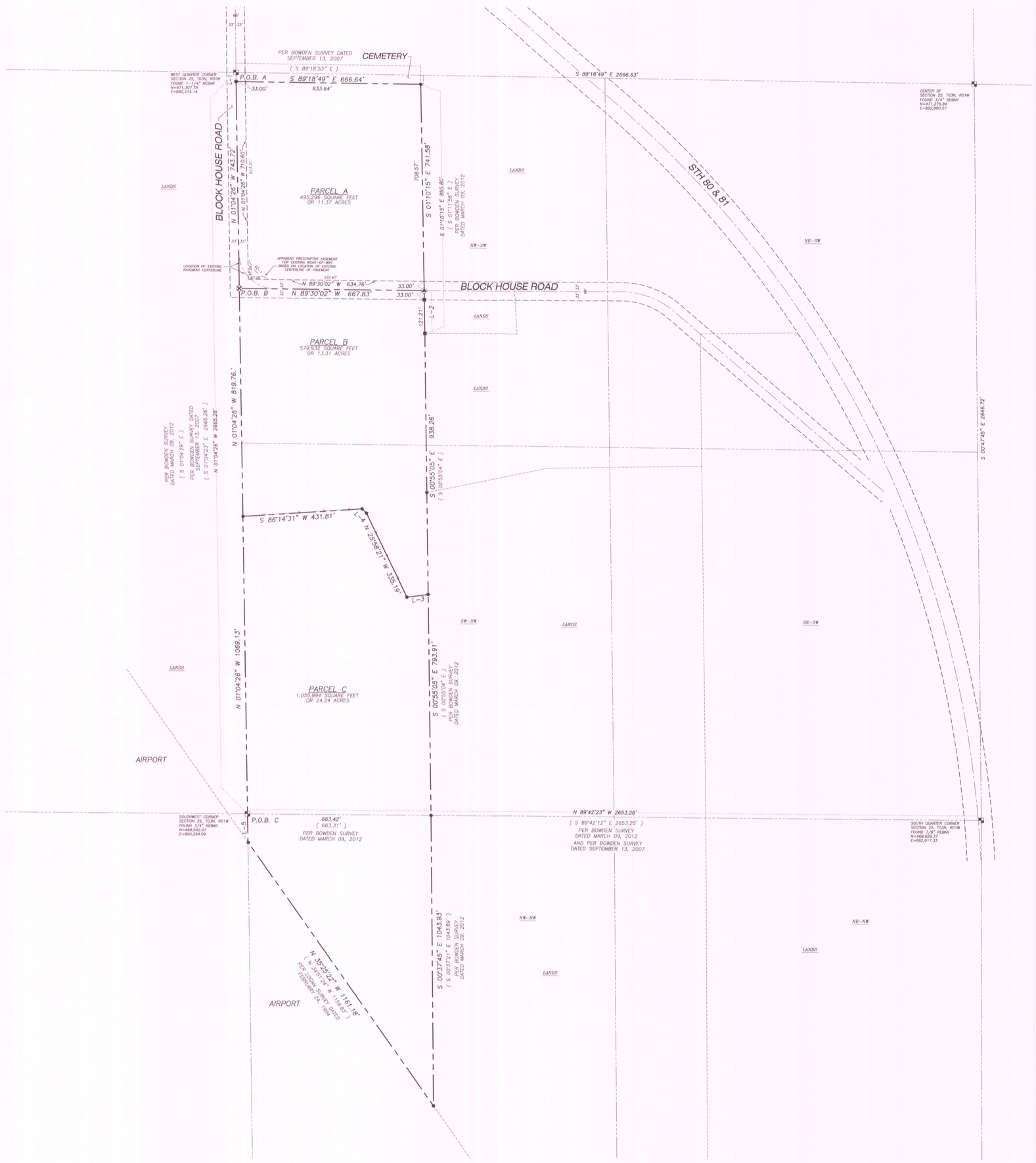
MAY 2 4 2017



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 1" IRON PIPE FOUND
- COTTON SPINDLE FOUND
- MAG/PK NAIL SET
- 1" REBAR SET
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LINE

NOTES

1. FIELD WORK PERFORMED BY WADE P. WYSE. ON APRIL 14, 2012.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, GRANT COUNTY, GRID NORTH THE WEST LINE OF THE SOUTHWEST QUARTER, BEARS N 01°04'26" W.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION

THE WEST ONE-HALF (W.1/2) OF THE WEST ONE-HALF (W.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION TWENTY-FIVE (25) EXCEPT ONE-HALF ACRE OFF THE NORTH END FOR CEMETERY PURPOSES; ALSO THE WEST ONE-HALF (W.1/2) OF THE WEST ONE-HALF (W.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION THIRTY-SIX (36); ALSO, THE WEST ONE-HALF (W.1/2) OF THE NORTH THREE-FOURTHS (N.3/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 36 EXCEPT THAT PART OF SAID WEST ONE-HALF (W.1/2) OF THE NORTH THREE-FOURTHS (N.3/4) OF NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 36 DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE SOUTH 00° 40' 17" EAST 2372.74 FEET; THENCE SOUTH 00° 04' 31" WEST 278.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68° 16' 28" EAST 702.73 FEET; THENCE SOUTH 00° 25' 57" EAST 921.64 FEET; THENCE NORTH 89° 16' 42" WEST 660.68 FEET; THENCE NORTH 00° 04'31" EAST 653.17 FEET TO THE POINT OF BEGINNING. ALL IN TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE 4th P.M., GRANT COUNTY, WISCONSIN.

PARCEL A

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 03 NORTH, RANGE 01 WEST, TOWN OF PLATTEVILLE; THENCE SOUTH 01 DEGREES 04 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, 32.67 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 18 MINUTES 49 SECONDS EAST, 666.64 FEET;
THENCE SOUTH 01 DEGREES 10 MINUTES 15 SECONDS EAST, 741.58 FEET TO THE CENTERLINE OF BLOCKHOUSE ROAD;
THENCE ALONG SAID CENTERLINE NORTH 89 DEGREES 30 MINUTES 02 SECONDS WEST, 667.83 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER;
THENCE NORTH 01 DEGREES 04 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE, 743.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 495,296 SQUARE FEET OR 11.37 ACRES.

PARCEL B

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 03 NORTH, RANGE 01 WEST, TOWN OF PLATTEVILLE; THENCE SOUTH 01 DEGREES 04 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, 776.39 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF BLOCKHOUSE ROAD AND THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 30 MINUTES 02 SECONDS EAST ALONG SAID CENTERLINE, 667.83 FEET;
THENCE SOUTH 01 DEGREES 10 MINUTES 15 SECONDS EAST, 154.22 FEET;
THENCE SOUTH 00 DEGREES 55 MINUTES 05 SECONDS EAST, 938.26 FEET;
THENCE SOUTH 82 DEGREES 39 MINUTES 57 SECONDS WEST, 77.69 FEET;
THENCE NORTH 25 DEGREES 58 MINUTES 21 SECONDS WEST, 335.19 FEET;
THENCE NORTH 45 DEGREES 52 MINUTES 09 SECONDS WEST, 22.14 FEET;
THENCE SOUTH 86 DEGREES 14 MINUTES 31 SECONDS WEST, 431.81 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER;
THENCE NORTH 01 DEGREES 04 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE, 819.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 579,932 SQUARE FEET OR 13.31 ACRES.

PARCEL C

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 03 NORTH, RANGE 01 WEST, TOWN OF PLATTEVILLE;
THENCE NORTH 01 DEGREES 04 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, 1069.13 FEET;
THENCE NORTH 86 DEGREES 14 MINUTES 31 SECONDS EAST, 431.81 FEET;
THENCE SOUTH 45 DEGREES 52 MINUTES 09 SECONDS EAST, 22.14 FEET;
THENCE SOUTH 25 DEGREES 58 MINUTES 21 SECONDS EAST, 335.19 FEET;
THENCE NORTH 82 DEGREES 39 MINUTES 57 SECONDS EAST, 77.69 FEET;
THENCE SOUTH 00 DEGREES 55 MINUTES 05 SECONDS EAST, 793.91 FEET;
THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS EAST, 1043.93 FEET;
THENCE NORTH 35 DEGREES 25 MINUTES 22 SECONDS WEST, 1161.18 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE NORTH 00 DEGREES 59 MINUTES 23 SECONDS WEST ALONG SAID LINE, 101.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,055,994 SQUARE FEET OR 24.24 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3091, HEREBY CERTIFY THAT THIS PLAT OF SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JULIUS W. SMITH, S-3091
PROFESSIONAL LAND SURVEYOR

5-18-2017
DATE

WISCONSIN JULIUS W. SMITH S-3091 CROSS PLAINS WI LAND SURVEYOR

EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
EC-1	154.33'	100.00'	97.29	88°25'37"	139.47'	N 45°17'14" W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 01°04'26" E	32.67'
L-2	S 01°10'15" E	154.22'
L-3	S 82°39'57" W	77.69'
L-4	N 45°52'09" W	22.14'
L-5	N 00°59'23" W	101.04'

north

0 75' 150' 300'

SCALE: 1" = 150'

WYSER ENGINEERING

PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyseengineering.com

PREPARED FOR:
PHIL WYSE
5465 BLOCKHOUSE ROAD
PLATTEVILLE, WI 53818

PROJECT:
WYSE FARM

PROJECT LOCATION:
A PART THE NW-1/4 OF THE SW-1/4 AND SW-1/4 OF THE SW-1/4 OF SECTION 25, AND A PART OF THE NW-1/4 OF THE NW-1/4 OF SECTION 36, ALL LOCATED IN TOWN 3 NORTH, RANGE 1 WEST, TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

PROJECT NO.: 17-0439

DRAWN BY: JK 03-03-2014
CHECKED BY: JWS 5-17-2017

PLAN MODIFICATIONS:

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
PLAT OF SURVEY

SHEET NUMBER:
V001