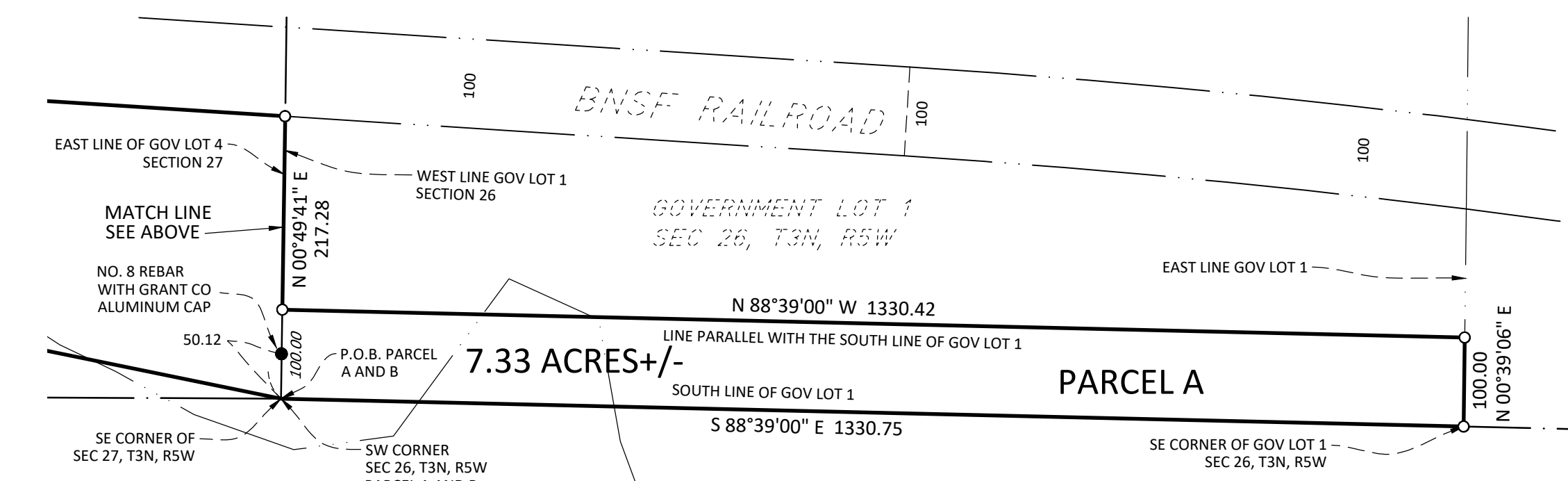
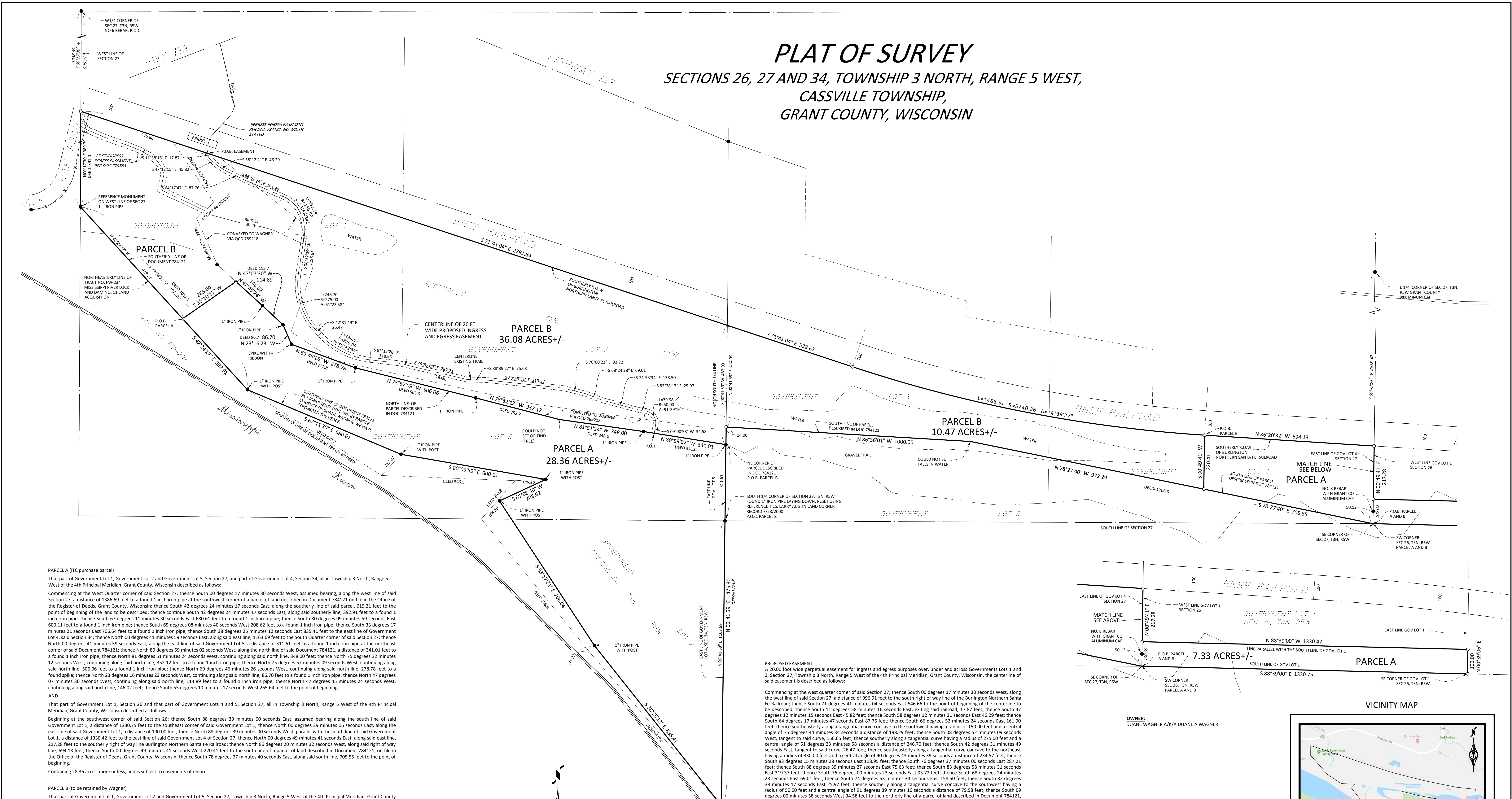


# PLAT OF SURVEY

## SECTIONS 26, 27 AND 34, TOWNSHIP 3 NORTH, RANGE 5 WEST, CASSVILLE TOWNSHIP, GRANT COUNTY, WISCONSIN



**PROPOSED EASEMENT**  
A 20.00 foot wide perpetual easement for ingress and egress purposes over, under and across Governments Lots 1 and 2, Section 27, Township 3 North, Range 5 West of the 4th Principal Meridian, Grant County, Wisconsin, the centerline of said easement is described as follows:  
Commencing at the west quarter corner of said Section 27; thence South 00 degrees 17 minutes 30 seconds West, along the west line of said Section 27, a distance of 596.91 feet to the south right of way line of the Burlington Northern Santa Fe Railroad; thence South 71 degrees 41 minutes 04 seconds East 546.66 to the point of beginning of the centerline to be described; thence North 11 degrees 58 minutes 16 seconds East, exiting said railroad, 17.87 feet; thence South 47 degrees 12 minutes 15 seconds East 45.82 feet; thence South 58 degrees 12 minutes 21 seconds East 46.29 feet; thence South 64 degrees 17 minutes 47 seconds East 87.76 feet; thence South 66 degrees 52 minutes 24 seconds East 161.90 feet; thence southeasterly along a tangential curve concave to the southwest having a radius of 150.00 feet and a central angle of 75 degrees 44 minutes 34 seconds a distance of 198.29 feet; thence South 08 degrees 52 minutes 09 seconds West, tangent to said curve, 156.65 feet; thence southerly along a tangential curve having a radius of 275.00 feet and a central angle of 51 degrees 23 minutes 58 seconds a distance of 246.70 feet; thence South 42 degrees 31 minutes 49 seconds East, tangent to said curve, 26.47 feet; thence southeasterly along a tangential curve concave to the northeast having a radius of 330.00 feet and a central angle of 40 degrees 43 minutes 39 seconds a distance of 334.57 feet; thence South 83 degrees 15 minutes 28 seconds East 118.95 feet; thence South 76 degrees 37 minutes 00 seconds East 287.21 feet; thence South 88 degrees 39 minutes 27 seconds East 75.63 feet; thence South 83 degrees 58 minutes 31 seconds East 315.37 feet; thence South 76 degrees 00 minutes 23 seconds East 93.72 feet; thence South 68 degrees 24 minutes 28 seconds East 69.01 feet; thence South 74 degrees 53 minutes 34 seconds East 158.50 feet; thence South 82 degrees 38 minutes 17 seconds East 25.97 feet; thence southerly along a tangential curve concave to the southwest having a radius of 50.00 feet and a central angle of 91 degrees 39 minutes 16 seconds a distance of 79.98 feet; thence South 09 degrees 00 minutes 58 seconds West 34.58 feet to the northerly line of a parcel of land described in Document 784121, on file and of record in the Office of the Register of Deeds, Grant County, Wisconsin.

The sidelines of said easement are to be lengthened or shortened to terminate on the southerly right of way of the Burlington Northern Santa Fe Railroad and the northerly line of Document 784121.

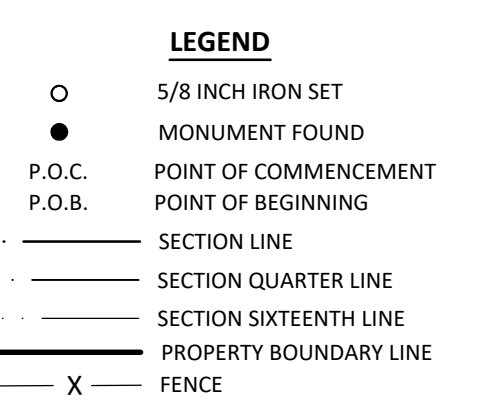
**PARCEL A (ITC purchase parcel)**  
That part of Government Lot 1, Government Lot 2 and Government Lot 5, Section 27, and part of Government Lot 4, Section 34, all in Township 3 North, Range 5 West of the 4th Principal Meridian, Grant County, Wisconsin described as follows:  
Commencing at the West Quarter corner of said Section 27; thence South 00 degrees 17 minutes 30 seconds West, assumed bearing, along the west line of said Section 27, a distance of 1386.69 feet to a found 1 inch iron pipe at the southwest corner of a parcel of land described in Document 784121 on file in the Office of the Register of Deeds, Grant County, Wisconsin; thence South 42 degrees 24 minutes 17 seconds East, along the southerly line of said parcel, 619.21 feet to the point of beginning of the land to be described; thence continue South 42 degrees 24 minutes 17 seconds East, along said southerly line, 392.91 feet to a found 1 inch iron pipe; thence South 67 degrees 11 minutes 30 seconds East 680.61 feet to a found 1 inch iron pipe; thence South 80 degrees 09 minutes 59 seconds East 600.21 feet to a found 1 inch iron pipe; thence South 65 degrees 08 minutes 40 seconds West 208.62 feet to a found 1 inch iron pipe; thence South 43 degrees 17 minutes 21 seconds East 706.64 feet to a found 1 inch iron pipe; thence South 38 degrees 25 minutes 12 seconds East 835.41 feet to the east line of Government Lot 4, said Section 34; thence North 00 degrees 41 minutes 59 seconds East, along said east line, 1163.69 feet to the South Quarter corner of said Section 27; thence North 00 degrees 41 minutes 59 seconds East, along the east line of said Government Lot 5, a distance of 311.61 feet to a found 1 inch iron pipe at the northeast corner of said Document 784121; thence North 80 degrees 59 minutes 02 seconds West, along the north line of said Document 784121, a distance of 341.01 feet to a found 1 inch iron pipe; thence North 81 degrees 51 minutes 24 seconds West, continuing along said north line, 348.00 feet; thence North 75 degrees 32 minutes 12 seconds West, continuing along said north line, 352.12 feet to a found 1 inch iron pipe; thence North 75 degrees 57 minutes 09 seconds West, continuing along said north line, 506.06 feet to a found 1 inch iron pipe; thence North 69 degrees 46 minutes 26 seconds West, continuing along said north line, 278.78 feet to a found spike; thence North 23 degrees 16 minutes 23 seconds West, continuing along said north line, 86.70 feet to a found 1 inch iron pipe; thence North 47 degrees 07 minutes 30 seconds West, continuing along said north line, 114.89 feet to a found 1 inch iron pipe; thence North 47 degrees 45 minutes 24 seconds West, continuing along said north line, 146.02 feet; thence South 55 degrees 10 minutes 17 seconds West, continuing along said north line, 265.64 feet to the point of beginning.

**AND**  
That part of Government Lot 1, Section 26 and that part of Government Lots 4 and 5, Section 27, all in Township 3 North, Range 5 West of the 4th Principal Meridian, Grant County, Wisconsin described as follows:  
Beginning at the southwest corner of said Section 26; thence South 88 degrees 39 minutes 00 seconds East, assumed bearing along the south line of said Government Lot 1, a distance of 1330.75 feet to the southeast corner of said Government Lot 1; thence North 00 degrees 39 minutes 06 seconds East, along the east line of said Government Lot 1, a distance of 100.00 feet; thence North 88 degrees 39 minutes 00 seconds West, parallel with the south line of said Government Lot 1, a distance of 1330.42 feet to the east line of said Government Lot 4 of Section 27; thence North 00 degrees 49 minutes 41 seconds East, along said east line, 217.28 feet to the southerly right of way line Burlington Northern Santa Fe Railroad; thence North 86 degrees 20 minutes 32 seconds West, along said right of way line, 694.13 feet; thence North 00 degrees 49 minutes 41 seconds West 220.41 feet to the south line of a parcel of land described in Document 784121, on file in the Office of the Register of Deeds, Grant County, Wisconsin; thence South 78 degrees 27 minutes 40 seconds East, along said south line, 705.55 feet to the point of beginning.

Containing 28.36 acres, more or less, and is subject to easements of record.

**PARCEL B (to be retained by Wagner)**  
That part of Government Lot 1, Government Lot 2 and Government Lot 5, Section 27, Township 3 North, Range 5 West of the 4th Principal Meridian, Grant County, Wisconsin described as follows:  
Commencing at the South Quarter corner of said Section 27; thence North 00 degrees 41 minutes 59 seconds East, along the east line of said Government Lot 5, a distance of 311.61 feet to a found 1 inch iron pipe at the northeast corner of Document 784121 on file in the Register of Deeds, Grant County, Wisconsin and the point of beginning; thence North 80 degrees 59 minutes 02 seconds West, along the north line of said Document 784121, a distance of 341.01 feet to a found 1 inch iron pipe; thence North 81 degrees 51 minutes 24 seconds West, continuing along said north line, 348.00 feet; thence North 75 degrees 32 minutes 12 seconds West, continuing along said north line, 352.12 feet to a found 1 inch iron pipe; thence North 75 degrees 57 minutes 09 seconds West, continuing along said north line, 506.06 feet to a found 1 inch iron pipe; thence North 69 degrees 46 minutes 26 seconds West, continuing along said north line, 278.78 feet to a found spike; thence North 23 degrees 16 minutes 23 seconds West, continuing along said north line, 86.70 feet to a found 1 inch iron pipe; thence North 47 degrees 07 minutes 30 seconds West, continuing along said north line, 114.89 feet to a found 1 inch iron pipe; thence North 47 degrees 45 minutes 24 seconds West, continuing along said north line, 146.02 feet; thence South 55 degrees 10 minutes 17 seconds West, continuing along said north line, 265.64 feet to the southerly line of said Document 784121; thence North 42 degrees 24 minutes 17 seconds West, along said southerly line, 619.21 feet to a found 1 inch iron pipe on the west line of said Section 27; thence North 00 degrees 17 minutes 30 seconds East, along said west line, 389.79 feet to the southerly right of way line of the Burlington Northern Santa Fe Railroad; thence South 71 degrees 41 minutes 04 seconds East, along said right of way line, 538.62 feet to the north south quarter line of said Section 27; thence South 00 degrees 41 minutes 59 seconds West, along said north south quarter line, 487.03 feet to the point of beginning.

Containing 46.55 acres, more or less, and is subject to easements of record.



**CERTIFICATION**  
I, Gregg Stroeing, Professional Wisconsin Land Surveyor, hereby certify:  
That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and the field work was completed on 30 June 2020. That this survey was prepared, under the instructions of ITC Midwest. That this survey complies with Chapter A-67 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation.

By: *Gregg Stroeing*  
Gregg Stroeing  
www.bolton-menk.com  
Registration No. S 2753  
Date Signed: 8 July 2020  
Rev. 14 July 2020  
Rev. 18 July 2020  
Rev. 17 November 2020

**WISCONSIN LAND SURVEYOR**  
GREGG STROEING  
S-2753  
PILLAGER, WI

|                                                                                                                            |                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <p><b>PLAT OF SURVEY</b><br/>CASSVILLE TOWNSHIP, WI</p>                                                                    | <p>PART OF GOVERNMENT LOTS IN<br/>SECTIONS 27, 34 AND 28<br/>TOWNSHIP 3 NORTH, RANGE 5 WEST</p> |
| <p><b>BOLTON &amp; MENK</b></p> <p>1501 SOUTH STATE STREET, SUITE 100<br/>FAIRMONT, MINNESOTA 56031<br/>(507) 238-4738</p> | <p>FOR: ITC MIDWEST</p>                                                                         |