

**PARCEL #1 DESCRIPTION:**

LOCATED IN GOVERNMENT LOT 1 OF SECTION THIRTY-TWO (32), BEING LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-TWO (32), TOWN THREE NORTH (T3N), RANGE FOUR WEST (R4W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF WATERLOO, GRANT COUNTY, WISCONSIN, CONTAINING 45.50 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION THIRTY-TWO (32); THENCE SOUTH 00°12'22" EAST 123.93' ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THIRTY-TWO(32) TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'22" EAST 1,248.41 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THIRTY-TWO(32); THENCE NORTH 89°13'02" WEST 186.30 FEET; THENCE SOUTH 60°07'08" WEST 179.19 FEET; THENCE SOUTH 45°17'01" WEST 545.89 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE BURLINGTON NORTHERN SANTE FE RAILROAD; THENCE NORTH 71°31'46" WEST 618.53 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID RAILROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THIRTY-TWO (32); THENCE NORTH 00°12'59" WEST 1,529.15 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THIRTY-TWO (32); THENCE SOUTH 89°44'39" EAST 1,317.53 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THIRTY-TWO (32) AND THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

**SURVEYOR'S CERTIFICATE:**

I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT THE ABOVE DESCRIPTION WAS SURVEYED, MAPPED, AND MONUMENTED AS SHOWN ON THIS PLAT BY ME OR UNDER MY DIRECT SUPERVISION. THAT THIS SURVEY WAS PREPARED UNDER THE INSTRUCTIONS OF STEVE LAUNSPACH. 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 REPRESENTATIVE THEREOF.

DATED THIS 8th DAY OF NOVEMBER, 2021.

*Stanley King*

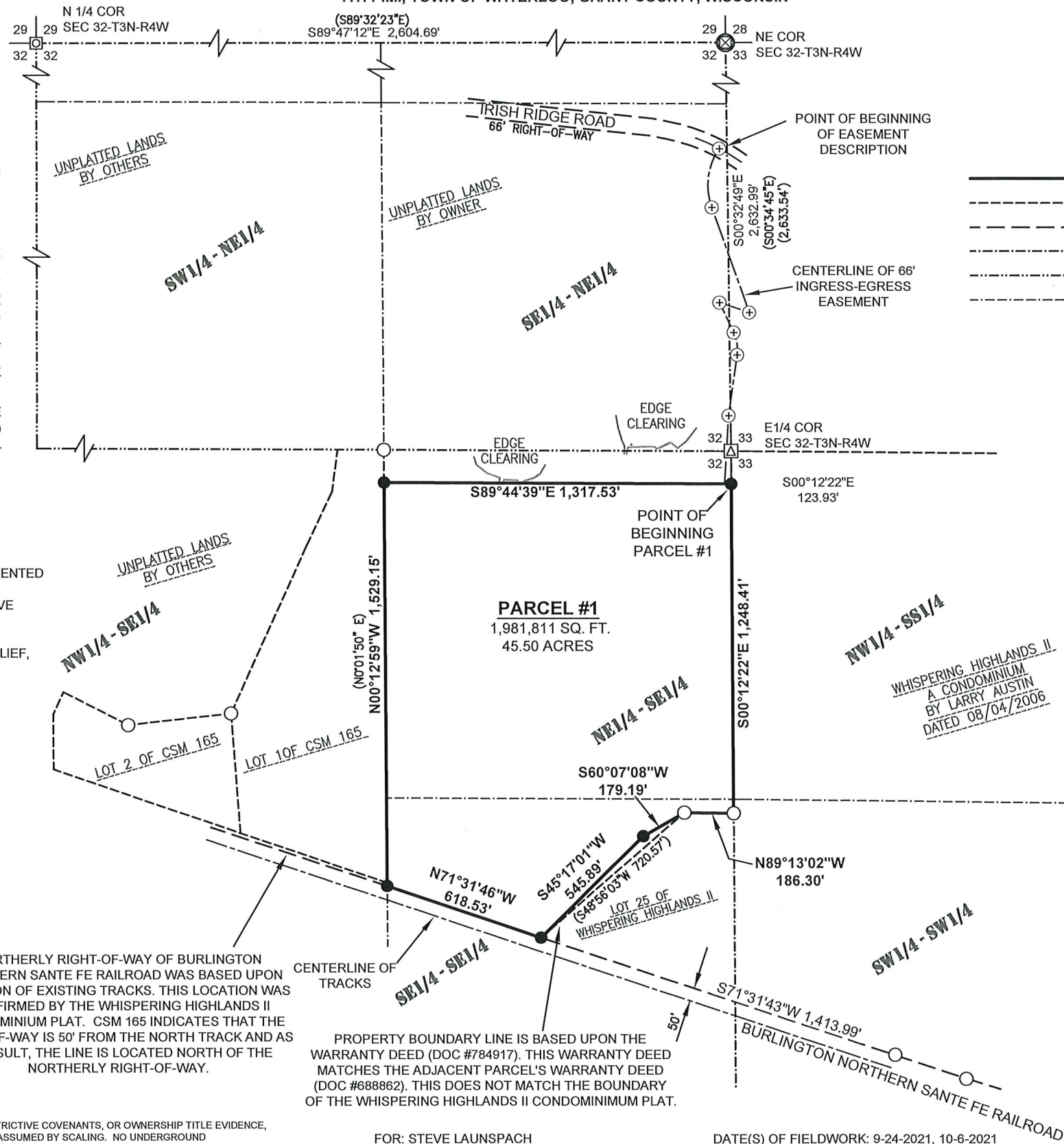
STANLEY J. KING, S-2001  
DELTA 3 ENGINEERING, INC.  
875 S. CHESTNUT STREET  
PLATTEVILLE, WI 53818  
(608) 348-5355  
KINGS@DELTA3ENG.BIZ



**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 CERTIFIED SURVEY MAP. 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 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.

**PLAT OF SURVEY**

LOCATED IN GOVERNMENT LOT 1 OF SECTION 32, BEING LOCATED IN THE NE1/4 OF THE SE1/4 AND IN THE SE1/4 OF THE SE1/4 OF SECTION 32, T3N, R4W OF THE 4TH P.M., TOWN OF WATERLOO, GRANT COUNTY, WISCONSIN



**LEGEND**

- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- ⊙ 3/4" DIA. REBAR FOUND
- ⊠ 1.25" DIA. REBAR FOUND
- ⊗ COUNTY/ALUMINUM MONUMENT FOUND
- ⊡ 2" DIA. IRON PIPE FOUND
- ⊕ NO MONUMENT SET
- PROPERTY BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- · - · - RIGHT-OF-WAY (R/W)
- · - - SECTION LINE
- · - · - QUARTER SECTION LINE
- ( ) RECORDED AS

**EASEMENT DESCRIPTION:**

A SIXTY-SIX (66') WIDE INGRESS-EGRESS EASEMENT BEING LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-TWO (32), TOWN THREE NORTH (T3N), RANGE FOUR WEST (R4W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF WATERLOO, GRANT COUNTY, WISCONSIN, THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION THIRTY-TWO (32); THENCE NORTH 00°32'49" WEST 1,147.53 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION THIRTY-TWO(32); THENCE SOUTH 89°27'22" WEST 29.44 FEET TO THE CENTERLINE OF IRISH RIDGE ROAD AND THE POINT OF BEGINNING; THENCE 233.21 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 53°26'50", AND A CHORD BEARING SOUTH 07°19'46" WEST 224.84 FEET; THENCE SOUTH 19°23'39" EAST 422.37 FEET; THENCE NORTH 71°31'27" WEST 118.83 FEET; THENCE SOUTH 25°08'47" EAST 124.94 FEET; THENCE 87.11 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°16'21", AND A CHORD BEARING SOUTH 08°30'37" EAST 85.89 FEET; THENCE SOUTH 08°07'34" WEST 232.31 FEET; THENCE SOUTH 03°31'32" WEST 259.73 FEET TO THE TERMINOUS POINT.

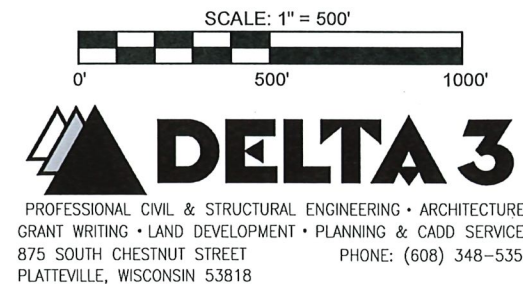
NORTHERLY RIGHT-OF-WAY OF BURLINGTON NORTHERN SANTE FE RAILROAD WAS BASED UPON LOCATION OF EXISTING TRACKS. THIS LOCATION WAS CONFIRMED BY THE WHISPERING HIGHLANDS II CONDOMINIUM PLAT. CSM 165 INDICATES THAT THE RIGHT-OF-WAY IS 50' FROM THE NORTH TRACK AND AS A RESULT, THE LINE IS LOCATED NORTH OF THE NORTHERLY RIGHT-OF-WAY.

PROPERTY BOUNDARY LINE IS BASED UPON THE WARRANTY DEED (DOC #784917). THIS WARRANTY DEED MATCHES THE ADJACENT PARCEL'S WARRANTY DEED (DOC #688862). THIS DOES NOT MATCH THE BOUNDARY OF THE WHISPERING HIGHLANDS II CONDOMINIUM PLAT.

FOR: STEVE LAUNSPACH  
WHITETAIL BLUFF CAMPGROUND LLC  
1201 SHIRAS AVE EXT  
DUBUQUE IA, 52001

DATE(S) OF FIELDWORK: 9-24-2021, 10-6-2021  
FIELD CREW: J. SEWELL, J. MCDERMOTT  
DRAWN BY: J. SEWELL  
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D21-185  
DATA LOCATION: D21-185 Whitetail Bluff Property Line Locate\Survey\CAD\Existing



BEARINGS ARE REFERENCED TO THE EAST LINE OF GOVERNMENT LOT 1 OF SECTION 32-T3N-R4W, WHICH BEARS S00°12'22"E IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).