

PLAT OF SURVEY

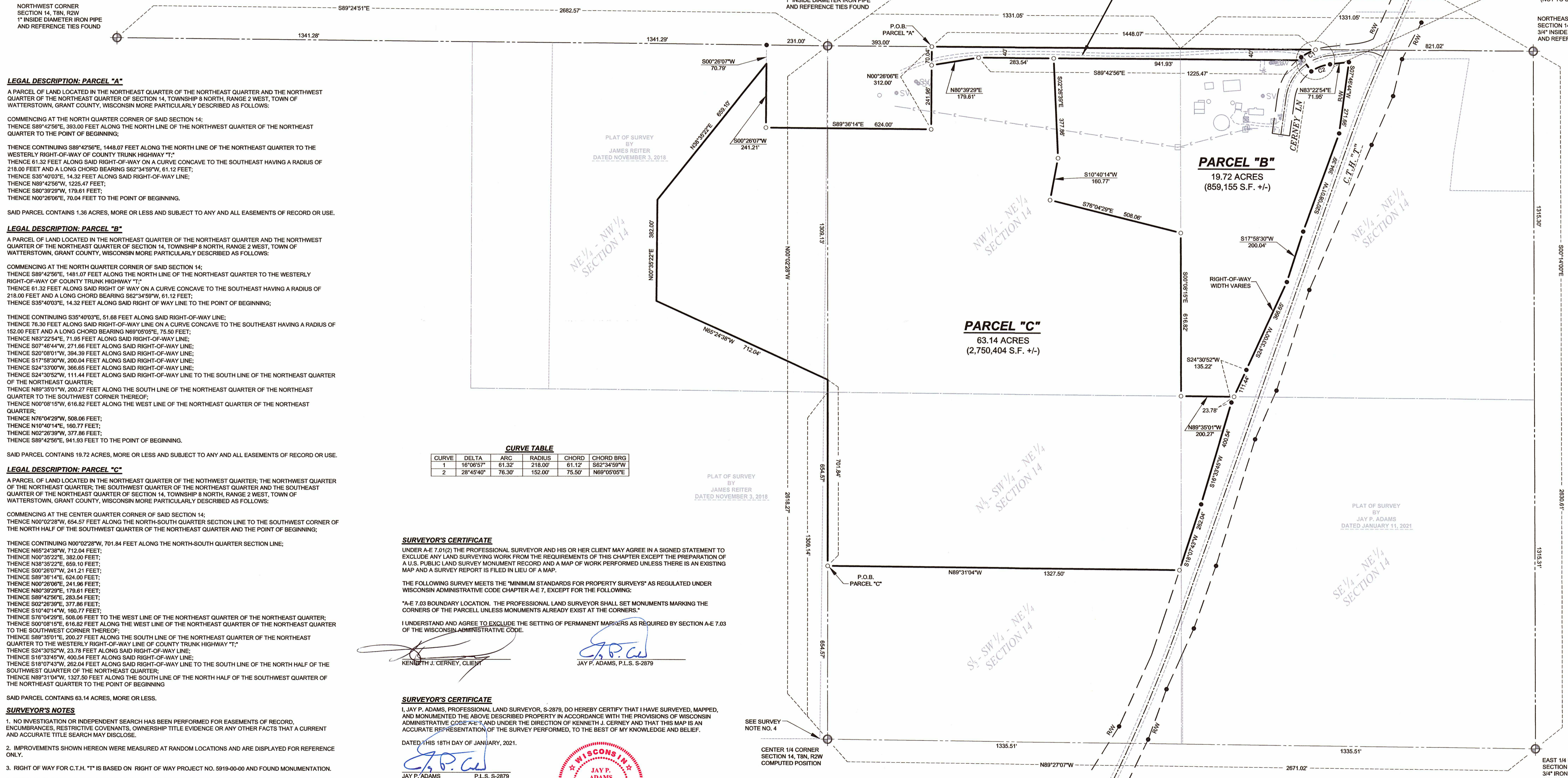
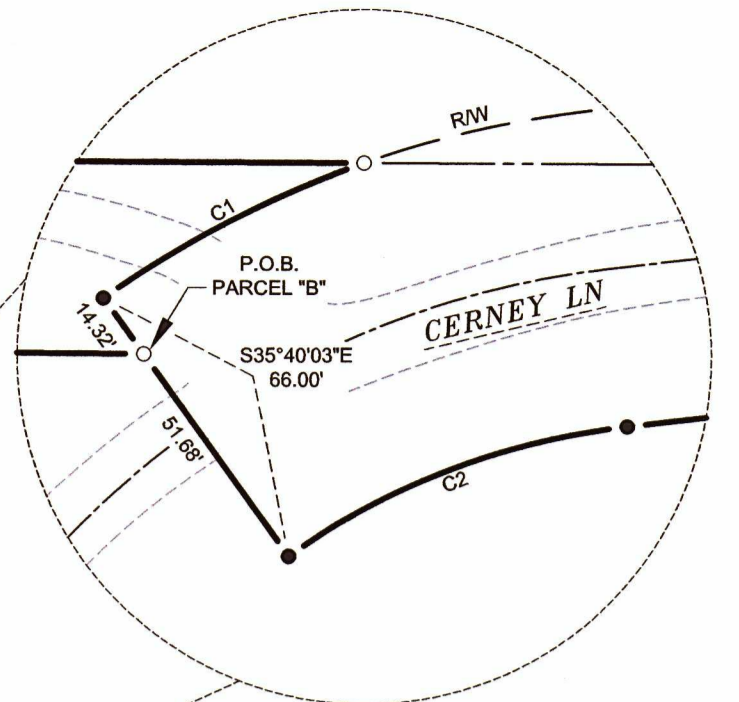
LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN

46046

PREPARED BY: JAY P. ADAMS, PLS
TEAM ENGINEERING, INC.
210 GUARD ST
WAUZEKA, WI 53826

PREPARED FOR: KENNETH J. & KATHLEEN E. CERNEY
3073 CERNEY LANE
BLUE RIVER, WI 53518

- LEGEND**
- ⊕ GRANT COUNTY PLSS CORNER (MONUMENT AS NOTED)
 - SET 3/4" X 24" REBAR (WEIGHT = 1.50 LBS/FT)
 - FOUND 3/4" IRON ROD
 - ⊙ FOUND 3/4" IRON PIPE
 - () RECORDED AS
 - RIGHT OF WAY
 - - - - - EDGE OF TRAVELED WAY
 - _____ CENTERLINE



LEGAL DESCRIPTION: PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14;

THENCE S89°42'56"E, 393.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°42'56"E, 1448.07 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER TO THE WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "T";

THENCE 61.32 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 218.00 FEET AND A LONG CHORD BEARING S62°34'59"W, 61.12 FEET;

THENCE S35°40'03"E, 14.32 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE N89°42'56"W, 1225.47 FEET;

THENCE S80°39'29"W, 179.61 FEET;

THENCE N00°26'06"E, 70.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.36 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR USE.

LEGAL DESCRIPTION: PARCEL "B"

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14;

THENCE S89°42'56"E, 1481.07 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER TO THE WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "T";

THENCE 61.32 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 218.00 FEET AND A LONG CHORD BEARING S62°34'59"W, 61.12 FEET;

THENCE S35°40'03"E, 14.32 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING S35°40'03"E, 51.68 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE S76°04'29"E, 508.06 FEET ALONG SAID RIGHT-OF-WAY LINE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 152.00 FEET AND A LONG CHORD BEARING N69°05'05"E, 75.50 FEET;

THENCE N83°22'54"E, 71.95 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE S07°46'44"W, 271.66 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE S20°08'01"W, 394.39 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE S17°58'30"W, 200.04 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE S24°33'00"W, 366.65 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE S24°30'52"W, 111.44 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE N89°35'01"W, 200.27 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF;

THENCE N00°08'15"W, 616.82 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE N76°04'29"W, 508.06 FEET;

THENCE N10°40'14"E, 160.77 FEET;

THENCE N02°26'39"W, 377.86 FEET;

THENCE S89°42'56"E, 941.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19.72 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR USE.

LEGAL DESCRIPTION: PARCEL "C"

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 14;

THENCE N00°02'28"W, 654.57 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING N00°02'28"W, 701.84 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE;

THENCE N65°24'38"W, 712.04 FEET;

THENCE N00°35'22"E, 392.00 FEET;

THENCE N38°35'22"E, 659.10 FEET;

THENCE S00°26'07"W, 241.21 FEET;

THENCE S89°36'14"E, 624.00 FEET;

THENCE N00°26'06"E, 241.96 FEET;

THENCE N80°39'29"E, 179.61 FEET;

THENCE S89°42'56"E, 283.54 FEET;

THENCE S02°26'39"E, 377.86 FEET;

THENCE S10°40'14"W, 160.77 FEET;

THENCE S76°04'29"E, 508.06 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE S00°08'15"W, 616.82 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF;

THENCE S89°35'01"E, 200.27 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY "T";

THENCE S24°30'52"W, 23.78 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE S16°33'45"W, 400.54 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE S18°07'43"W, 262.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE N89°31'04"W, 1327.50 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 63.14 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BRG
1	16°06'57"	61.32	218.00	61.12	S62°34'59"W
2	28°45'40"	76.30	152.00	75.50	N69°05'05"E

SURVEYOR'S CERTIFICATE

UNDER A-E 7.01(2) THE PROFESSIONAL SURVEYOR AND HIS OR HER CLIENT MAY AGREE IN A SIGNED STATEMENT TO EXCLUDE ANY LAND SURVEYING WORK FROM THE REQUIREMENTS OF THIS CHAPTER EXCEPT THE PREPARATION OF A U.S. PUBLIC LAND SURVEY MONUMENT RECORD AND A MAP OF WORK PERFORMED UNLESS THERE IS AN EXISTING MAP AND A SURVEY REPORT IS FILED IN LIEU OF A MAP.

THE FOLLOWING SURVEY MEETS THE "MINIMUM STANDARDS FOR PROPERTY SURVEYS" AS REGULATED UNDER WISCONSIN ADMINISTRATIVE CODE CHAPTER A-E 7, EXCEPT FOR THE FOLLOWING:

A-E 7.03 BOUNDARY LOCATION. THE PROFESSIONAL LAND SURVEYOR SHALL SET MONUMENTS MARKING THE CORNERS OF THE PARCELL UNLESS MONUMENTS ALREADY EXIST AT THE CORNERS.

I UNDERSTAND AND AGREE TO EXCLUDE THE SETTING OF PERMANENT MARKERS AS REQUIRED BY SECTION A-E 7.03 OF THE WISCONSIN ADMINISTRATIVE CODE.

[Signature]
KENNETH J. CERNEY, CLIENT

[Signature]
JAY P. ADAMS, P.L.S. S-2879

SURVEYOR'S NOTES

1. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN PERFORMED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.

2. IMPROVEMENTS SHOWN HEREON WERE MEASURED AT RANDOM LOCATIONS AND ARE DISPLAYED FOR REFERENCE ONLY.

3. RIGHT OF WAY FOR C.T.H. "T" IS BASED ON RIGHT OF WAY PROJECT NO. 5919-00-00 AND FOUND MONUMENTATION.

4. IN A PLAT OF SURVEY DATED 3 NOVEMBER, 2018, JAMES REITER SET A 1.25" REBAR AT AN ANCIENT FENCE CORNER WHICH HE USED AS THE CENTER QUARTER CORNER. HE SUBSEQUENTLY SUBDIVIDED THE SECTION USING THIS CORNER LOCATION. IN RIGHT OF WAY PLAT PROJECT 5919-00-00 DATED 8 AUGUST, 2006; A 1.25" IRON PIPE WAS RECOVERED AT THE CENTER QUARTER LOCATION APPROXIMATELY 29 FEET EAST/STRIKELY OF THE LOCATION USED BY REITER. I UTILIZED THE PIPE CENTER QUARTER LOCATION IN A PLAT OF SURVEY DATED 1 MARCH, 2012. THE CORNER UTILIZED BY REITER PUTS A SIGNIFICANT ANGLE POINT IN THE NORTH-SOUTH QUARTER SECTION LINE. THIS MATCHES OCCUPATIONAL EVIDENCE AT THE "ANCIENT FENCE CORNER" HE CONSIDERED BUT SEVERAL HUNDRED FEET SOUTH OF THAT LOCATION. A VISIBLE BREAK IN THE NORTH-SOUTH FENCE LINE CAN BE SEEN. THIS BEND SUGGESTS THAT THE CENTER QUARTER SHOULD BE LOCATED EAST OF THE REITER LOCATION. THIS ALSO REDUCES THE MAGNITUDE OF THE BEARING BREAK IN THE NORTH-SOUTH QUARTER SECTION LINE. FOR THESE REASONS, I AGAIN ACCEPTED THE CENTER QUARTER LOCATION AS NOTED IN THE 2006 CTH "T" RIGHT OF WAY PLAT. THE MONUMENT APPEARS TO HAVE BEEN OBLITERATED BY CULTIVATION.

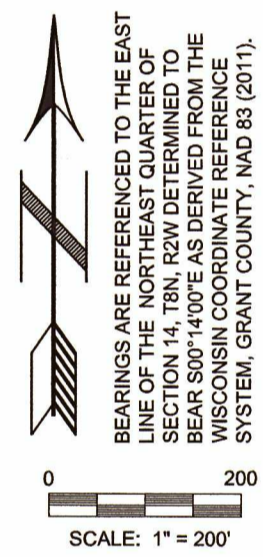
SEE SURVEY NOTE NO. 4

DATED THIS 18TH DAY OF JANUARY, 2021.

[Signature]
JAY P. ADAMS P.L.S. S-2879

JAY P. ADAMS
S-2879
BOSCOBEL
WIS.
LAND SURVEYOR

38 JANUARY 2021



EAST 1/4 CORNER SECTION 14, T8N, R2W 3/4" IRON ROD WITH GRANT COUNTY ALUMINUM CAP AND REFERENCE TIES FOUND

TEAM ENGINEERING
Transportation Environmental Agricultural Municipal and Land Surveying

118 E. MAIN STREET
REEDSBURG, WI 53959
PHONE: (608) 768-5075