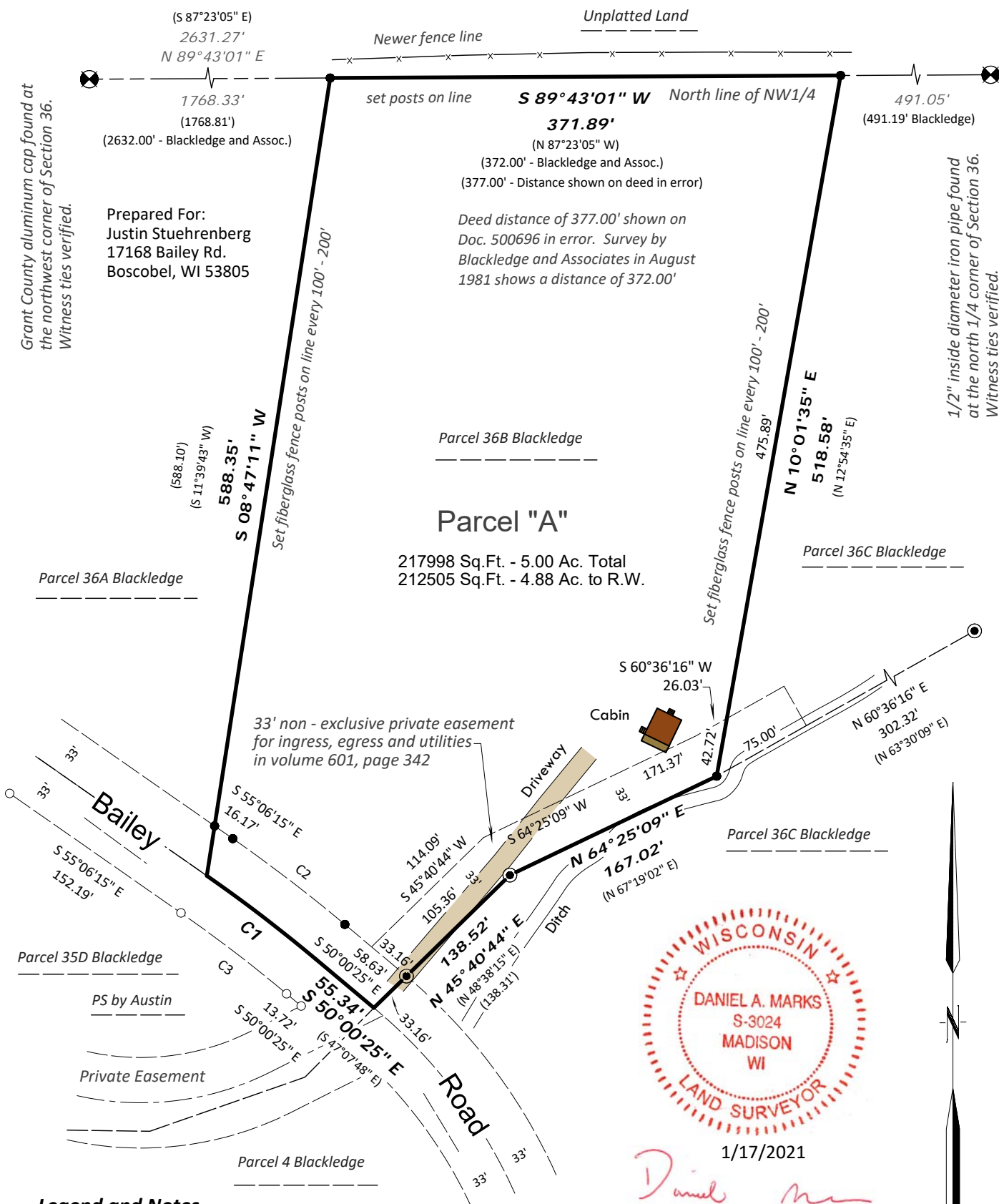


# PLAT OF SURVEY

LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 36, T8N, R2W, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN.



Grant County aluminum cap found at the northwest corner of Section 36. Witness ties verified.

Prepared For:  
Justin Stuehnenberg  
17168 Bailey Rd.  
Boscobel, WI 53805

Deed distance of 377.00' shown on Doc. 500696 in error. Survey by Blackledge and Associates in August 1981 shows a distance of 372.00'

1/2" inside diameter iron pipe found at the north 1/4 corner of Section 36. Witness ties verified.

Parcel 36A Blackledge

Parcel "A"

217998 Sq.Ft. - 5.00 Ac. Total  
212505 Sq.Ft. - 4.88 Ac. to R.W.

Parcel 36C Blackledge

Parcel 35D Blackledge

PS by Austin

Private Easement

Parcel 4 Blackledge

### Legend and Notes

- Denotes 3/4" x 24" solid round iron rod set.
- Denotes 3/4" solid round iron rod found.
- ⊙ Denotes 1/2" inside diameter iron pipe found.

- 1.) Bearings are grid based on the Grant County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The north line of the NW1/4 of Section 36 bears S 89°43'01" W.
- 2.) When different, recorded bearings and distances are shown in parentheses.
- 3.) Parcel "A" is subject to the following easements of record:
  - Easement granted to Grant Electric Cooperative, by instrument dated June 30, 1941, and recorded in Volume 4 of Rural Electric Easements, page 193 on September 17, 1942.
  - Utility easements and non-exclusive private ingress and egress easement as referenced in Warranty Deed dated May 10, 1984, and recorded in Volume 601, of Records page 342 on May 21, 1984.

Sheet 1 of 2

## RIVER VALLEY LAND SURVEYING

RICHARD MARKS - 504 CEDAR STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



# PLAT OF SURVEY

LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 36, T8N, R2W, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN.

**Curve Data**

#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1	1123.32'	05°05'50"	99.93'	99.90'	S 52°33'20" E	S 55°06'15" E	S 50°00'25" E
2	1156.32'	05°05'50"	102.87'	102.83'	S 52°33'20" E	S 55°06'15" E	S 50°00'25" E
3	1090.32'	05°05'50"	97.00'	96.97'	S 52°33'20" E	S 55°06'14" E	S 50°00'25" E

**Existing Legal Description of Parcel "A" (See last two lines of legal description for error)**

That part of the Northeast Quarter (N.E.1/4) of the Northwest Quarter (N.W.1/4) of Section Thirty-six (36), Township Eight (8) North, Range Two (2) West of the 4th P.M., in Grant County, Wisconsin, described as follows, to wit: Commencing at the Northwest corner of said Section 36; thence South 87° 23' 05" East, along the North line of said Section 36, a distance of 1768.81 feet to the point of beginning; thence South 11° 39' 43" West a distance of 588.10 feet to a point on the centerline of Bailey Road; thence Southeasterly, along the centerline of Bailey Road, on a curve, from a tangent which bears South 52° 13' 38" East, said curve concave Southwesterly with a radius of 1123.32 feet, an arc distance of 99.93 feet; thence South 47° 07' 48" East, continuing along the centerline of Bailey Road, a distance of 55.34 feet to a point 1,797.61 feet East and 677.64 feet South of the Northwest corner of said Section 36 (as measured along and at right angles to the North line of said Section 36); thence North 48° 38' 15" East, a distance of 138.31 feet; thence North 67° 19' 02" East, a distance of 167.02 feet; thence North 12° 54' 35" East, a distance of 518.58 feet, to a point on the North line of said Section 36, a distance of 377.00 feet (should be 372.00 feet) Easterly from the point of beginning; thence North 87° 23' 05" West, along the North line of said Section 36, a distance of 377.00 feet (should be 372.00 feet) to the point of beginning.

Containing 5.00 Acres, more or less.

Subject to an easement for public roadway and utilities 66.00 feet wide, 33.00 feet on both sides of the centerline of Bailey Road.

And subject to a non-exclusive private easement for ingress, egress and utilities, identified as Easement Parcel 2 and hereinafter described:

That part of Section 36, Township 8 North, Range 2 West of the fourth principal meridian in Grant County, Wisconsin being a parcel or strip of land 33.00 feet in width and lying northwest (as measured at right angles thereto) of the following described line:

Commencing at the northwest corner of said Section 36; thence South 87°23'05" East, along the north line of said Section 36, a distance of 1,797.61 feet; thence South 2°36'55" West, a distance of 677.64 feet to a point in the centerline of Bailey Road and the point of beginning; thence North 48°38'15" East, a distance of 138.31 feet; thence North 67°19'02" East, a distance of 167.02 feet; thence North 63°30'09" East, a distance of 75.00 feet to the point of ending.

Excepting therefrom that portion falling within an easement for public roadway and utilities 66.00 feet wide, 33.00 feet on both sides of the centerline of Bailey Road.

**Updated Legal Description of Parcel "A"**

A parcel of land located in the NE1/4 of the NW1/4 of Section 36, T8N, R2W, Town of Watterstown, Grant County, Wisconsin more particularly described as follows:

Commencing at a Grant County aluminum cap monument at the northwest corner of said Section 36; thence N89°43'01"E along the north line of the NW1/4 of said Section 36, 1,768.33 ft. (recorded as S87°23'05"E, 1,768.81 ft.) to a 3/4" solid round iron rod at the point of beginning; thence S08°47'11"W, 588.35 ft. (recorded as S11°39'43"W, 588.10 ft.) to the centerline of Bailey Road at the point of curvature of a curve to right having a radius of 1,123.32 ft. and a central angle of 05°05'50"; thence southeasterly along said centerline and the arc of said curve, 99.93 ft. to the point of tangency thereof, said curve having a long chord bearing S52°33'20"E, 99.90 ft.; thence S50°00'25"E (recorded as S47°07'48"E) along said centerline, 55.34 ft.; thence N45°40'44"E, 138.52 ft. (recorded as N48°38'15"E, 138.31 ft. to a 1/2" inside diameter iron pipe; thence N64°25'09"E (recorded as N67°19'02"E), 167.02 ft. to a 3/4" solid round iron rod; thence N10°01'35"E (recorded as N12°54'35"E), 518.58 ft. to a 3/4" solid round iron rod on the north line of the NE1/4 of the NW1/4 of said Section 36; thence S89°43'01"W, 371.89 ft. (recorded as N87°23'05"W, 377.00 ft.) to the point of beginning.

**Surveyor's Certificate**

I, Daniel Marks, Professional Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of Justin Stuehrenberg and that such map is a correct representation of all of the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey was made with compliance to Chapter AE-7 per AE-7.05(8) and is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on.

As to them I warrant the accuracy of said survey and map.

Dated this 17th day of January, 2021



Daniel Marks  
Professional Land Surveyor S-3024  
Field work completed January 15, 2021.

