

# PLAT OF SURVEY

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

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

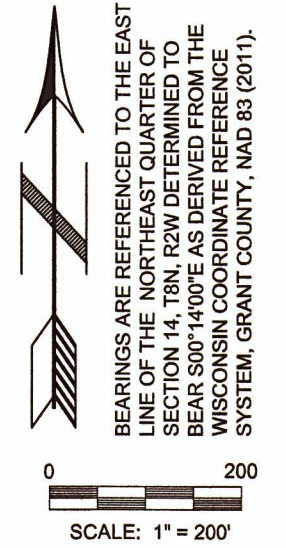
PREPARED FOR: KENNETH J. CERNEY  
3073 CERNEY LANE  
BLUE RIVER, WI 53518

### SURVEYOR'S NOTES

- 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.
- IMPROVEMENTS SHOWN HEREON WERE MEASURED AT RANDOM LOCATIONS AND ARE DISPLAYED FOR REFERENCE ONLY.
- RIGHT OF WAY FOR C.T.H. "T" IS BASED ON RIGHT OF WAY PROJECT NO. 5919-00-00 AND FOUND MONUMENTATION.
- 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 EASTERLY 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.

### 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



NORTH 1/4 CORNER SECTION 14, T8N, R2W  
1" INSIDE DIAMETER IRON PIPE AND REFERENCE TIES FOUND

NORTHEAST CORNER SECTION 14, T8N, R2W  
3/4" INSIDE DIAMETER IRON PIPE AND REFERENCE TIES FOUND

### LEGAL DESCRIPTION: PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST 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:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14;  
 THENCE N89°27'07"W, 1331.01 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;  
 THENCE N00°08'15"W, 341.96 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY TRUNK HIGHWAY "T";  
 THENCE N24°05'06"E, 103.40 FEET ALONG THE RIGHT OF WAY;  
 THENCE N19°24'38"E, 251.17 FEET ALONG SAID RIGHT OF WAY;  
 THENCE N17°07'12"E, 500.20 FEET ALONG SAID RIGHT OF WAY;  
 THENCE N23°43'27"E, 200.29 FEET ALONG SAID RIGHT OF WAY;  
 THENCE N17°57'14"E, 400.67 FEET ALONG SAID RIGHT OF WAY;  
 THENCE N23°13'34"E, 595.46 FEET ALONG SAID RIGHT OF WAY;  
 THENCE N23°48'28"E, 201.36 FEET ALONG SAID RIGHT OF WAY;  
 THENCE N13°05'23"E, 141.17 FEET ALONG SAID RIGHT OF WAY;  
 THENCE N28°02'16"E, 2.74 FEET ALONG SAID RIGHT OF WAY;  
 THENCE N89°40'09"E, 253.20 FEET;  
 THENCE S09°13'23"W, 360.47 FEET;  
 THENCE S05°54'15"W, 142.20 FEET;  
 THENCE S89°43'29"E, 316.04 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;  
 THENCE S00°14'00"E, 2102.61 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

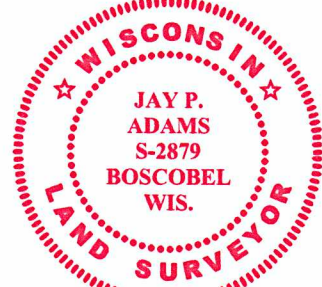
SAID PARCEL CONTAINS 54.87 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, JAY P. ADAMS, PROFESSIONAL LAND SURVEYOR, S-2879, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND MONUMENTED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7 AND UNDER THE DIRECTION OF KENNETH CERNEY AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11TH DAY OF JANUARY, 2021.

JAY P. ADAMS  
P.L.S. S-2879



11 JANUARY 2021

### PARCEL "A"

54.87 ACRES  
(2,390,250 S.F. +/-)

PLAT OF SURVEY BY JAMES REITER DATED NOV. 3, 2018

CENTER 1/4 CORNER SECTION 14, T8N, R2W COMPUTED POSITION SEE SURVEYOR'S NOTE #4.

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

P.O.B.

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