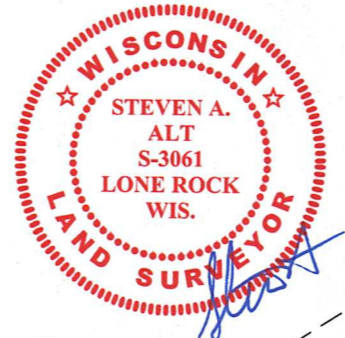


PLAT OF SURVEY

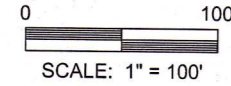
A PARCEL
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22,
TOWNSHIP 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN

PREPARED BY: STEVEN A. ALT, PLS
TEAM ENGINEERING, INC.
118 E. MAIN STREET
REEDSBURG, WI 53959

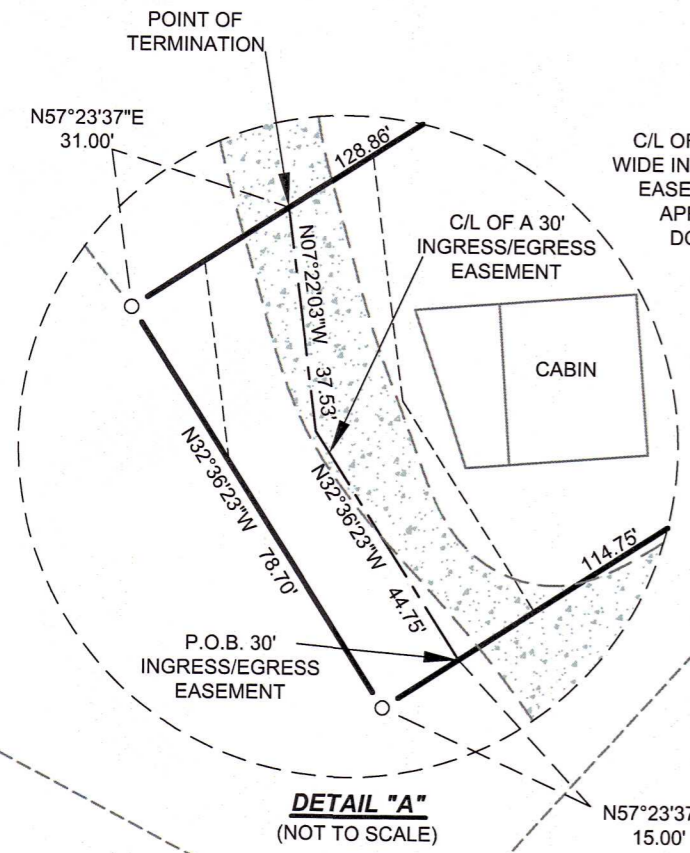
PREPARED FOR: CARL H. ZAHN & BRADLEY LITTEL
1011 HICKORY FLAT ROAD
MUSCODA, WI 53573



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T8N, R1W DETERMINED TO BEAR N89°13'13\"E AS DERIVED FROM THE WISCONSIN COORDINATE REFERENCE SYSTEM, GRANT COUNTY, NAD 83 (2011).



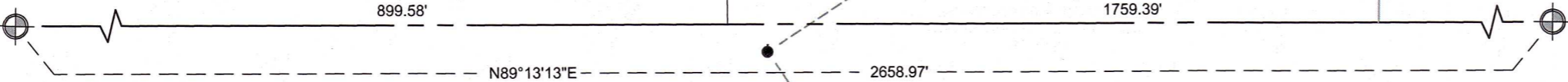
- LEGEND**
- GRANT COUNTY PLSS CORNER (MONUMENT AS NOTED)
 - SET 3/4" X 24" IRON ROD w/CAP (WEIGHT = 1.50 LBS/FT)
 - FOUND 3/4" IRON ROD
 - FOUND 1" IRON PIPE
 - RECORDED AS
 - RIGHT OF WAY
 - EDGE OF TRAVELED WAY
 - CENTERLINE



SW 1/4 - SE 1/4 SECTION 22

SEE DETAIL "A"

SOUTH 1/4 CORNER SECTION 22, T8N, R1W FOUND GRANT COUNTY ALUM. CAPPED REBAR



C/L OF EXISTING 66' WIDE INGRESS/EGRESS EASEMENT DATED APRIL 18, 1997 DOC#589681

PLAT OF SURVEY BY JOHN M. HALVERSON DATED FEBRUARY 20, 1990

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 HICKORY FLAT ROAD IS BASED ON FOUND MONUMENTATION.
4. FIELD WORK PERFORMED 7-9-24.
5. SEE LEGAL DESCRIPTIONS ON SHEET 2 OF 2 SHEETS.



118 E. MAIN STREET
REEDSBURG, WI 53959
PHONE: (608) 768-5075

SOUTHEAST CORNER SECTION 22, T8N, R1W 3/4" IRON ROD FOUND



PLAT OF SURVEY

A PARCEL

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN

PREPARED BY: STEVEN A. ALT, PLS
TEAM ENGINEERING, INC.
118 E. MAIN STREET
REEDSBURG, WI 53959

PREPARED FOR: CARL H. ZAHN & BRADLEY LITTEL
1011 HICKORY FLAT ROAD
MUSCODA, WI 53573

LEGAL DESCRIPTION: PARCEL "A"

A PARCEL LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22;
THENCE N89°13'13"E, 899.58 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
THENCE N00°46'47"W, 803.06 FEET TO THE POINT OF BEGINNING.

THENCE N32°36'23"W, 78.70 FEET TO THE SOUTHERLY POINT OF A PARCEL DESCRIBED IN DOCUMENT NO. 592578;
THENCE N57°23'37"E, 159.86 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL;
THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE N09°19'33"E, 44.36 FEET;
THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE N57°24'08"E, 185.26 FEET;
THENCE S32°35'52"E, 142.15 FEET;
THENCE S57°23'37"W, 244.99 FEET;
THENCE N32°36'23"W, 30.47 FEET;
THENCE S57°23'37"W, 129.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.00 ACRES, MORE OR LESS TOGETHER WITH ALL APPURTENANT RIGHTS, TITLE AND INTERESTS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR USE.

CENTERLINE DESCRIPTION: 30' WIDE INGRESS/EGRESS EASEMENT

A STRIP OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 1 WEST, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22;
THENCE N89°13'13"E, 899.58 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
THENCE N00°46'47"W, 803.06 FEET TO A 3/4" IRON ROD;
THENCE N57°23'37"E, 15.00 FEET ALONG THE SOUTHEASTERLY LINE OF PARCEL "A" TO THE POINT OF BEGINNING.

THENCE N32°36'23"W, 44.75 FEET;
THENCE N07°22'03"W, 37.53 FEET TO THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO.592578, EASEMENT DESCRIBED IN DOCUMENT NO.589681 AND THE POINT OF TERMINATION.

THE SIDELINES OF SAID STRIP ARE TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT NO.592578 AND THE SOUTHEASTERLY LINE OF PARCEL "A".

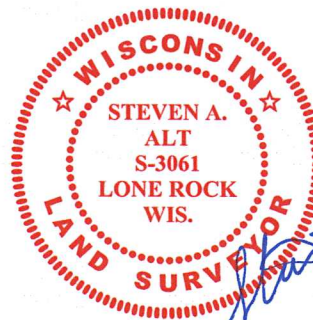
SURVEYOR'S CERTIFICATE

I, STEVEN A. ALT, PROFESSIONAL LAND SURVEYOR, S-3061, 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 CARL H. ZAHN & BRADLEY LITTEL AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 18TH DAY OF JULY, 2024.



STEVEN A. ALT P.L.S. S-3061



7-18-24