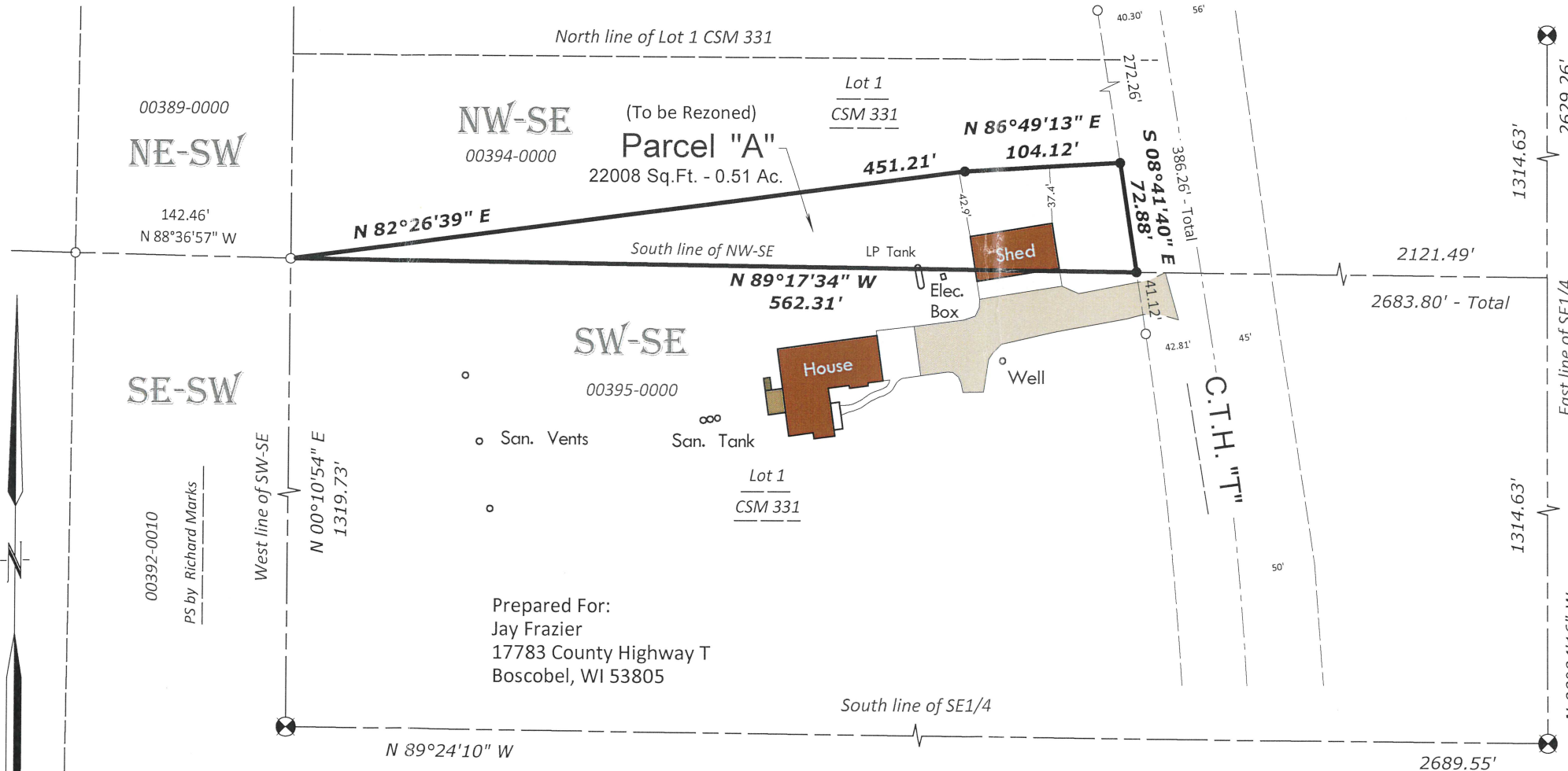


PLAT OF SURVEY

A PART OF LOT 1 OF GRANT COUNTY CERTIFIED SURVEY MAP NO. 331 LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 23, T8N, R2W, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN.



Aluminum Monument found at the east 1/4 of Section 23. Witness ties verified.

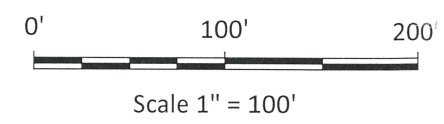


2/23/2024

Daniel Marks

1 1/4" inside diameter iron pipe found at the southeast corner of Section 23. Witness ties verified.

Aluminum Monument found at the south 1/4 of Section 23. Witness ties verified.



PLAT OF SURVEY

A PART OF LOT 1 OF GRANT COUNTY CERTIFIED SURVEY MAP NO. 331 LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 23, T8N, R2W, TOWN OF WATTERSTOWN, GRANT COUNTY, WISCONSIN.

Legend and Notes

- ⊗ Denotes PLSS Monument found.
- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.

1.) Bearings are grid based on the Grant County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The south line of the SE1/4 of Section 23 bears N 89°24'10" W.

2.) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Legal Description of Parcel "A" to be Rezoned

A part of Lot 1 of Grant County Certified Survey Map No. 331 located in the NW1/4 of the SE1/4 of Section 23, T8N, R2W, Town of Watterstown, Grant County, Wisconsin more particularly described as follows: Commencing at a 1 1/4" inside diameter iron pipe at the southeast corner of said Section 23; thence N89°24'10"W along the south line of the SE1/4 of said Section 23, 2,689.55 ft. to an aluminum monument at the south 1/4 corner of said Section 23; thence N00°10'54"E along the west line of the SW1/4 of the SE1/4 of said Section 23, 1,319.73 ft. to a 3/4" solid round iron rod at the southwest corner of the NW1/4 of the SE1/4 of said Section 23 and the point of beginning; thence N82°26'39"E, 451.21 ft. to a 3/4" solid round iron rod; thence N86°49'13"E, 104.12 ft. to a 3/4" solid round iron rod on the west right of way line of County Highway T"; thence S08°41'40"E along said west right of way line, 72.88 ft. to a 3/4" solid round iron rod on the south line of the NW1/4 of the SE1/4 of said Section 23; thence N89°17'34"W along said south line, 562.31 ft. to the point of beginning.

Surveyor's Certificate

I, Daniel Marks, Professional Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of Jay Frazier and that such map is a correct representation of all the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey was made in compliance with Chapter AE-7 per AE-7.05(8) and is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on. As to them I warrant the accuracy of said survey and map.

Dated this 23rd day of February 2024

Daniel Marks
Professional Land Surveyor S-3024
Field work completed 2/22/2024



Sheet 2 of 2

RIVER VALLEY LAND SURVEYING

721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391

