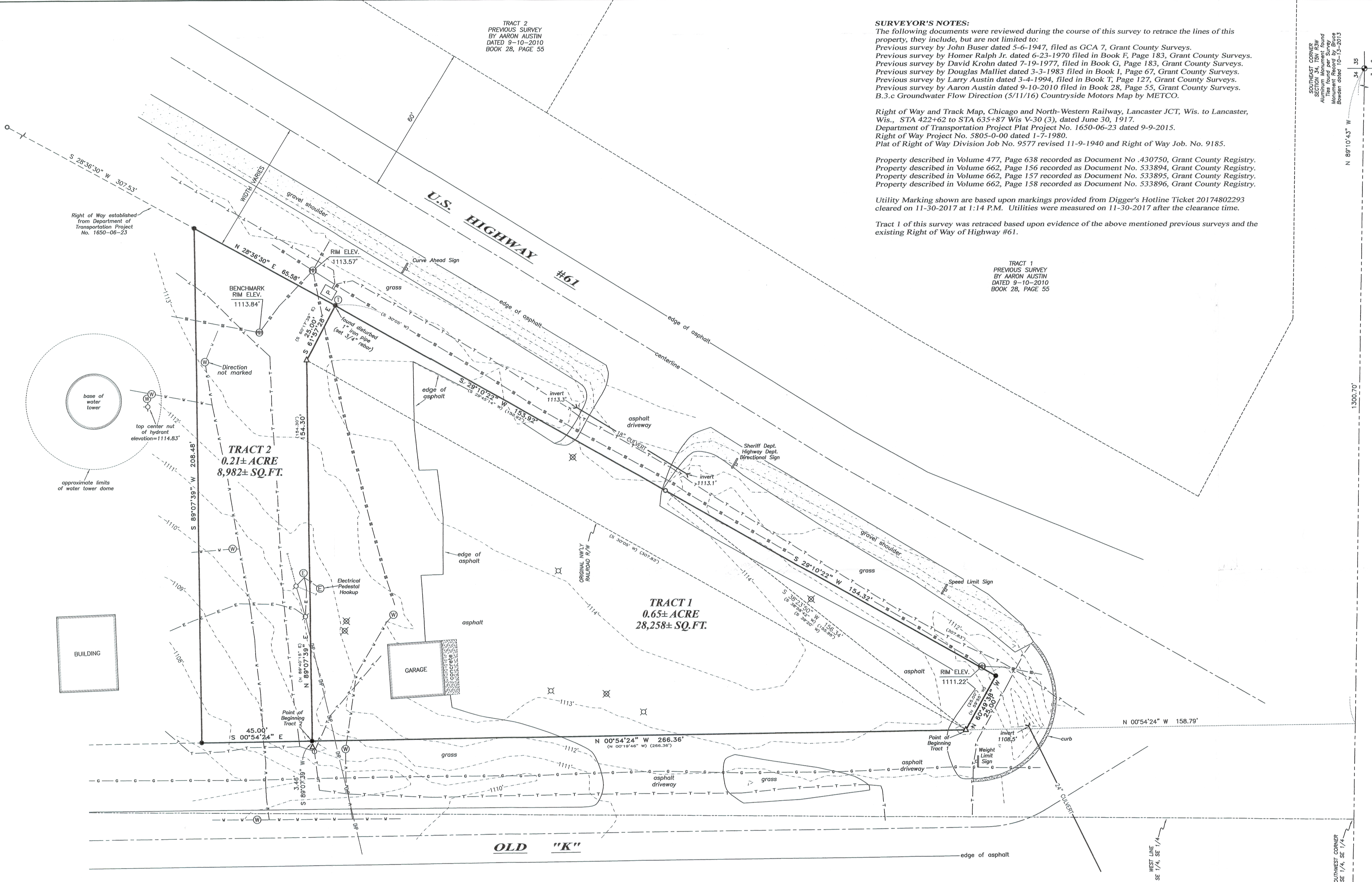


PLAT OF SURVEY



SURVEYOR'S NOTES: The following documents were reviewed during the course of this survey to retrace the lines of this property, they include, but are not limited to: Previous survey by John Buser dated 5-6-1947, filed as GCA 7, Grant County Surveys. Previous survey by Homer Ralph Jr. dated 6-23-1970 filed in Book F, Page 183, Grant County Surveys. Previous survey by David Krohn dated 7-19-1977, filed in Book G, Page 183, Grant County Surveys. Previous survey by Douglas Malliet dated 3-3-1983 filed in Book I, Page 67, Grant County Surveys. Previous survey by Larry Austin dated 3-4-1994, filed in Book T, Page 127, Grant County Surveys. Previous survey by Aron Austin dated 9-10-2010 filed in Book 28, Page 55, Grant County Surveys. B.3.c Groundwater Flow Direction (5/11/16) Countryside Motors Map by METCO.

Right of Way and Track Map, Chicago and North-Western Railway, Lancaster JCT, Wis. to Lancaster, Wis., STA 422+62 to STA 635+87 Wis V-30 (3), dated June 30, 1917. Department of Transportation Project Plat Project No. 1650-06-23 dated 9-9-2015. Right of Way Project No. 5805-0-00 dated 1-7-1980. Plat of Right of Way Division Job No. 9577 revised 11-9-1940 and Right of Way Job. No. 9185.

Property described in Volume 477, Page 638 recorded as Document No. 430750, Grant County Registry. Property described in Volume 662, Page 156 recorded as Document No. 533894, Grant County Registry. Property described in Volume 662, Page 157 recorded as Document No. 533895, Grant County Registry. Property described in Volume 662, Page 158 recorded as Document No. 533896, Grant County Registry.

Utility Marking shown are based upon markings provided from Digger's Hotline Ticket 20174802293 cleared on 11-30-2017 at 1:14 P.M. Utilities were measured on 11-30-2017 after the clearance time.

Tract 1 of this survey was retraced based upon evidence of the above mentioned previous surveys and the existing Right of Way of Highway #61.

TRACT 1 PREVIOUS SURVEY BY AARON AUSTIN DATED 9-10-2010 BOOK 28, PAGE 55

TRACT 2 0.21± ACRE 8,982± SQ.FT.

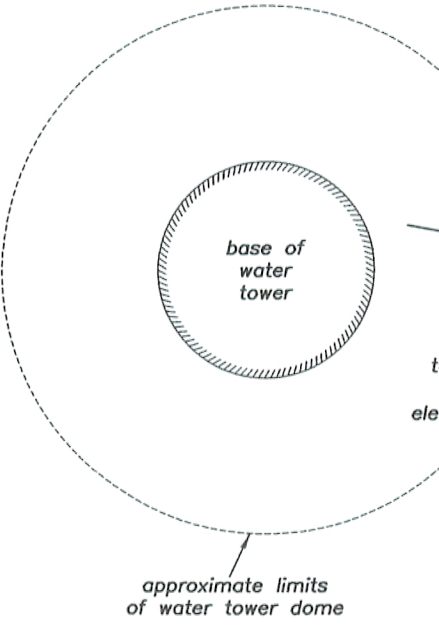
TRACT 1 0.65± ACRE 28,258± SQ.FT.

SOUTHEAST CORNER Aluminum Monument found Time found per Survey Map Austin dated 8-15-2013

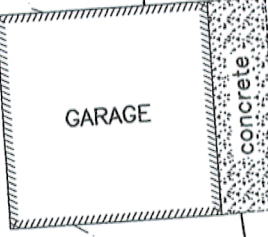
SOUTHWEST CORNER SE 1/4, SE 1/4

SOUTH 1/4 CORNER SECTION 34, T5N R3W County Aluminum Cap found Time found per Survey Map Austin dated 8-15-2013

Right of Way established from Department of Transportation Project No. 1650-06-23



BUILDING



TRACT 1 DESCRIPTION: Located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, containing 0.65 acre, more or less, and being described as follows:

Commencing at the Southeast corner of said Section 34; thence North 89° 10' 43" West 1300.70 feet along South line of said Section 34; thence North 00° 54' 24" West 158.79 feet to a 1" iron pipe marking the point of beginning; thence North 00° 54' 24" West 266.36 feet to a 3/4" rebar; thence North 89° 07' 39" East 154.30 feet to a 1" iron pipe; thence South 61° 57' 28" East 25.00 feet to a 3/4" rebar; thence South 29° 10' 22" West 153.92 feet along the Westerly right of way of U.S. Highway #61 to a 3/4" rebar; thence South 29° 10' 22" West 153.92 feet to a 3/4" rebar; thence North 60° 49' 38" West 25.00 feet to the point of beginning Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION: Located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Township Five (5) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin, containing 0.21 acre, more or less, and being described as follows:

Commencing at the Southeast corner of said Section 34; thence North 89° 10' 43" West 1300.70 feet along South line of said Section 34; thence North 00° 54' 24" West 158.79 feet to a 1" iron pipe; thence North 00° 54' 24" West 266.36 feet to a 3/4" rebar to a 3/4" rebar marking the point of beginning; thence North 89° 07' 39" East 154.30 feet to a 1" iron pipe; thence South 61° 57' 28" East 25.00 feet to a 3/4" rebar; thence North 28° 36' 30" East 65.58 feet along the Westerly right of way U.S. Highway #61 to a 3/4" rebar; thence South 89° 07' 39" West 208.48 feet; thence South 00° 54' 24" East 45.00 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.

SURVEYOR'S CERTIFICATE: I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

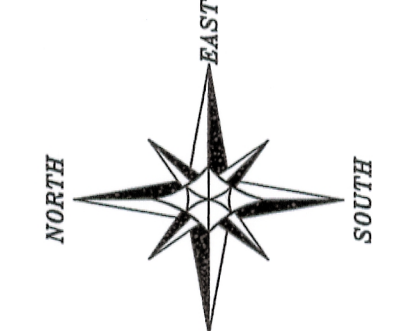
That the descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was finished on 1-9-2018. That this survey was prepared under the instructions of Jeff Grunetzmaacher. That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof. That all plans that do not show a seal imprint in red ink may contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

Dated this 9th day of January, 2018. Revised this 19th day of January, 2018. Aaron J. Austin, S-2922

SURVEYOR'S NOTES: This survey was prepared with the intent of following the lines shown and described hereon. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished to the surveyor.



- LEGEND
Section Corner—as designated
3/4" rebar found
1" diameter iron pipe found
3/4" x 18" rebar set with cap
Recorded as
Existing Manhole
Water Valve
Fire Hydrant
Approximate location of Soil Boring (not field located). Location established from B.3.c Groundwater Flow Direction Map by Metco.
Existing Monitoring well
Existing Utility Pole
Guy wire for Utility Pole
Existing Pedestal
Existing Telephone Pedestal
Existing Electric Pedestal
Gas Valve
Existing Sign
Existing culvert—size noted
Buried Telephone/Communication line
Buried Electric Line
Buried Gas Line
Buried Sanitary Sewer Line
Buried Water Line
Overhead Utility Line
Boundary of Survey
Right of Way line
Centerline
Deed/Survey line
Topographic line and Contour Elevation



The South line of the SE 1/4 of Section 34 bears N 89° 10' 43" W according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation. SCALE 1" = 20'

PLAT OF SURVEY PREPARED FOR: ROYAL BANK LOCATED IN SECTION 34, T5N R3W GRANT COUNTY, WISCONSIN. Includes contact information for Austin Engineering LLC and job details.