

PLAT OF SURVEY

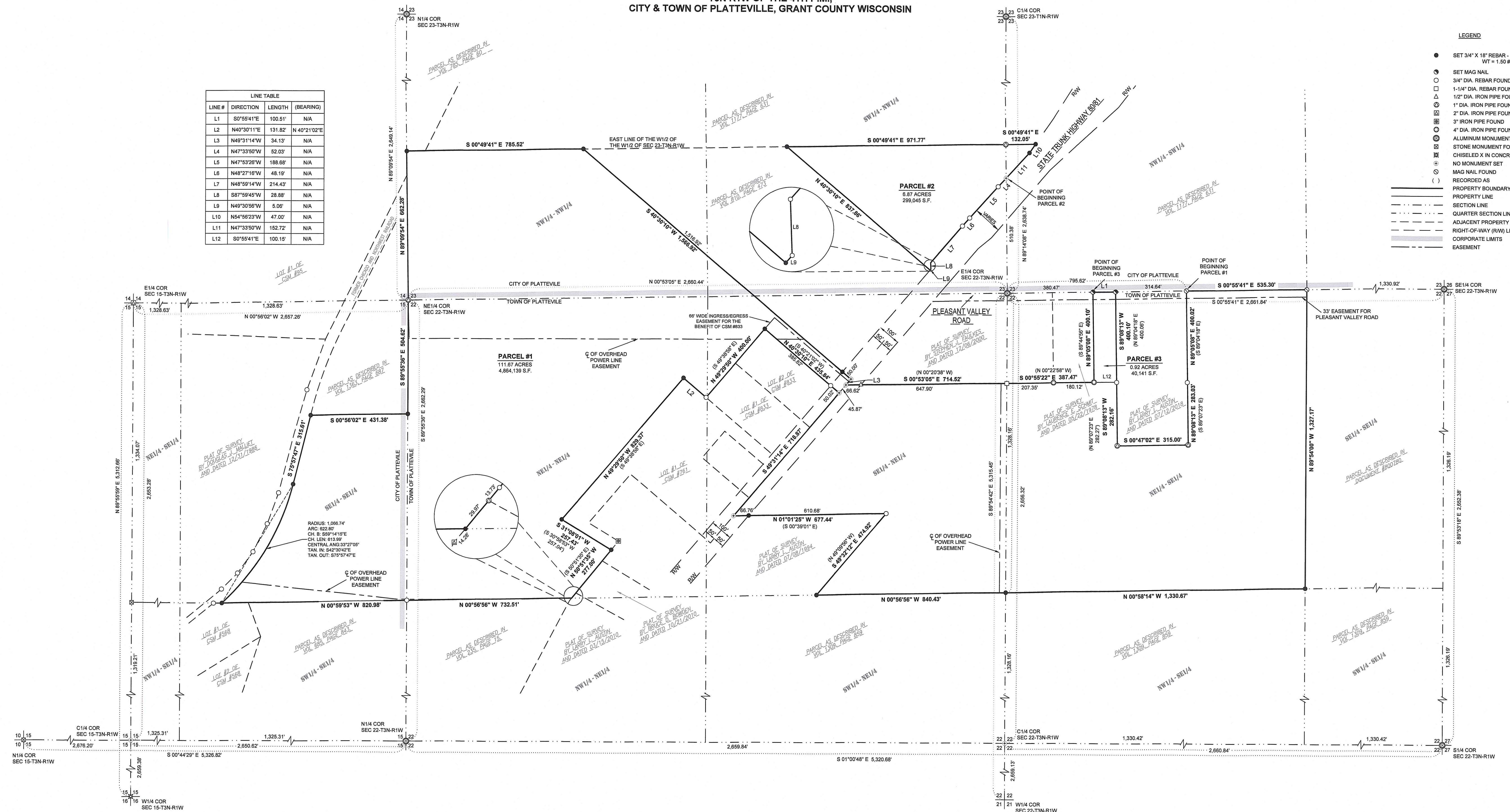
LOCATED IN THE E 1/2 OF SECTION 22, W 1/2 OF THE NW 1/4 OF SECTION 23, SE 1/4 OF THE SE 1/4 OF SECTION 15, T3N R1W OF THE 4TH P.M., CITY & TOWN OF PLATTEVILLE, GRANT COUNTY WISCONSIN

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 22-T3N-R1W, WHICH BEARS N 00°53'05" E IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83/2011).

LINE #	DIRECTION	LENGTH	(BEARING)
L1	S0°55'41"E	100.51'	N/A
L2	N40°30'11"E	131.82'	N 40°21'02"E
L3	N49°31'14"W	34.13'	N/A
L4	N47°33'50"W	52.03'	N/A
L5	N47°53'26"W	188.68'	N/A
L6	N48°27'16"W	48.19'	N/A
L7	N48°59'14"W	214.43'	N/A
L8	S87°59'45"W	28.88'	N/A
L9	N49°30'56"W	5.06'	N/A
L10	N54°59'23"W	47.00'	N/A
L11	N47°33'50"W	152.72'	N/A
L12	S0°55'41"E	100.15'	N/A

LEGEND

- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- SET MAG NAIL
- 3/4" DIA. REBAR FOUND
- 1/4" DIA. IRON PIPE FOUND
- 1/2" DIA. IRON PIPE FOUND
- 1" DIA. IRON PIPE FOUND
- 2" DIA. IRON PIPE FOUND
- 3" IRON PIPE FOUND
- 4" DIA. IRON PIPE FOUND
- ALUMINUM MONUMENT FOUND
- STONE MONUMENT FOUND
- CHISELED X IN CONCRETE FOUND
- NO MONUMENT SET
- MAG NAIL FOUND
- () RECORDED AS PROPERTY BOUNDARY LINE
- () PROPERTY LINE
- () SECTION LINE
- () QUARTER SECTION LINE
- () ADJACENT PROPERTY LINE
- () RIGHT-OF-WAY (RW) LINE
- () CORPORATE LIMITS
- () EASEMENT



FOR: WOW PROPERTIES, LLC
5628 STATE ROAD 80 & 81
PLATTEVILLE, WI 53181

DATE(S) OF FIELDWORK: 07/20/20 & 07/21/20
FIELD CREW: G. BONN & J. SEWELL
DRAWN BY: G. BONN
REVIEWED BY: D. DREESSENS



DELTA 3 PROJECT NO.: D20-129
DATA LOCATION: D20-129/SURVEY/CAD/PLAT OF SURVEY/D20-129_PDS

PLAT OF SURVEY

LOCATED IN THE E 1/2 OF SECTION 22, W 1/2 OF THE NW 1/4 OF SECTION 23, SE 1/4 OF THE SE 1/4 OF SECTION 15, T3N R1W OF THE 4TH P.M., CITY & TOWN OF PLATTEVILLE, GRANT COUNTY WISCONSIN

DESCRIPTION:

PARCEL #1:
 LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 22, THE WEST ONE-HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15 OF TOWNSHIP THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY AND TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 111.67 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION TWENTY-TWO (22);
 THENCE SOUTH 00°55'43" EAST 785.62 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22) AND THE POINT OF BEGINNING;
 THENCE SOUTH 00°55'43" EAST 535.30 FEET CONTINUING ALONG SAID EAST LINE;
 THENCE NORTH 89°54'00" WEST 1,327.17 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22);
 THENCE NORTH 00°58'14" WEST 1,330.67 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22);
 THENCE NORTH 00°58'56" WEST 840.43 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY-TWO (22) TO A POINT ON THE SOUTHERLY LINE OF A PLAT OF SURVEY BY LARRY L. AUSTIN DATED 07/08/1994;
 THENCE SOUTH 49°32'12" EAST 474.82 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID PLAT OF SURVEY;
 THENCE NORTH 01°01'25" WEST 677.44 FEET ALONG THE EAST LINE OF SAID PLAT OF SURVEY TO THE CENTERLINE OF STATE TRUNK HIGHWAY 8081;
 THENCE SOUTH 49°31'14" EAST 718.87 FEET ALONG SAID CENTERLINE TO THE SOUTHEASTERLY CORNER OF LOT #2 OF CERTIFIED SURVEY MAP NO. 833;
 THENCE NORTH 40°30'10" EAST 435.84 FEET ALONG THE EASTERLY LINE OF SAID LOT #2 TO THE NORTHEASTERLY CORNER THEREOF;
 THENCE NORTH 49°29'50" WEST 400.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT #2 TO THE NORTHWESTERLY CORNER OF LOT #1 OF CERTIFIED SURVEY MAP NO. 833;
 THENCE NORTH 40°30'11" EAST 131.82 FEET ALONG THE EASTERLY LINE OF LOT #1 OF CERTIFIED SURVEY MAP NO. 761 TO THE NORTHEASTERLY CORNER THEREOF;
 THENCE NORTH 49°29'50" WEST 829.37 FEET ALONG THE NORTHERLY LINE OF SAID LOT #1 TO THE NORTHWESTERLY CORNER THEREOF;
 THENCE SOUTH 31°08'01" WEST 257.43 FEET ALONG THE WESTERLY LINE OF SAID LOT #1;
 THENCE NORTH 50°51'35" WEST 277.00 FEET ALONG THE NORTHERLY LINE OF A PLAT OF SURVEY BY BRUCE D. BOWDEN DATED 10/21/2010 TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-TWO (22);
 THENCE NORTH 00°56'56" WEST 732.51 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY-TWO (22);
 THENCE NORTH 00°59'53" WEST 820.98 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIFTEEN (15) TO THE SOUTHERLY RIGHT-OF-WAY OF THE FORMER CHICAGO AND NORTHWEST RAILROAD;
 THENCE 622.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,066.74 FEET, A CENTRAL ANGLE OF 33°27'05", AND A CHORD BEARING AND DISTANCE OF S 59°14'15" E 813.99 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE FORMER CHICAGO AND NORTHWEST RAILROAD;
 THENCE SOUTH 75°57'47" EAST 315.61 FEET ALONG THE SAID SOUTHERLY RIGHT-OF-WAY OF THE FORMER CHICAGO AND NORTHWEST RAILROAD;
 THENCE SOUTH 00°56'02" EAST 431.38 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-TWO (22);
 THENCE SOUTH 89°55'36" EAST 504.62 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22);
 THENCE NORTH 89°05'54" EAST 862.28 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23);
 THENCE SOUTH 00°49'41" EAST 785.52 FEET ALONG THE EAST LINE OF THE WEST HALF (W1/2) OF THE WEST HALF (W1/2) OF SAID SECTION TWENTY-THREE (23);
 THENCE SOUTH 40°30'10" WEST 1,566.92 FEET TO THE CENTERLINE OF STATE TRUNK HIGHWAY 8081;
 THENCE NORTH 49°31'14" WEST 34.13 FEET ALONG SAID CENTERLINE TO THE NORTHWEST CORNER OF A PLAT OF SURVEY BY STEPHEN J. FAULKES DATED 12/06/2000;
 THENCE SOUTH 00°53'05" EAST 714.52 FEET ALONG THE WEST LINE OF SAID PLAT OF SURVEY TO THE EAST-WEST LINE OF SAID SECTION TWENTY-TWO (22);
 THENCE SOUTH 00°55'22" EAST 387.47 FEET ALONG THE SOUTHWEST LINE OF SAID PLAT OF SURVEY TO THE SOUTHWEST CORNER OF A PLAT OF SURVEY BY LAURENCE E. SCHMIT DATED 05/22/1978;
 THENCE SOUTH 00°55'41" EAST 100.15 FEET TO THE NORTHERLY CORNER OF A PLAT OF SURVEY BY LARRY L. AUSTIN DATED 07/12/2016;
 THENCE SOUTH 89°08'13" WEST 282.16 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF SURVEY;
 THENCE SOUTH 00°47'02" EAST 315.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF SURVEY;
 THENCE NORTH 89°08'13" EAST 283.03 FEET TO THE SOUTHERLY CORNER OF SAID PLAT OF SURVEY;
 THENCE NORTH 89°05'08" EAST 400.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT OF SURVEY AND THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

PARCEL #2
 LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-THREE (23) OF TOWNSHIP THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 6.87 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION TWENTY-THREE (23);
 THENCE NORTH 89°14'08" EAST 510.38 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION TWENTY-THREE (23) TO THE NORTHERLY RIGHT-OF-WAY OF STATE TRUNK HIGHWAY 8081 AND THE POINT OF BEGINNING;
 THENCE NORTH 47°33'50" WEST 52.03 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;
 THENCE NORTH 47°53'26" WEST 188.68 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;
 THENCE NORTH 48°27'16" WEST 48.19 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;
 THENCE NORTH 48°59'14" WEST 214.43 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;
 THENCE SOUTH 87°59'45" WEST 28.88 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;
 THENCE NORTH 49°30'56" WEST 5.08 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;
 THENCE NORTH 40°30'10" EAST 837.86 FEET TO THE EAST LINE OF THE WEST HALF (W1/2) OF THE WEST HALF (W1/2) OF SAID SECTION TWENTY-THREE (23);
 THENCE SOUTH 00°49'41" EAST 871.77 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION TWENTY-THREE (23);
 THENCE SOUTH 00°49'41" EAST 132.05 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE TRUNK HIGHWAY 8081;
 THENCE NORTH 54°56'23" WEST 47.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;
 THENCE NORTH 47°33'50" WEST 152.72 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

PARCEL #3
 LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22) TOWNSHIP THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 0.92 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION TWENTY-TWO (22);
 THENCE SOUTH 00°55'41" EAST 380.47 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22) TO THE SOUTHEAST CORNER OF A PLAT OF SURVEY BY LAURENCE E. SCHMIT DATED 05/22/1978 AND THE POINT OF BEGINNING;
 THENCE SOUTH 00°55'41" EAST 100.51 FEET ALONG THE SAID EAST LINE TO THE NORTHEAST CORNER OF A PLAT OF SURVEY BY LARRY L. AUSTIN DATED 07/12/2016;
 THENCE SOUTH 89°08'13" WEST 400.10 FEET ALONG THE NORTH LINE OF SAID PLAT OF SURVEY;
 THENCE NORTH 00°55'41" WEST 100.15 FEET TO THE SOUTHWEST CORNER OF A PLAT OF SURVEY BY LAURENCE E. SCHMIT DATED 05/22/1978;
 THENCE NORTH 89°05'08" EAST 400.10 FEET ALONG THE SOUTH LINE OF SAID PLAT OF SURVEY TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22) 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 PROVIDED 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 PATRICK WILLIAMS.
 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 25th DAY OF January, 2022.
 Stanley J. 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.

