

PLAT OF SURVEY

LOCATED IN

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN

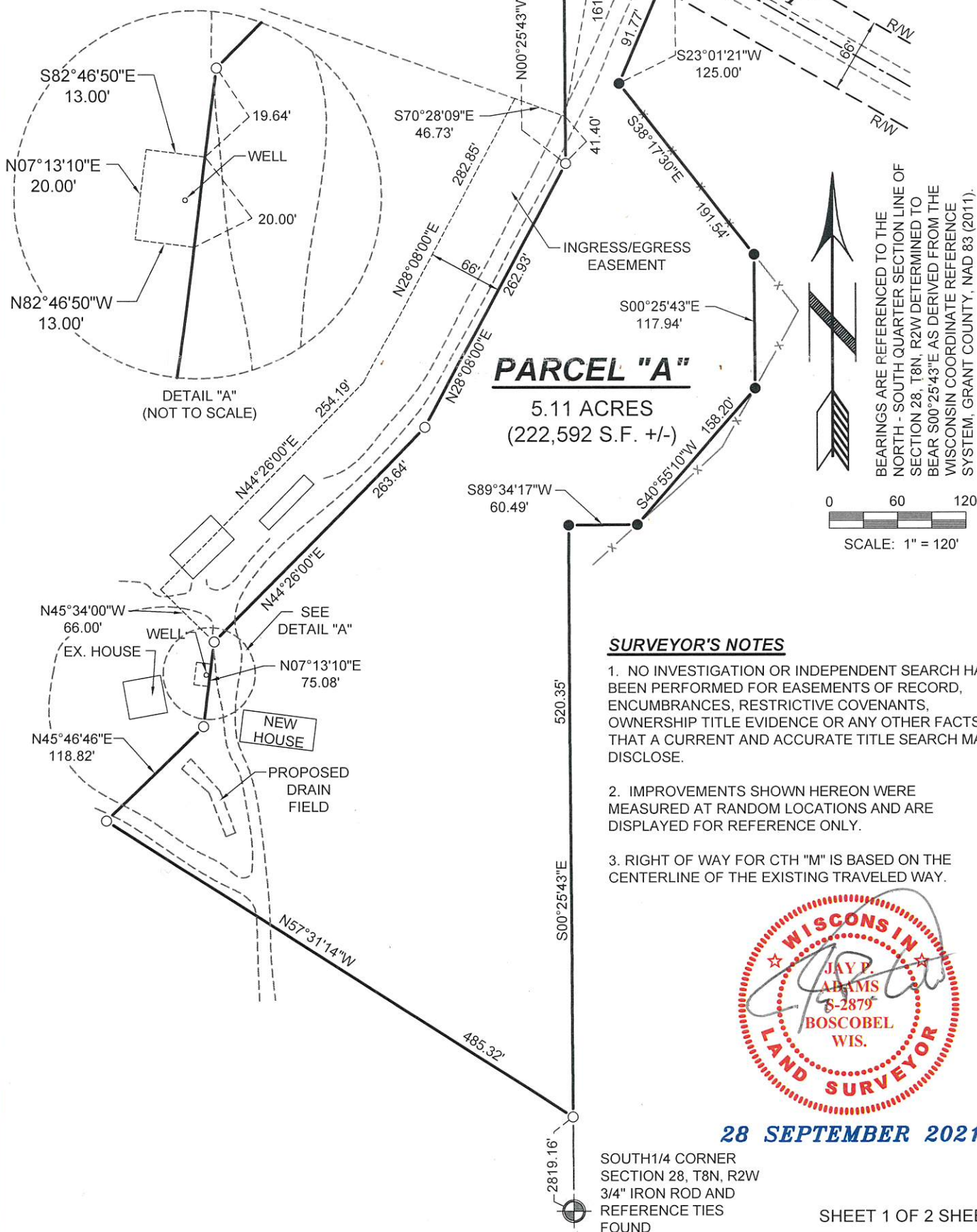
PREPARED BY: JAY P. ADAMS, PLS
TEAM ENGINEERING, INC.
210 GUARD ST
WAUZEKA, WI 53826

PREPARED FOR: DAVID M. & CHRISTEEN E. BAILIE
3883 COUNTY ROAD M
BOSCOBEL, WI 53805

LEGEND

- GRANT COUNTY PLSS CORNER (MONUMENT AS NOTED)
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-
-
-
-

NORTH 1/4 CORNER
SECTION 28, T8N, R2W
ALUMINUM MONUMENT
AND REFERENCE TIES
FOUND



SURVEYOR'S NOTES

1. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN PERFORMED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.
2. IMPROVEMENTS SHOWN HEREON WERE MEASURED AT RANDOM LOCATIONS AND ARE DISPLAYED FOR REFERENCE ONLY.
3. RIGHT OF WAY FOR CTH "M" IS BASED ON THE CENTERLINE OF THE EXISTING TRAVELED WAY.



28 SEPTEMBER 2021

SOUTH 1/4 CORNER
SECTION 28, T8N, R2W
3/4" IRON ROD AND
REFERENCE TIES
FOUND

PLAT OF SURVEY

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THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN

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LEGAL DESCRIPTION: PARCEL "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE S00°25'43"E, 1907.50 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "M" AND THE POINT OF BEGINNING;

THENCE S60°13'59"E, 112.44 FEET ALONG SAID CENTERLINE;
THENCE S23°01'21"W, 125.00 FEET;
THENCE S38°17'30"E, 191.54 FEET;
THENCE S00°25'43"E, 117.94 FEET;
THENCE S40°55'10"W, 158.20 FEET;
THENCE S89°34'17"W, 60.49 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE;
THENCE S00°25'43"E, 520.35 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE;
THENCE N57°31'14"W, 485.32 FEET;
THENCE N45°46'46"E, 118.82 FEET;
THENCE N07°13'10"E, 75.08 FEET;
THENCE N44°26'00"E, 263.64 FEET;
THENCE N28°08'00"E, 262.93 FEET;
THENCE N00°25'43"W, 241.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.11 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: INGRESS/EGRESS EASEMENT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE S00°25'43"E, 2107.47 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING S00°25'43"E, 41.40 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE;
THENCE S28°08'00"W, 262.93 FEET;
THENCE S44°26'00"W, 263.64 FEET;
THENCE N45°34'00"W, 66.00 FEET;
THENCE N44°26'00"E, 254.19 FEET;
THENCE N28°08'00"E, 282.85 FEET;
THENCE S70°28'09"E, 46.73 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: WELL EASEMENT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE S00°25'43"E, 2148.87 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE ;
THENCE S28°08'00"W, 262.93 FEET;
THENCE S44°26'00"W, 263.64 FEET;
THENCE S07°13'10"W, 19.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S07°13'10"W, 20.00 FEET;
THENCE N82°46'50"W, 13.00 FEET;
THENCE N07°13'10"E, 20.00 FEET;
THENCE S82°46'50"E, 13.00 FEET TO THE POINT OF BEGINNING.

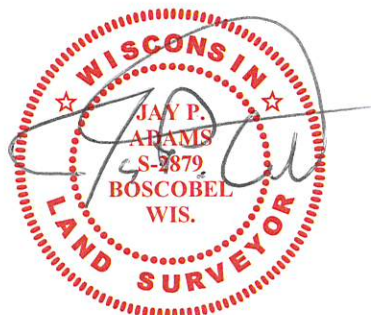
SURVEYOR'S CERTIFICATE

I, JAY P. ADAMS, PROFESSIONAL LAND SURVEYOR, S-2879, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND MONUMENTED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7 AND UNDER THE DIRECTION OF DAVID M. & CHRISTEEN E. BAILIE AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH DAY OF SEPTEMBER, 2021.



JAY P. ADAMS P.L.S. S-2879



28 SEPTEMBER 2021