

MAY 24 2021

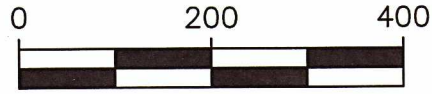
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# PLAT OF SURVEY

## A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST, HAZEL GREEN TOWNSHIP, GRANT COUNTY, WISCONSIN

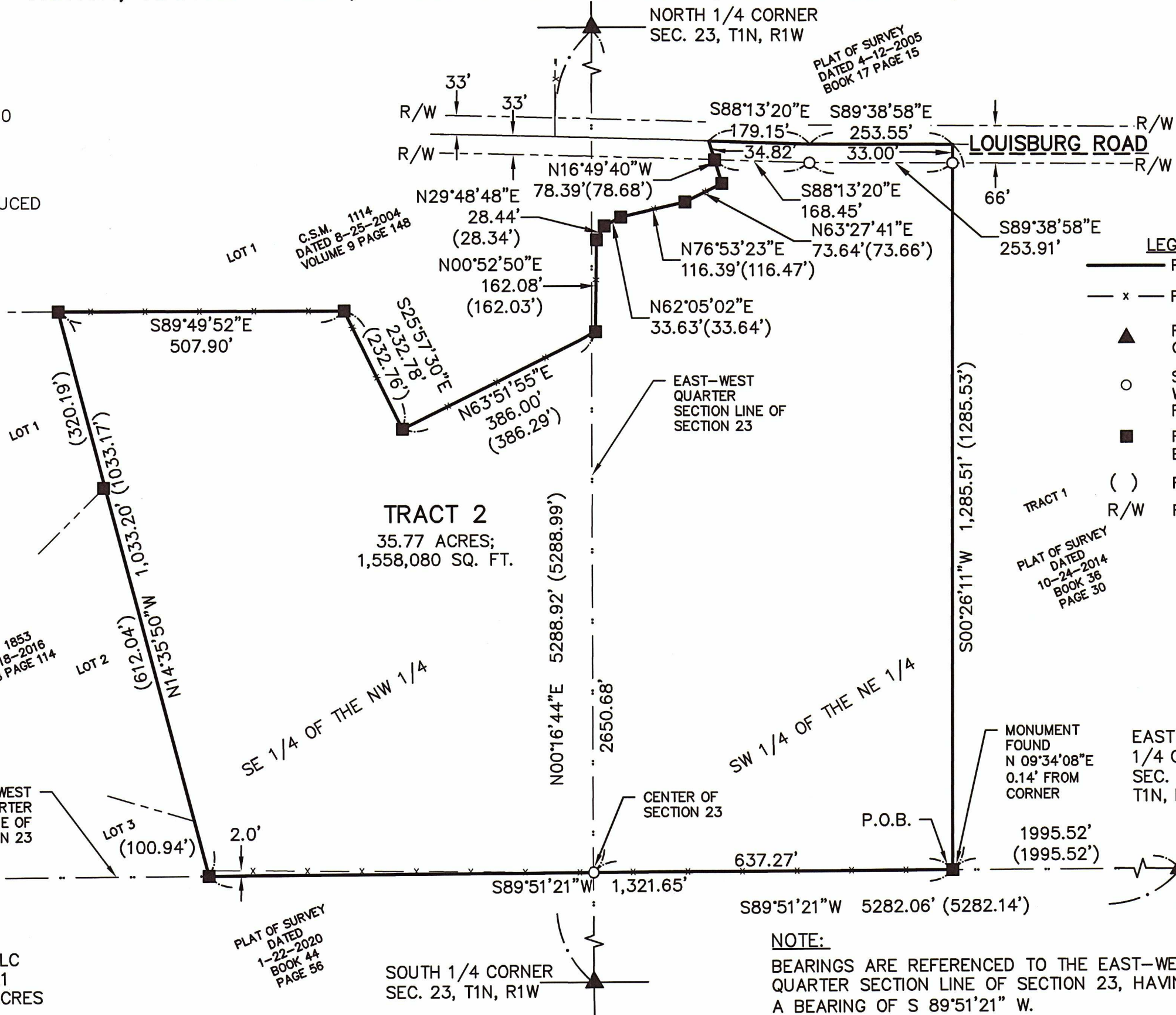


GRAPHIC SCALE



1" = 200'

DRAWING MAY HAVE BEEN REDUCED



### LEGEND

- PLAT BOUNDARY
- x - FENCELINE
- ▲ FOUND ALUMINUM SECTION CORNER MONUMENT
- SET 3/4" x 24" IRON REBAR WT. 1.5 LBS PER LINEAR FOOT
- FOUND 3/4" IRON REBAR WITH AUSTIN ENGINEERING CAP UNLESS NOTED
- ( ) RECORD DISTANCE
- R/W RIGHT OF WAY

C.S.M. 1853  
DATED 8-18-2016  
VOLUME 18 PAGE 114

C.S.M. 1114  
DATED 8-25-2004  
VOLUME 9 PAGE 148

PLAT OF SURVEY  
DATED 4-12-2005  
BOOK 17 PAGE 15

PLAT OF SURVEY  
DATED  
10-24-2014  
BOOK 36  
PAGE 30



*Craig L. Geiser*  
4.30.21

PLAT OF SURVEY  
DATED  
1-22-2020  
BOOK 44  
PAGE 56

SURVEYED FOR: WIWAB FARMS, LLC  
DATE OF SURVEY: APRIL 14, 2021  
TOTAL AREA SURVEYED: 35.77 ACRES

**NOTE:**  
BEARINGS ARE REFERENCED TO THE EAST-WEST QUARTER SECTION LINE OF SECTION 23, HAVING A BEARING OF S 89°51'21" W.

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DRAWN	JJB	PLAT NO.	1-WI-21
CHECKED	CLG	PROJ. NO.	21708
DATE	4-30-21	SHEET	1 of 2
P:\21\700\708\DRAWINGS\SURVEY\21708 PLATS			

PREPARED BY: IIW, P.C. 4155 PENNSYLVANIA AVE DUBUQUE, IOWA (563) 556-2464

MAY 24 2021

# PLAT OF SURVEY

## A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST, HAZEL GREEN TOWNSHIP, GRANT COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE:

I, CRAIG L. GEISER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, MONUMENTED AND MAPPED THIS PLAT OF SURVEY, LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE 4th PRINCIPAL MERIDIAN, HAZEL GREEN TOWNSHIP, GRANT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### TRACT 2

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 51 MINUTES 21 SECONDS WEST ALONG THE EAST-WEST QUARTER SECTION LINE, 1,995.52 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 21 SECONDS WEST ALONG SAID EAST-WEST QUARTER SECTION LINE, 1,321.65 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF CSM NO. 1853, AS RECORDED IN VOLUME 18, PAGE 114;

THENCE NORTH 14 DEGREES 35 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID CSM 1853, 1,033.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 1 OF CSM NO. 1114, AS RECORDED IN VOLUME 9, PAGE 148;

THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY BOUNDARY OF LOT 1, THE FOLLOWING NINE (9) COURSES: SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST, 507.90 FEET; SOUTH 25 DEGREES 57 MINUTES 30 SECONDS EAST, 232.78 FEET; NORTH 63 DEGREES 51 MINUTES 55 SECONDS EAST, 386.00 FEET; NORTH 00 DEGREES 52 MINUTES 50 SECONDS EAST, 162.08 FEET; NORTH 29 DEGREES 48 MINUTES 48 SECONDS EAST, 28.44 FEET; NORTH 62 DEGREES 05 MINUTES 02 SECONDS EAST, 33.63 FEET; NORTH 76 DEGREES 53 MINUTES 23 SECONDS EAST, 116.39 FEET; NORTH 63 DEGREES 27 MINUTES 41 SECONDS EAST, 73.64 FEET; NORTH 16 DEGREES 49 MINUTES 40 SECONDS WEST, 78.39 FEET TO THE CENTERLINE OF LOUISBURG ROAD;

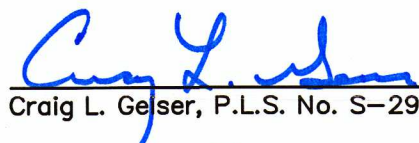
THENCE EASTERLY ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: SOUTH 88 DEGREES 13 MINUTES 20 SECONDS EAST, 179.15 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 58 SECONDS EAST, 253.55 FEET TO THE NORTHWEST CORNER OF TRACT 1 OF THE PLAT OF SURVEY AS FILED IN BOOK 36, PAGE 30;

THENCE SOUTH 00 DEGREES 26 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 1, 1,285.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.77 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHT-OF-WAY RECORD AND NOT OF RECORD. THAT I HAVE MADE A SURVEY, LAND DIVISION, AND MAP UNDER THE DIRECTION OF WIWAB FARMS, LLC.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.

  
Craig L. Geiser, P.L.S. No. S-2934



Dated this 30<sup>TH</sup> day of APRIL, 2021

#### SURVEYOR'S NOTES:

Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, or ownership title evidence, except as specifically shown on this Plat of Survey. No distance should be assumed by scaling. No underground 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 current abstract, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist documents of record which would affect this parcel.

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P: \21\700\708\DRAWINGS\SURVEY\21708 PLATS			

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