

# PLAT OF SURVEY

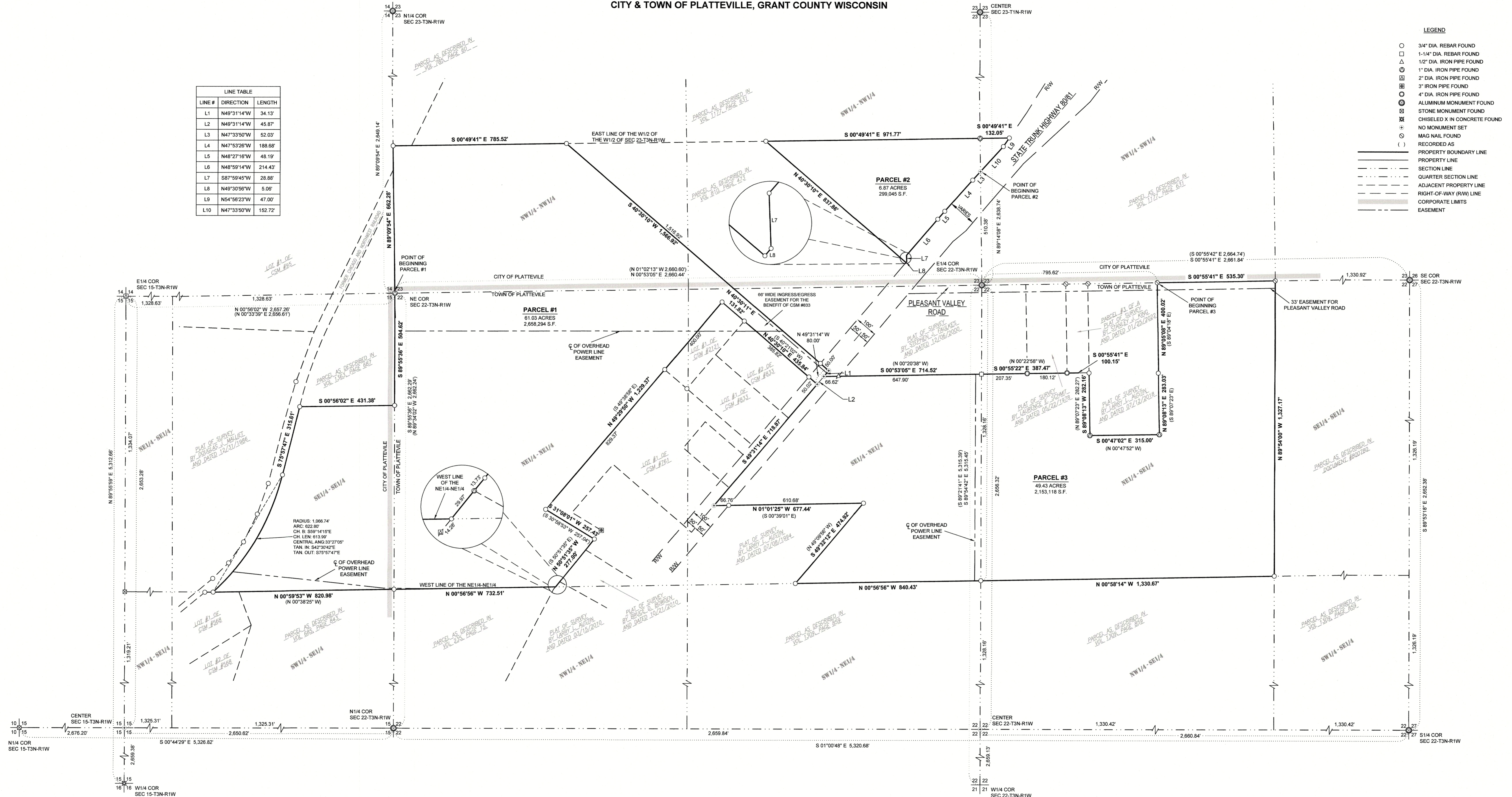
LOCATED IN THE E 1/2 OF SECTION 22, W 1/2 OF THE NW 1/4 OF SECTION 23, SE 1/4 OF THE SE 1/4 OF SECTION 15, T3N R1W OF THE 4TH P.M., CITY & TOWN OF PLATTEVILLE, GRANT COUNTY WISCONSIN

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

LINE #	DIRECTION	LENGTH
L1	N49°31'14"W	34.13'
L2	N49°31'14"W	45.87'
L3	N47°33'50"W	52.03'
L4	N47°53'26"W	188.68'
L5	N48°27'16"W	48.19'
L6	N48°59'14"W	214.43'
L7	S87°59'45"W	28.88'
L8	N49°30'56"W	5.06'
L9	N54°56'23"W	47.00'
L10	N47°33'50"W	162.72'

### LEGEND

- 3/4" DIA. REBAR FOUND
- 1-1/4" DIA. REBAR 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
- - - SECTION LINE
- · - · - QUARTER SECTION LINE
- · - · - ADJACENT PROPERTY LINE
- · - · - RIGHT-OF-WAY (RW) LINE
- · - · - CORPORATE LIMITS
- · - · - EASEMENT



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

FOR: WOW PROPERTIES, LLC  
 5920 STATE ROAD 80 & 81  
 PLATTEVILLE, WI 53818

SCALE: 1" = 200'

DELTA 3  
 PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING - ARCHITECTURE  
 GRADY BROTHERS - LAND DEVELOPMENT - PLANNING & CAD SERVICES  
 875 SOUTH CRISTINA STREET PHONE: (608) 348-3355  
 PLATTEVILLE, WISCONSIN 53818

# 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:**

LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 22 AND THE WEST ONE-HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 23 OF TOWNSHIP THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY AND TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 61.03 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SAID SECTION TWENTY-TWO (22) AND THE POINT OF BEGINNING.

THENCE NORTH 89°09'54" EAST 662.28 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 80/81;

THENCE NORTH 49°31'14" WEST 80.00 FEET ALONG SAID CENTERLINE TO THE SOUTHEASTERLY CORNER OF LOT #2 OF CERTIFIED SURVEY MAP NO. 833 RECORDED AS DOCUMENT NO. 636182;

THENCE NORTH 40°30'10" EAST 435.84 FEET ALONG THE EASTERLY LINE OF SAID LOT #2 TO THE NORTHEASTERLY CORNER THEREOF;

THENCE NORTH 40°30'11" EAST 131.82 FEET ALONG THE SOUTHEASTERLY LINE OF CERTIFIED SURVEY MAP NO. 2121 RECORDED AS DOCUMENT NO. 827513 TO THE EASTERLY CORNER THEREOF;

THENCE NORTH 49°29'50" WEST 1,229.37 FEET ALONG THE NORTHEASTERLY LINE OF LOT #1 OF CERTIFIED SURVEY MAP NO. 761 RECORDED AS DOCUMENT NO. 627004 TO THE NORTHERLY CORNER THEREOF;

THENCE SOUTH 31°08'01" WEST 257.43 FEET ALONG THE NORTHWESTERLY 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 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 822.80 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 613.99 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE FORMER CHICAGO AND NORTHWEST RAILROAD;

THENCE SOUTH 75°57'47" EAST 315.81 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 504.82 FEET ALONG SAID NORTH LINE TO 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 80/81 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 5.06 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 971.77 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 80/81;

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 SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22 OF TOWNSHIP THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 49.43 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 795.62 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 LARRY L. AUSTIN DATED 07/12/2018 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°55'41" EAST 535.30 FEET CONTINUING ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY-TWO (22);

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°56'59" 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 474.92 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 80/81;

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 RECORDED AS DOCUMENT NO. 636182;

THENCE SOUTH 49°31'14" EAST 45.87 FEET ALONG SAID CENTERLINE TO THE WEST LINE 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 ALONG THE WEST LINE OF PARCEL #3 OF A PLAT OF SURVEY BY STANLEY J. KING DATED 01/25/2022 TO THE NORTHERLY LINE OF A PLAT OF SURVEY BY LARRY L. AUSTIN DATED 07/12/2018;

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 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 9th DAY OF February, 2022

*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.