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PROJECT NO.	19663001
DRAWN BY:	EJS
CHECKED BY:	JJE
SHEET NO.:	1 OF 7
FIELDWORK COMPLETED:	10/6/21

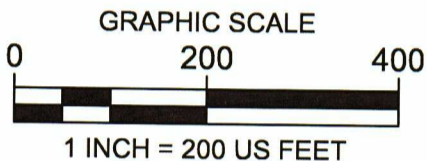
OWNER:
 BRUCE L. BATTERAM
 REID T. BATTERAM
 3972 EAGLE POINT ROAD
 HAZEL GREEN, WI 53811

PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN.

LEGEND

- ⊕ - GOVERNMENT CORNER FOUND AND VERIFIED AS NOTED, SEE USPLS MONUMENT RECORD
- ⊙ - 1" IRON PIPE, FOUND
- △ - MAG NAIL, SET
- - 0.75" X 18" MIN. IRON ROD, 1.5 #/FT., SET
- ▲ - COMPUTED POSITION
- (XXX) - RECORDED INFORMATION

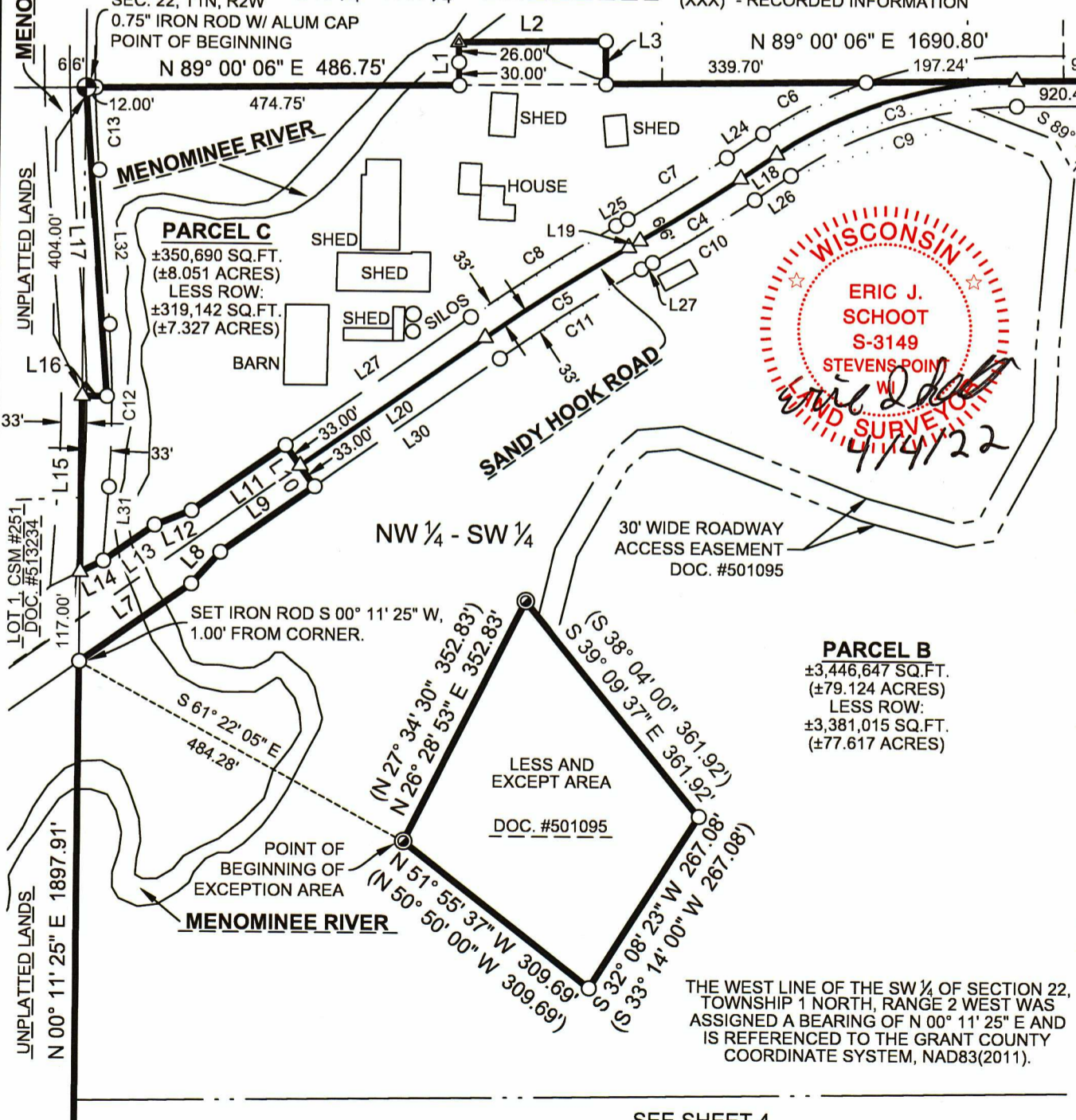


UNPLATTED LANDS

WEST 1/4 CORNER
 SEC. 22, T1N, R2W
 0.75" IRON ROD W/ ALUM CAP
 POINT OF BEGINNING
 N 89° 00' 06" E 486.75'

SW 1/4 - NW 1/4

UNPLATTED LANDS



PARCEL B
 ±3,446,647 SQ.FT.
 (±79.124 ACRES)
 LESS ROW:
 ±3,381,015 SQ.FT.
 (±77.617 ACRES)

THE WEST LINE OF THE SW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST WAS ASSIGNED A BEARING OF N 00° 11' 25" E AND IS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).

SEE SHEET 4

48038

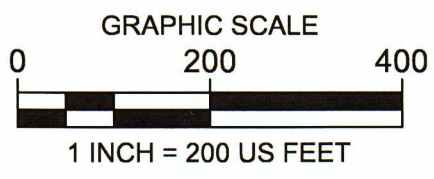


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PROJECT NO.	19663001
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FIELDWORK COMPLETED:	10/6/21
SHEET NO.	2 OF 7

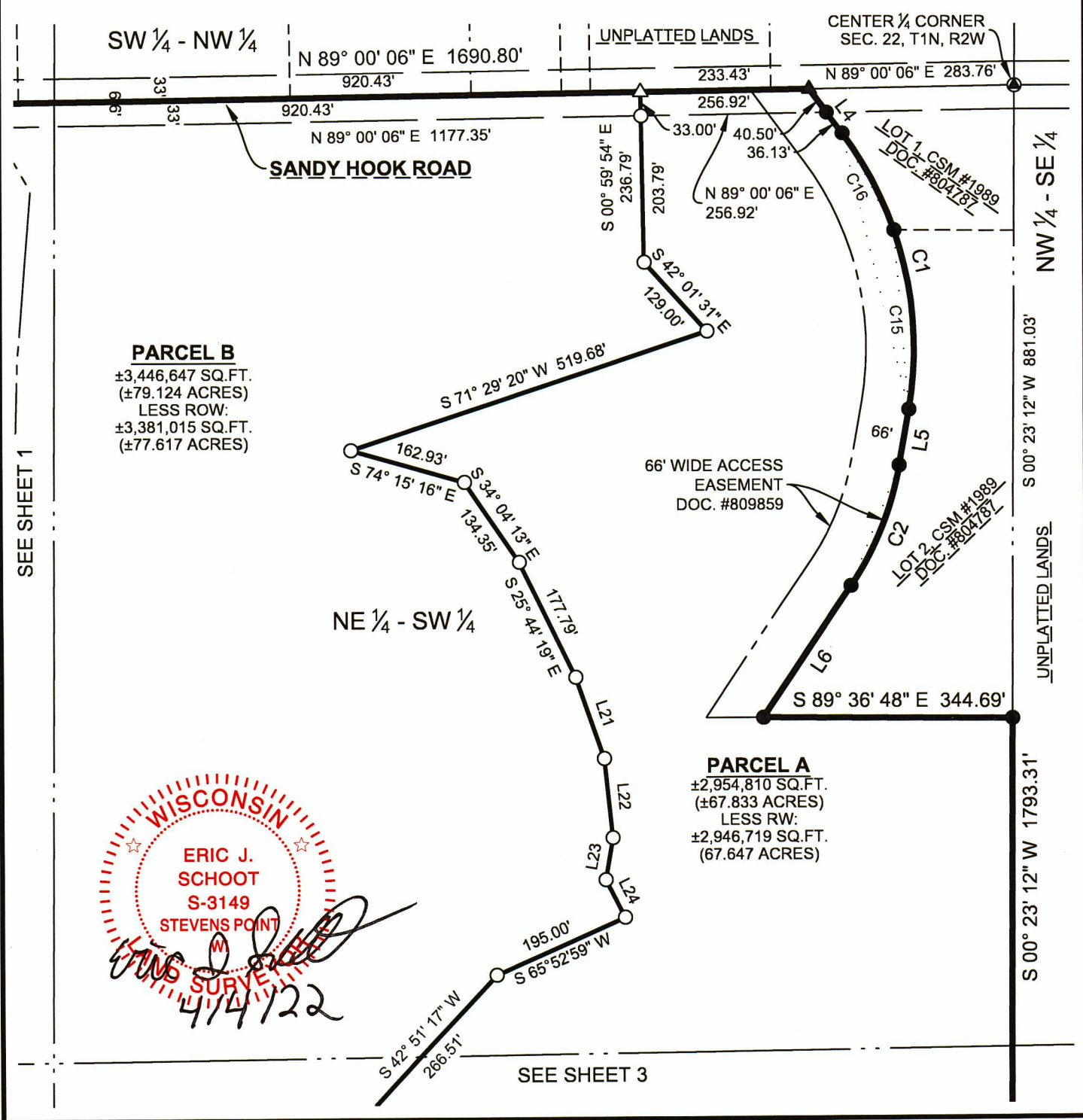
PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN.



- LEGEND**
- ⊕ - GOVERNMENT CORNER FOUND AND VERIFIED AS NOTED, SEE USPLS MONUMENT RECORD
 - ⊙ - 1" IRON PIPE, FOUND
 - - 0.75" IRON ROD, FOUND
 - ⊖ - RAILROAD SPIKE, FOUND
 - ▲ - MAG NAIL, FOUND
 - - 0.75" X 18" MIN. IRON ROD, 1.5 #/FT., SET
 - △ - MAG NAIL, SET
 - ▲ - COMPUTED POSITION
 - (XXX) - RECORDED INFORMATION

THE WEST LINE OF THE SW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST WAS ASSIGNED A BEARING OF N 00° 11' 25" E AND IS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).



WISCONSIN
 ERIC J. SCHOOT
 S-3149
 STEVENS POINT
 SURVEYOR
 414122

PLAT DATE: Monday, April 4, 2023 12:28:52 PM. G:\116\1165\186201\CAD\DWG\186201.DWG

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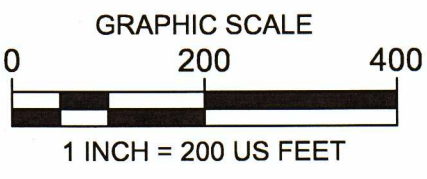


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FIELDWORK COMPLETED:	10/6/21
SHEET NO.	3 OF 7

PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN.



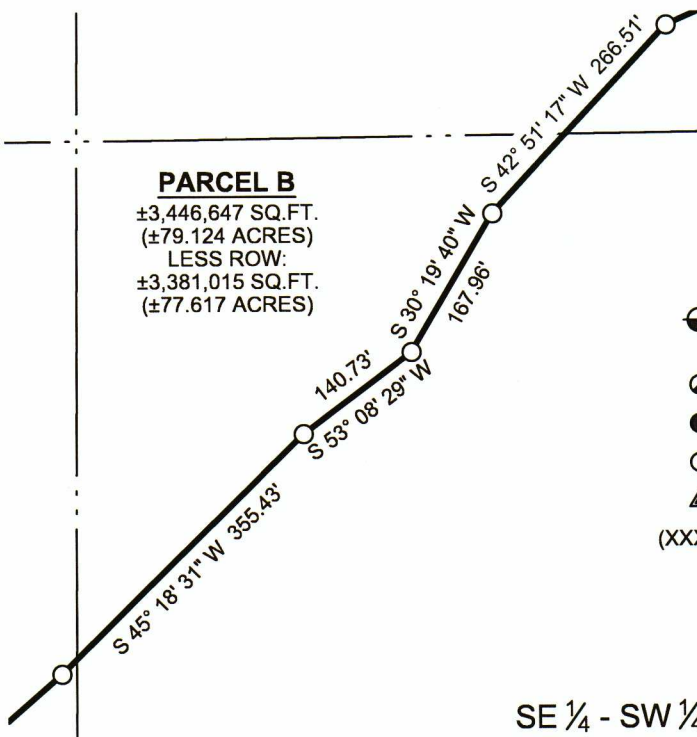
THE WEST LINE OF THE SW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST WAS ASSIGNED A BEARING OF N 00° 11' 25" E AND IS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).

SEE SHEET 2

PARCEL B
±3,446,647 SQ.FT.
(±79.124 ACRES)
LESS ROW:
±3,381,015 SQ.FT.
(±77.617 ACRES)

LEGEND

- ⊕ - GOVERNMENT CORNER FOUND AND VERIFIED AS NOTED, SEE USPLS MONUMENT RECORD
- - 2" IRON PIPE, FOUND
- - 0.75" IRON ROD, FOUND
- - 0.75" X 18" MIN. IRON ROD, 1.5 #/FT., SET
- ▲ - COMPUTED POSITION
- (XXX) - RECORDED INFORMATION



SE 1/4 - SW 1/4

PARCEL A
±2,954,810 SQ.FT.
(±67.833 ACRES)
LESS RW:
±2,946,719 SQ.FT.
(67.647 ACRES)



SOUTH 1/4 CORNER SEC. 22, T1N, R2W ALUMINUM MONUMENT

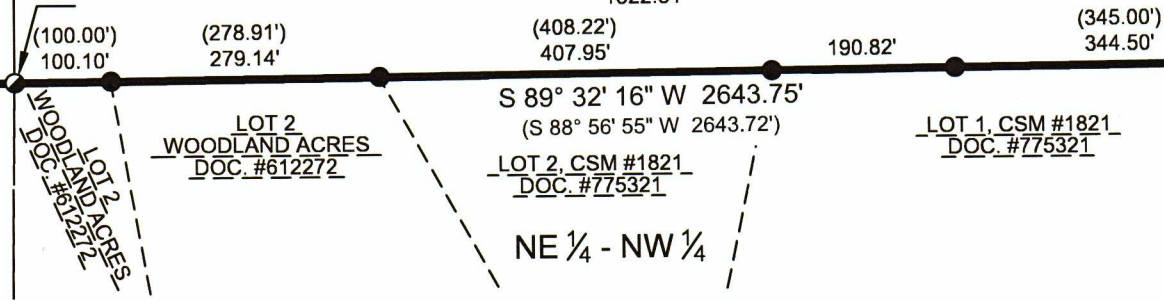
SEE SHEET 4

SW 1/4 - SE 1/4

S 00° 23' 12" W 1793.31'

UNPLATTED LANDS

UNPLATTED LANDS NW 1/4 - NE 1/4



NE 1/4 - NW 1/4

PLAT DATE: January, April 4, 2022 17:52:27 PM. C:\1918\1805\18050225\18050211.PDF.dwg

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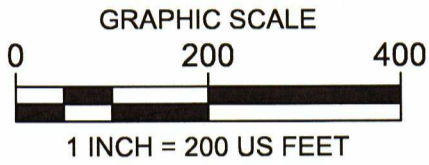


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FIELDWORK COMPLETED:	10/6/21
SHEET NO.	4 OF 7

PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN.



THE WEST LINE OF THE SW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST WAS ASSIGNED A BEARING OF N 00° 11' 25" E AND IS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM, NAD83(2011).

SEE SHEET 1

UNPLATTED LANDS

(S 00° 28' 00" W)
N 00° 11' 25" E 1897.91'



LEGEND

- ⊕ - GOVERNMENT CORNER FOUND AND VERIFIED AS NOTED, SEE USPLS MONUMENT RECORD
- ⊙ - 1" IRON PIPE, FOUND
- - 2" IRON PIPE, FOUND
- - 0.75" IRON ROD, FOUND
- - 0.75" X 24" MIN. IRON ROD, 1.5 #/FT., SET
- ▲ - COMPUTED POSITION
- (XXX) - RECORDED INFORMATION

SW 1/4 - SW 1/4

PARCEL B

±3,446,647 SQ.FT.
(±79.124 ACRES)
LESS ROW:
±3,381,015 SQ.FT.
(±77.617 ACRES)

PARCEL A

±2,954,810 SQ.FT.
(±67.833 ACRES)
LESS ROW:
±2,946,719 SQ.FT.
(67.647 ACRES)

SOUTHWEST CORNER
SEC. 22, T1N, R2W
ALUMINUM MONUMENT

(1321.09')
1321.24'

(158.00')
158.11'

(565.45')
565.56'

(400.64')
401.23'

(197.09')
196.34'

DOC. #787397
DOC. #757101

DOC. #789616

VOL. 684, PG. 491

LOT 1, CSM #608
DOC. #616711

UNPLATTED LANDS

NW 1/4 - NW 1/4

SE 1/4 - SE 1/4

475.00'

S 73° 01' 52" W 412.00'

N 61° 09' 07" W 157.04'

N 53° 18' 46" W 93.08'

N 45° 17' 29" W 222.97'

S 46° 21' 50" W 264.07'

S 50° 35' 55" W 265.20'

S 48° 46' 29" W 195.36'

SEE SHEET 3

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PROJECT NO.	19663001
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FIELDWORK COMPLETED:	10/6/21
SHEET NO.	5 OF 7

PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN.

LINE TABLE

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 00° 59' 54" W	56.00'	L12	S 68° 06' 07" W	51.42'	L23	S09° 42' 13"W	59.28'
L2	N 89° 00' 06" E	192.00'	L13	S 54° 36' 22" W	82.00'	L24	S 27° 11' 15" E	58.46'
L3	S 00° 59' 54" E	56.00'	L14	S 63° 30' 13" W	33.33'	L25	S 55° 43' 35" W	56.89'
L4	S 36° 26' 18" E	76.63'	L15	N 00° 11' 25" E	230.49'	L26	S 59° 35' 51" W	17.28'
L5	S 09° 54' 40" W	78.93'	L16	S 89° 48' 35" E	32.00'	L27	S 54° 36' 22" W	294.71'
L6	S 33° 50' 30" W	219.59'	L17	N 04° 20' 18" W	405.27'	L28	S 55° 43' 35" W	56.89'
L7	N 54° 36' 22" E	178.02'	L18	S 55° 43' 35" W	56.89'	L29	S 59° 35' 51" W	17.28'
L8	N 42° 17' 53" E	56.29'	L19	S 59° 35' 51" W	17.28'	L30	S 54° 36' 22" E	294.71'
L9	N 54° 36' 22" E	150.00'	L20	S 54° 36' 22" W	294.71'	L31	N 03° 55' 51" E	96.64'
L10	N 35° 23' 38" W	66.00'	L21	S 19° 09' 00" E	118.98'	L32	N 04° 25' 44" W	202.77'
L11	S 54° 36' 22" W	150.00'	L22	S 05° 52' 15" E	110.40'			



CURVE TABLE

CURVE #	ARC DISTANCE	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA ANGLE	TANGENT IN	TANGENT OUT
C1	406.09'	502.00'	S 13° 15' 49" E	395.11'	46° 20' 58"	S 36° 26' 18" E	S 09° 54' 40" W
C2	181.69'	435.00'	S 21° 52' 35" W	180.37'	23° 55' 50"	S 09° 54' 40" W	S 33° 50' 30" W
C3	332.75'	572.96'	S 72° 21' 51" W	328.10'	33° 16' 31"	S 55° 43' 35" W	S 89° 00' 06" W
C4	154.84'	2291.83'	S 57° 39' 43" W	154.81'	3° 52' 16"	N 55° 43' 35" E	N 59° 35' 51" E
C5	221.84'	2546.48'	S 57° 06' 06" W	221.77'	4° 59' 29"	S 54° 36' 22" W	S 59° 35' 51" W
C6	151.02'	605.96'	S 62° 51' 58" W	150.63'	14° 16' 45"	S 55° 43' 35" W	S 70° 00' 20" W
C7	152.61'	2258.83'	S 57° 39' 43" W	152.58'	3° 52' 16"	S 59° 35' 51" W	S 55° 43' 35" W
C8	224.71'	2579.48'	S 57° 06' 06" W	224.64'	4° 59' 29"	S 54° 36' 22" W	S 59° 35' 51" W
C9	313.59'	539.96'	S 72° 21' 51" W	309.20'	33° 16' 31"	S 55° 43' 35" W	S 89° 00' 06" W
C10	157.07'	2324.83'	S 57° 39' 43" W	157.04'	3° 52' 16"	S 59° 35' 51" W	S 55° 43' 35" W
C11	218.96'	2513.48'	S 57° 06' 06" W	218.89'	4° 59' 29"	S 54° 36' 22" W	S 59° 35' 51" W
C12	213.81'	1465.39'	N 00° 14' 57" W	213.62'	8° 21' 35"	N 04° 25' 44" W	N 03° 55' 51" E
C13	107.79'	2258.83'	N 03° 03' 43" W	107.78'	2° 44' 03"	S 04° 25' 44" E	S 01° 41' 41" E
C14	153.30'	502.00'	S 27° 41' 24" E	152.71'	17° 29' 49"	N 36° 26' 18" W	N 18° 56' 30" W
C15	252.79'	502.00'	S 04° 30' 55" E	250.13'	28° 51' 09"	N 18° 56' 30" W	N 09° 54' 40" E

PLOT DATE: Monday, April 11, 2022 12:27 PM. C:\Users\ericj\OneDrive\Documents\19663001\19663001.dwg

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FIELDWORK COMPLETED:	10/6/21
SHEET NO.	6 OF 7

PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ERIC J. SCHOOT, Wisconsin Professional Land Surveyor #S-3149 hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter AE-7 of the Wisconsin Administrative Code, that under the direction of Bruce L. Batteram and Reid T. Batteram, I have surveyed, divided, and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed to the best of my knowledge and belief; and that these lands are parcels described in document number 800038 and 800736, located in part of the Southwest Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Northeast Quarter of the Southwest Quarter, all of the Southeast Quarter of the Southwest Quarter, and all of the Southwest Quarter of the Southwest Quarter of Section 22, Township 1 North, Range 2 West, Jamestown Township, Grant County, Wisconsin, containing 6,752,147 square feet or 155.008 acres of land more or less and more particularly described as follows:

POINT OF BEGINNING being the West Quarter corner of Section 22, Township 1 North, Range 2 West;

thence North 89 degrees 00 minutes 06 seconds East along the North line of the Southwest Quarter of said Section 22 a distance of 486.75 feet to the Southwest corner of a parcel of land described in document number 800736;

thence North 00 degrees 59 minutes 54 seconds West along the West line of said parcel of land described in document number 800736 a distance of 56.00 feet to the Northwest corner of said parcel of land described in document number 800736;

thence North 89 degrees 00 minutes 06 seconds East along the North line of said parcel of land described in document number 800736 a distance of 192.00 feet to the Northeast corner of said parcel of land described in document number 800736;

thence South 00 degrees 59 minutes 54 seconds East along the East line of said parcel of land described in 800736 a distance of 56.00 feet to the North line of the Southwest Quarter of said Section 22;

thence North 89 degrees 00 minutes 06 seconds East along said North line a distance a distance of 1690.80 feet to the Northwest corner of Lot 1 of Grant County Certified Survey Map Number 1989, recorded as document number 804787;

thence South 36 degrees 26 minutes 18 seconds East along the Westerly line of said Lot 1 a distance of 76.63 feet to a point of a curve;

thence Southeasterly 409.06 feet along said curve concaved Southwesterly being the Westerly line of Lots 1 and 2 of Grant County Certified Survey Map Number 1989, recorded as document number 804787, with a radius of 502.00 feet, a chord that bears South 13 degrees 15 minutes 49 seconds East, 395.11 feet;

thence South 09 degrees 54 minutes 40 seconds West along said Westerly line a distance of 78.93 feet to a point of a curve;

thence Southwesterly 181.69 feet along said curve concave Northwesterly being said Westerly line, with a radius of 435.00 feet, a chord that bears South 21 degrees 52 minutes 35 Seconds West, 180.37 feet;

thence South 33 degrees 50 minutes 30 seconds West along said Westerly line a distance of 219.59 feet to the Southwest corner of said Lot 2;

thence South 89 degrees 36 minutes 48 seconds East along the South line of said Lot 2 a distance of 344.69 feet to the Southeast corner of said Lot 2;

thence South 00 degrees 23 minutes 12 seconds West along the East line of the Southwest Quarter of said Section 22 a distance of 1793.31 feet to the South Quarter corner of said Section 22;

thence South 89 degrees 32 minutes 16 seconds West along the South line of the Southwest Quarter of said Section 22 a distance of 2643.75 feet to the Southwest corner of said Section 22;

thence North 00 degrees 11 minutes 25 seconds East along the West line of the Southwest Quarter of said Section 22 a distance of 1897.91 feet to the Southerly right of way line of Sandy Hook Road as described in document number 528489;

thence North 54 degrees 36 minutes 22 seconds East along said Southerly right of way line a distance of 178.02 feet to a point on said Southerly right of way line;

thence North 42 degrees 17 minutes 53 seconds East along said Southerly right of way line a distance of 56.29 feet to a point on said Southerly right of way line;

thence North 54 degrees 36 minutes 22 seconds East along said Southerly right of way line a distance of 150.00 feet to the Southwest corner of the Southerly right of way line of Sandy Hook Road as described in document number 528489;

LEGAL DESCRIPTION CONTINUES ON SHEET 7



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SHEET NO.	7 OF 7

PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, JAMESTOWN TOWNSHIP, GRANT COUNTY, WISCONSIN.

LEGAL DESCRIPTION ON SHEET 6

thence North 35 degrees 23 minutes 38 seconds West a distance along the Easterly line of the right of way of Sandy Hook Road as described in document number 528489 a distance of 66.00 feet to the Northeast corner of the Northerly right of way line of Sandy Hook Road as described in document number 528489;

thence South 54 degrees 36 minutes 22 seconds West along said Northerly right of way line as described in document number 528489 a distance of 150.00 to a point on said Northerly right of way line;

thence South 68 degrees 06 minutes 07 seconds West along said Northerly right of way line a distance of 51.42 feet to a point on said Northerly right of way line;

thence South 54 degrees 36 minutes 22 seconds West along said Northerly right of way line a distance of 82.00 feet to a point on said Northerly right of way line;

thence South 63 degrees 30 minutes 13 seconds West along said Northerly right of way line a distance of 33.33 feet to the West line of the Southwest Quarter of said Section 22;

thence North 00 degrees 11 minutes 25 seconds East along said West line a distance of 230.49 feet to a point which is 404.00 feet South of the West Quarter corner of said Section 22;

thence South 89 degrees 48 minutes 35 seconds East perpendicular to the last call a distance of 32.00 feet;

thence North 04 degrees 20 minutes 18 seconds West a distance of 405.27 feet to the POINT OF BEGINNING.

LESS AND EXCEPT a parcel described in document number 501095, located in the Northwest Quarter of the Southwest Quarter of Section 22, Township 1 North, Range 2 West, Jamestown Township, Grant County, Wisconsin, containing 99,299 square feet or 2.280 acres of land more or less and more particularly described as follows:

Commencing at the West Quarter corner of Section 22, Township 1 North, Range 2 West;

thence South 00 degrees 11 minutes 25 seconds West along the West line of the Southwest Quarter of said Section 22 a distance of 751.49 feet to the Southerly right of way line of Sandy Hook Road;

thence South 61 degrees 22 minutes 05 seconds East a distance of 484.28 feet to the Westerly corner of a parcel described in document number 501095 and being the POINT OF BEGINNING;

thence North 26 degrees 28 minutes 53 seconds East along the Northwesterly line of said parcel described in document number 501095 a distance of 352.83 feet to the Northerly corner of said parcel described in document number 501095;

thence South 39 degrees 09 minutes 37 seconds East along the Northeasterly line of said parcel described in document number 501095 a distance of 361.92 feet to the Easterly corner of said parcel described in document number 501095;

thence South 32 degrees 08 minutes 23 seconds West along the Southeasterly line of said parcel described in document number 501095 a distance of 267.08 feet to the Southerly corner of said parcel described in document number 501095;

thence North 51 degrees 55 minutes 37 seconds West along the Southwesterly line of said parcel described in document number 501095 a distance of 309.69 feet to the POINT OF BEGINNING.

That this parcel is subject to any and all easements of record and/or usage.

Dated this 4th Day of April, 2022.

Eric J. Schoot

ERIC J. SCHOOT, PLS #3149-8
MSA PROFESSIONAL SERVICES, INC.



SURVEYOR'S NOTE:

Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this Certified Survey Map. No distances should be assumed by scaling. No underground improvements have been located unless shown and noted. No representation as to ownership, used or possession should be hereon implied. Refer to abstract, title, or local ordinances for any additional restrictions, 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.